APPRAISAL OF REAL PROPERTY



LOCATED AT

1156 Lexington Blvd Jackson, MI 49201 See Attached GIS Reports

FOR

Rick Vess / Jackson County ISD

OPINION OF VALUE

\$508,000

AS OF

09/20/2023

BY

Aaron Melling A+ Appraisals LLC 7549 Lakeview Ave Jackson, MI 49201-9240 517-499-8998 kx828_1@yahoo.com A+ Appraisals LLC

				L SUN						File No.:	7in Code: 1000
	Property Address: 1156 County: Jackson	Lexington BI	vd		intion: Car	City: Jac e Attached		orte		State: MI	Zip Code: 49201
5	Jackson			LEYAI DESU	Puoli. 266	; Allached		s Parcel #:	564-13	-28-405-18	33-00
	Tax Year: R.	.E. Taxes: \$ N/A	۹ ۵	Special Assessr	nents: \$			(if applicable)		20-400-10	
סטפטפט	Current Owner of Record:	Jackson C	County ISD	•		Occupar		<u>, , , ,</u>] Tenant	Vacant	Manufactured Housing
"	Project Type: PUD			Cooperative	Other (c	describe)			HOA: S	\$	per year per month
		ee Forty Far					Reference:			Cens	us Tract: 0052.01
	The purpose of this appraisal	•	•		Value (as def			pe of value (d	,		
	This report reflects the follow					ent (the Inspec				Retros	
z	Approaches developed for thi	s appraisal:	Sales Com			Cost Approach		ome Approac	h (See Re	conciliation C	omments and Scope of Work)
	Property Rights Appraised: Intended Use: To Estimation			asehold	Leased Fee	Utiler	(describe)				
AUDIGNMEN	Intended 036. TO EStima	ile Market va	alue for the	Client.							
ñ T	Intended User(s) (by name or	(type):									
	Client: Rick Vess				Address:						
	Appraiser: Aaron Mel				Address:	7549 Lake	view Ave	e, Jackson	, MI 4920 ⁻	1-9240	
	Location: Urbar			Rural	Predom		One-Unit	•		Land Use	Change in Land Use
	Built up: Over			Under 25%	Occupa		PRICE	AGE	One-Unit		Not Likely
z	Growth rate: Rapid			Slow	Owner		\$(000)	(yrs)	2-4 Unit	%	
2	Property values: X Increa Demand/supply: X Short			Declining Over Supply	Tenant			ow O igh 60	Multi-Unit Comm'l	<u>%</u>	
Ę	Marketing time: X Under	•		Over 6 Mos.				igh 60 red 25	COMMIT	%	
ñ	Market Area Boundaries, Des					, ,		=•	Se		d Documents
ב ר		shiption, and mar		including cupp				1100/1			
Ŭ											
1											
Ľ											
MARKE I AKEA DESCRIPTION											
Σ											
	Dimensions: See Attac	hed GIS repo	ort				Sit	e Area: 0	46 AC		
	0007.4440)1 - Resident							See Attach	ned GIS R	eport
	·			Zon	ing Compliand	ce: 🗙 Le	egal		nforming (gra		Illegal No zoning
	Are CC&Rs applicable?	🗌 Yes 🗙 No		1 Have the	documents b	been reviewed	?	Yes 🗌 No	Ground R	ent (if applica	ble) \$ /
	Highest & Best Use as improv	ved: 🗙 Pre	esent use, or	Other us	e (explain)						
	Asheel Use as of Effective De							1 to 46 to 100 and	-		
	Actual Use as of Effective Da Summary of Highest & Best I	00/20/			41 :4		••	I in this report			
Z	Summary of highest & best t	JSE. Iner	re is a reside	ential nome	on the site	<u>e îneretore</u>	its curre	ent state is	its nignes	t and best	use.
SITE DESCRIPTION											
CR	Utilities Public Othe	er Provider/I	Description	Off-site Impr	ovements	Туре		Public Privat	te Topograp	hy <u>Sligh</u>	ntly Rolling
ES S	Electricity			Street	Pavemen	<u>t</u>			Size	0.46	AC
	Gas 🗙	ļ			None				Shape	Irreg	
S	Water X Sanitary Sewer X	/ 1		Sidewalk Street Lights	None				Drainage View		ears Adequate dential
	Storm Sewer	None		Alley	None				1011	11051	
		Inside Lot	Corner Lot	Cul de Sac		ground Utilitie	s 🗌 Ot	ther (describe	I		
	FEMA Spec'l Flood Hazard Ar	rea 🗌 Yes	🗙 No FEMA	Flood Zone	X	FEMA	Map # 26	075C0312	2D	FEN	IA Map Date 5/3/2010
	Site Comments: Reside	ential propert	y located in	Jackson M	ichigan.						
	General Description		Exterior Descrip	ption		Foundation		IB	asement	None	Heating
	# of Units 1		Foundation	-	Conc/N	Slab	None	A	rea Sq. Ft.	722	Type FA
	# of Stories 2		Exterior Walls		Brick F/N	Crawl Space		%	6 Finished	70	Fuel Gas
			Roof Surface	ASR /I	N	Basement	Full		eiling	Drop	
	Type 🗙 Det. 🗌 Att. 🗌			sots Alumir	num /N	Sump Pump	2 🗙 🛛	V	Valls	Pt Drywa	
	Design (Style) Contemp	orary	Gutters & Dwns								
	Design (Style) <u>Contemp</u> X Existing Proposed	orary	Window Type	Therm	o DH /N	Dampness	Nor		loor Nutaida Entra	Carpet	Central Yes 2- Units
2	Design (Style) <u>Contemp</u> Existing Proposed Actual Age (Yrs.) <u>O</u>	orary		Therm		Settlement	None			Carpet No	Central Yes 2- Units Other
AENTS	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0	orary	Window Type Storm/Screens	Therm Yes /N	1	Settlement Infestation					Other
VEMENIS	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description	orary	Window Type	Therm	None Am	Settlement Infestation	None None	C			
COVEMEN IS	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description	orary Und.Cons.	Window Type Storm/Screens Appliances	Therm Yes /N Attic Stairs Drop S	None Arr	Settlement Infestation nenities eplace(s) #	<u>None</u> None	C	Outside Entry		Car Storage None
MPROVEMENIS	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood	orary	Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal	Therm Yes /N Attic Stairs Drop S Scuttle	None Arr Fire Stair Pat	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u>	None None	C	Outside Entry		Other
	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wooc Bath Floor Ceramic	orary	Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher	Therm Yes /N X Stairs Drop S Scuttle Doorw	I None Arr Fire Stair Pat e De ay X Po	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Fron</u>	None None	C	Outside Entry		Other
	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None	orary	Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor	None Arr None Fird Stair Pat e De ay X Po Fer	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u>	None None	C	Outside Entry		Other
	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wooc Bath Floor Ceramic	orary	Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor Heated	None Arr Fire Stair Pal De ay X Po Fer I Po	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u>	None None	C	Outside Entry		Other
	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood	orary Und.Cons. nyl Plank Il J	Window Type Storm/Screens Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor Heated Finisher	None An Stair Pai e De ay X Poi Fer I Poi ed Poi	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C	Outside Entry	No	Other
THE IMPROVEMENT	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Doors Wood Finished area above grade come	orary Und.Cons. nyl Plank Il J	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor Heated Finisher	I None Arr Stair Pat Pat Pat Pat Pat Pat Pat Pat	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C	Outside Entry	No	Other
THE IMPROVEMENT	Design (Style) Contemp Existing Proposed Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Doors Wood Finished area above grade come	orary Und.Cons. Nyl Plank Il J Dontains:	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor Heated Finisher	I Image: None	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C	Outside Entry	No	Other
ESCRIPTION OF THE IMPROVEMENT	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the	orary Und.Cons. nyl Plank Il J ontains: F Built Home property (includin	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
THE IMPROVEMENT	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the Baths.There is a full E Sature	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement wit	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room e ng physical, fun th approxima	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
ESCRIPTION OF THE IMPROVEMENT	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement wit	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room e ng physical, fun th approxima	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
ESCRIPTION OF THE IMPROVEMENT	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the Baths.There is a full E Sature	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement wit	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room e ng physical, fun th approxima	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
ESCRIPTION OF THE IMPROVEMENT	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the Baths.There is a full E Sature	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement wit	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room e ng physical, fun th approxima	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the Baths.There is a full E Sature	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement wit	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room e ng physical, fun th approxima	Therm Yes /N Stairs Drop S Scuttle Doorw Floor Heated Finishe	None Arr None Arr Stair Pat Stair De ay X Poi Poi ay X 4 Bedroo ernal obsolesce	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u>	None None	C C C C C C C C C C C C C C C C C C C	butside Entry 	No Square Feet c 23. It has	Other Car Storage Garage # of cars (4 Tot Attach. 2 Detach. BttIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full
	Design (Style) Contemp ▲ Existing Proposed Actual Age (Yrs.) 0 Interior Description Floors Carp / Vi Walls Pt Drywa Trim/Finish PT Wood Bath Floor Ceramic Bath Wainscot None Doors Wood Finished area above grade co Additional features: IC Describe the condition of the Baths.There is a full E Sature	orary Und.Cons. nyl Plank Il d ontains: F Built Home property (including Basement witt ted by the app	Window Type Storm/Screens Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave Washer/Drye 8 Room 9 ng physical, fun th approxima opraiser.	Therm Yes /N Attic Stairs Drop S Scuttle Doorw Floor Heated Finishe ns	I None Arr Stair Pate	Settlement Infestation nenities eplace(s) # tio <u>None</u> ck <u>Rear</u> rch <u>Front</u> nce <u>None</u> ol <u>None</u> of <u>None</u>	None None None	Woods	built in 202 a full kitch	No Square Feet c 23. It has en. No ex	Other Car Storage Garage # of cars (4 To Attach. 2 Detach. BltIn Carport Driveway 2 Surface Conc f Gross Living Area Above Grade 4 bedrooms and 2 full

Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

2	<u>ESIDENTIA</u>		413	SAI	L SU	MM	ARY R	EP(ORI	Γ	Fi	e No.:		
	My research 🗌 did 🗙	did not reveal any p	rior sa	les or ti	ransfers of t	he subje	ect property for the	three ye	ears prio	r to the effe	ctive date of this a	opraisal.		
		on County BS&A												
5		Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing:												
2	Date:													
צ	Price:													
	Source(s):	ala/Tranafar												
Ž	2nd Prior Subject S Date:													
2	Price:													
	Source(s):													
	SALES COMPARISON APP	PROACH TO VALUE	(if dev	/elopec	d)	The	e Sales Comparisor	1 Appro	ach was	not develop	ed for this apprais	al.		
ľ	FEATURE	SUBJECT			COMPAR	ABLE S	ALE # 1		COMF	PARABLE S	ALE # 2	C	omparable s	ALE # 3
ĺ	Address 1156 Lexington	on Blvd		5922	Finn St			1164	Lexing	gton Blvd	1	5046 lkr	am Oaks	
	Jackson, MI	49201		Jack	son, MI 4	9201		Jacks	son, M	I 49201		Jackson	, MI 49201	
	Proximity to Subject	•		0.32	miles S			0.03	miles E			2.84 mil		
	Sale Price	\$	1	.		\$	405,000	6		\$	401,000	• • • •	\$	501,000
	Sale Price/GLA Data Source(s)	\$	/sq.ft.		190.50 /		20	\$ 	205.3				3.76 /sq.ft.	00
	Verification Source(s)	Field Inspection			<u>KMLS 23</u> ng Office	02282	28		ng Offic	<u>2204160</u>	3	Selling (LS 211015	93
	VALUE ADJUSTMENTS	DESCRIPTION	1		DESCRIPTIO	N	+(-) \$ Adjust.		DESCRIP		+(-) \$ Adjust.		RIPTION	+(-) \$ Adjust.
	Sales or Financing				ventional		. () +		ention		. () ¢ / lujuoti	Convent		
	Concessions			0		_		0				0		
	Date of Sale/Time			09/23	3		0	11/22	2		+20,050	10/21		+57,615
	Rights Appraised	Fee Simple		Fee S	Simple			Fee S	Simple			Fee Sim	ple	
	Location	N;Residential			sidential				sidenti	ial		N;Resid		
	Site	0.46 AC		0.31			+300	0.4 A			+120	1.23 AC		-1,540
	View Design (Style)	Residential			dential				dential		^	Residen	tial	
	Quality of Construction	Contemporary Above Average			emporary ve Avera			Ranc Aboy	^{:h} ve Ave	rane	0	Ranch Above /	Verage	0
	Age	0		19		98	+25,000		ve Ave	₁aye	+25,000		werage	+25,000
	Condition	New			Good		+15,000		Good		+15,000		od	+15,000
	Above Grade	Total Bdrms Bat	ths	Total	Bdrms E	Baths		Total	Bdrms	Baths		Total Bdr	ns Baths	
	Room Count	8 4 2.		7		2.0	+2,000	6	3	2.0	+2,000	7 3	2.1	-2,000
	Gross Living Area	2,738	sq.ft.		,	6 sq.ft.	+15,300			953 sq.ft.	+19,600		2,239 sq.ft	+12,500
	Basement & Finished	Full 70% Fin			95% Fin				0% Fir			Full 85%		0
	Rooms Below Grade Functional Utility	Rec/Kit/Bath/Ut	/Sto			ec/ot	+2,000			1 Bath	+4,000		ed/1.1 Bath	0
	Heating/Cooling	Average FA/GAS/CAC		Avera	age SAS/CAC				age iAS/CA			Average FA/GAS		
	Energy Efficient Items	Thermo Windov	NS		mo Wind	ows			mo Wii				Windows	
5	Garage/Carport	2- Attached			tached				tached				ned 1 Det	-1,500
Ĵ	Porch/Patio/Deck	Fr Cov Por/R D	eck	2 De	cks		+1,000	Patio	/Deck		+500	Deck/Pa	tio/Porch	0
ב ב	Additional Amenities	Fireplace		Firep				Firep				Fireplac		
A N	Additional Amenities	Sprinkler Syste	m		ikler Syst	em			Shed /S	Sprink S		•	r System	
D o	Additional Amenities	None		None	;			Pool			-8,000	none		
Y Y														
Т Л	Net Adjustment (Total)					- \$	60,600	X	4 + [\$	77,770	X +	- \$	105,075
3	Adjusted Sale Price			Ne	et 15	5.0 %		Ne	et	19.4 %		Net	21.0 %	
2	of Comparables			Gros		5.0 %\$,			23.6 %	478,770		23.0 %	
Ă	Summary of Sales Comparis		-				at \$2000.Full I							
"	adjusted at 0.5% per				-									
	homes.The Appraise has received weight													
	nas received weight	in anning at the	ma	mark	let value	count			exteri		escence was i	loted by		
														[
	Indicated Value by Sales	s Comparison App	roach	ו \$	508,000	0								
	_	ΤΙΛΙ	C	opyright	© 2007 by a la	a mode, ir	•					/er, a la mode	inc. must be ack	nowledged and credited
5	PRESIDEN		Form	GPRES	S2 - "TOTAL	appra"	isal software by a	la mod	e. inc	1-800-ALA	MODE			3/2007

Copyright[©] 2007 by a la mode, inc. This form may be reproduced unmodified without written permise Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

RESIDENTIAL APPRAISAL SUMMARY REPORT COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

File No.:

Provide adequate information for replication of the following cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

_	ESTIMATED 🔄 REPRODUCTION OR 🔄 REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$				
COST APPROACH	Source of cost data:	DWELLING	Sq.Ft. @ \$	=\$				
S S O	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$	=\$				
РР	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$ \$				
⊺ ۲			Sq.Ft. @ \$ Sq.Ft. @ \$	=\$				
SO			οη.ιτ. @ φ	 =\$				
ပ		Garage/Carport	Sq.Ft. @ \$	=\$				
		Total Estimate of Cost-New		=\$				
		Less Physical	Functional	External				
		Depreciation		=\$()				
		Depreciated Cost of Improvem		=\$ \$				
		"As-is" Value of Site Improve		=\$ =\$				
		_		=\$				
	Estimated Remaining Economic Life (if required): Year	S INDICATED VALUE BY COST A	APPROACH	=\$ 0				
т	INCOME APPROACH TO VALUE (if developed) X The Income Approach was not de	veloped for this appraisal.						
INCOME APPROACH	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Income Approach				
RO	Summary of Income Approach (including support for market rent and GRM):							
ЧЪР								
Ĕ								
No N								
N								
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Pla	nned Unit Development.						
	Legal Name of Project:	·						
	Describe common elements and recreational facilities:							
PUD								
	Indicated Value by: Sales Comparison Approach \$ 508,000 Cost Approach (if developed) \$ 0	Income Appr	bach (if developed) \$ 0				
	Final Reconciliation The Sales Comparison Method of Appraisal is generally							
	properties this method is the only method employed as no income or exp			0				
	new condition.							
z								
10								
LIA.	This appraisal is made it "as is", it subject to completion per plans and specific completed, it subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repairs or alterations on the basis of a Hypore is a subject to the following repair							
	completed, subject to the following repairs or alterations on the basis of a Hypo the following required inspection based on the Extraordinary Assumption that the condi							
RECONCILIATION								
RE								
	igtimes This report is also subject to other Hypothetical Conditions and/or Extraordinary A							
	Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other s	w, defined Scope of Work,	Statement of As	ssumptions and Limiting Conditions,				
	of this report is: \$\$508,000, as of:	09/20/2023	, which is	the effective date of this appraisal.				
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions a		tions included in	this report. See attached addenda.				
TS	A true and complete copy of this report contains 22 pages, including exhibits w		al part of the rep	ort. This appraisal report may not be				
ATTACHMENTS	properly understood without reference to the information contained in the complete re	port.						
ΣI	Attached Exhibits:							
Μ	X Scope of Work X Limiting Cond./Certifications X Narrative A Map Addenda X Additional Sales □ Cost Adden		graph Addenda Addendum	X Sketch Addendum Manuf. House Addendum				
ΑŢ	Hypothetical Conditions Extraordinary Assumptions		Autonuum					
		t Name: Rick Vess						
	E-Mail: rick.vess@jcisd.org Address:							
	APPRAISER	SUPERVISORY APPRAI	· ·	d)				
		or CO-APPRAISER (if a	oplicable)					
	1 Ann An							
~								
S S S S S S S	1 allerin							
Ē	Appraiser Name: Aaron Melling	Supervisory or Co-Appraiser Name:						
SIGNATURES	Company: A+ Appraisals LLC	Company:						
SIG	Phone: 517-499-8998 Fax:	Phone:	Fa	ax:				
	E-Mail: kx828 1@yahoo.com	E-Mail:						
	Date of Report (Signature): 09/21/2023	Date of Report (Signature):						
	License or Certification #: 1203078300 State: MI	License or Certification #:		State:				
	Designation: Licensed Real Estate Appraiser	Designation:	4:6: 1:					
	Expiration Date of License or Certification: 07/31/2024	Expiration Date of License or Cer						
	Inspection of Subject: Interior & Exterior Exterior Only None Date of Inspection: 09/20/2023	Inspection of Subject: Date of Inspection:	Interior & Exterior	Exterior Only None				
	Convrintt@ 2007 by a la mode inc. This form ma		ten permission, however	, a la mode, inc. must be acknowledged and credited.				
G	PRESIDENTIAL Form GPRES2 - "TOTAL" appraisal software			3/2007				

Assumptions, Limiting Conditions & Scope of Work

File No.:

		6 Lexington Blvd		City: Jackson		tate: MI	Zip Code: 49201
- H	Client: Rick Vess		Address:	out out of the second s			10201
	Appraiser: Aaron M			7549 Lakeview Ave,	Jackson, MI 49201	-9240	
		SUMPTIONS & LIMITING not be responsible for ma		that affact aithor the r	roporty boing appr	vicad or tha	title to it. The appraisor
		le is good and marketable					
		ponsible ownership. have provided a sketch	in the appraisal report	to show approximate	dimensions of the i	mprovement	ts, and any such
	is included only to a	ssist the reader of the re		property and understar	iding the appraiser'	s determinat	tion of its size. Unless
		a Land Survey was not appraiser has examined		ps that are provided b	y the Federal Emerg	jency Mana	gement Agency (or
	data sources) and h appraiser is not a su - The appraiser will arrangements to do	as noted in the appraisal irveyor, he or she makes not give testimony or app so have been made befo	no guarantees, expres bear in court because l rehand.	ss or implied, regardin he or she made an app	g this determination praisal of the proper	ty in questic	on, unless specific
	- If the cost approact best	ch is included in this appr	aisal, the appraiser ha	s estimated the value	of the land in the co	st approach	at its highest and
	use, and the improv conjunction	ements at their contributo					
	insurance	aisal and are invalid if the	y are so used. Unless	otherwise specifically	indicated, the cost	approach va	alue is not an
	value, and should no - The appraiser has presence	ot be used as such. noted in the appraisal rep	oort any adverse cond	itions (including, but n	ot limited to, neede	d repairs, de	preciation, the
		s, toxic substances, etc.)	observed during the in	nspection of the subje	ct property, or that I	he or she be	ecame aware of during
	normal research inv	olved in performing the a nt conditions of the prope					
	makes no guarantee such conditions that	ances, etc.) that would m s or warranties, express t do exist or for any engir expert in the field of envir	or implied, regarding the regarding the regarding or testing that the regarding that the regarding that the regarding the regard	the condition of the promised to d	operty. The appraise scover whether suc	er will not be	e responsible for any s exist. Because the
	the property. - The appraiser obta	ined the information, esti ble and believes them to					
	Practice, and any ap - If this appraisal is	by other parties. not disclose the contents oplicable federal, state or indicated as subject to sa usion on the assumption	local laws. atisfactory completion,	repairs, or alterations	, the appraiser has	based his o	r her appraisal report
		nt is the party (or parties	,	·			5 .
	requirements	ome a party to the apprais					
	applicable to the applicable assignment.	praiser's client do not beo	come intended users c	of this report unless sp	ecifically identified	by the client	at the time of the
	 The appraiser's wr advertising, public re An appraisal of rea 	itten consent and approv elations, news, sales, or al property is not a 'home usive visual inventory that	by means of any other inspection' and shoul	media, or by its incluid not be construed as	sion in a private or such. As part of th	public datab e valuation (ase. process, the appraiser
		or defects could adversely	y affect the appraiser's	s opinion of value. Clie	nts with concerns a	bout such p	ootential negative
		ngage the appropriate typ	pe of expert to investig	ate.			
	assignment results, appraisal report. Re by	is the type and extent of given the nature of the a liance upon this report, r phibited. The Opinion of ¹	appraisal problem, the regardless of how acq	specific requirements uired, by any party or	s of the intended us for any use, other t	er(s) and th han those s	e intended use of the pecified in this report
	Work, Effective Date Hypothetical Condit	e, the Date of Report, the ions and/or Extraordina me no obligation, liabilit	Intended User(s), the ry Assumptions, and t	Intended Use, the stat he Type of Value, as c	ed Assumptions ar lefined herein. The	nd Limiting (appraiser, a	Conditions, any ppraisal firm, and
	Additional Commen	ts (Scope of Work, Extra	ordinary Assumption	s, Hypothetical Condit	ions, etc.):		

Certifications

Certifications		File No.:				
Property Address: 1156 Lexington Blv	d City: Jackson	State: MI	Zip Code: 49201			
Client: Rick Vess	Address:					
Appraiser: Aaron Melling	Address: 7549 Lakeview Ave, Jackson,	MI 49201-9240				

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

GPRESIDENTIAL

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buver and seller are typically motivated:

2. Both parties are well informed or well advised and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), FRS, an and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, Client Contact 810-2/1-/775 Client Name Dick Voc

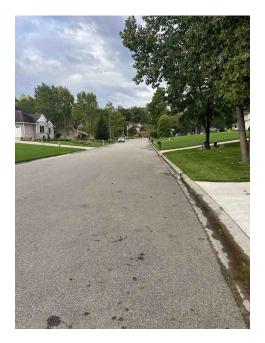
	THER VESS
E-Mail: rick.vess@jcisd.org Address:	
APPRAISER	SUPERVISORY APPRAISER (if required)
	or CO-APPRAISER (if applicable)
Appraiser Name: Aaron Melling	Supervisory or Co-Appraiser Name:
Company: A+ Appraisals LLC	Company:
Phone: 517-499-8998 Fax:	Phone: Fax:
E-Mail: kx828 1@yahoo.com	E-Mail:
Date Report Signed: 09/21/2023	Date Report Signed:
License or Certification #: 1203078300 State: MI	License or Certification #: State:
Designation: Licensed Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 07/31/2024	Expiration Date of License or Certification:
Inspection of Subject: 🔀 Interior & Exterior 🗌 Exterior Only 🗌 None	Inspection of Subject:
Date of Inspection: 09/20/2023	Date of Inspection:
Copyright© 2007 by a la mode, inc. This form m	ay be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credite

Subject Photo Page

Borrower								
Property Address	1156 Lexington Blvd							
City	Jackson	County	Jackson	State	MI	Zip Code	49201	
Lender/Client	Rick Vess / Jackson County ISD							







Subject Front 1156 Lexington Blvd

Subject Rear

Subject Street

 Borrower

 Property Address
 1156 Lexington Blvd

 City
 Jackson

 Lender/Client
 Rick Vess / Jackson County ISD

County Jackson



Garage Interior



2 Sided Fireplace



Master Bedroom



Split Bedroom



Bedroom



Laundry Room



Living Room



Master Bath



Full Bath



Bedroom Form PICINT15 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Kitchen & Dining Area



Family Room



Walk in Closet in Master Bed



Split Bedroom



Basement Rec Room

 Borrower

 Property Address
 1156 Lexington Blvd

 City
 Jackson

 Lender/Client
 Rick Vess / Jackson County ISD

County Jackson

State MI Zip Code 49201



Basement Kitchen



Utility room



Full Basement Bath



Basement Rec Room



Furnace



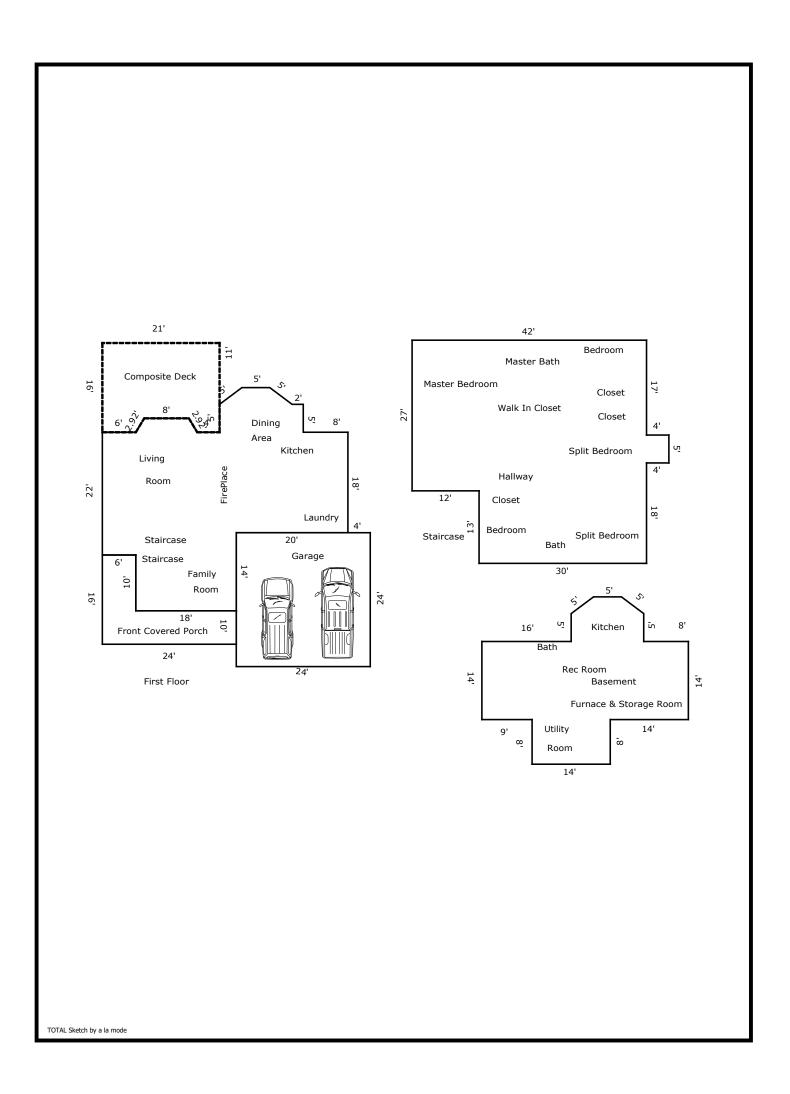
Water Heater



Furnace Room / Storage

Building Sketch (Page - 1)

Borrower								
Property Address	1156 Lexington Blvd							
City	Jackson	County	Jackson	State	MI	Zip Code	49201	
Lender/Client	Rick Vess / Jackson County ISD							



Building Sketch (Page - 2)

Borrower				
Property Address	1156 Lexington Blvd			
City	Jackson	County Jackson	State MI	Zip Code 49201
Lender/Client	Rick Vess / Jackson County ISD			

TOTAL Sketch by a la mode	Area Calculations Summary	
Living Area	C	alculation Details
First Floor	1193.75 Sq ft	$\begin{array}{rcrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
		5 × 3 = 15
		$22 \times 6 = 132$
		$0.5 \times 1.5 \times 2.5 = 1.88$
		$0.5 \times 2.5 \times 1.5 = 1.88$
		8 × 2.5 = 20
		$15 \times 5 = 75$
		$18 \times 20 \qquad = 360$
		18 × 32 = 576
Second Floor	1544 Sq ft	5 × 4 = 20
		$40 \times 30 = 1200$
		27 × 12 = 324
Total Living Area (Rounded):	2738 Sq ft	
Non-living Area		
Covered Porch	204 Sq ft	$6 \times 10 = 60$
		24 × 6 = 144
2 Car Attached	576 Sq ft	24 × 24 = 576
Composite Deck	312.25 Sq ft	21 × 13.5 = 283.5
		$2.5 \times 6 = 15$
		$0.5 \times 2.5 \times 1.5 = 1.88$
		$2.5 \times 4 = 10$
		$0.5 \times 2.5 \times 1.5 = 1.88$
Basement	722 Sq ft	$14 \times 8 = 112$
	•	37 × 14 = 518
		13 × 5 = 65
		5 × 3 = 15
		$0.5 \times 3 \times 4 = 6$
		$0.5 \times 4 \times 3 = 6$

Comparable Photo Page

Borrower					
Property Address	1156 Lexington Blvd				
City	Jackson	County Jackson	State MI	Zip Code 49201	
Lender/Client	Rick Vess / Jackson County ISD				



Comparable 1 5922 Finn St





Comparable 2 1164 Lexington Blvd

Comparable 3 5046 Ikram Oaks

Comparable Photo Page

1156 Lexington Blvd							
Jackson	County	Jackson	State	MI	Zip Code	49201	
Rick Vess / Jackson County ISD							
	Jackson	Jackson County	Jackson County Jackson	Jackson County Jackson State	Jackson County Jackson State MI	Jackson County Jackson State MI Zip Code	Jackson County Jackson State MI Zip Code 49201



Comparable 4

1722 Probert Rd	
Prox. to Subject	2.17 miles NE
Sale Price	442,500
Gross Living Area	3,004
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Residential
View	Residential
Site	0.52 AC
Quality	Above Average
Age	58



Comparable 5

5600 Horton Rd	
Prox. to Subject	2.78 miles W
Sale Price	
Gross Living Area	1,920
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Residential
View	Residential
Site	1.5 AC
Quality	Above Average
Age	25

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

FEATURE	L COMPAR				EJ				FI	le No.:			
TEATONE	SUBJECT			PARABLE S			COMF	PARABLE SA			COMP	ARABLE SA	ALE#6
Address 1156 Lexin	gton Blvd	1722	Prob	ert Rd		5600 I	Horto	n Rd					
Jackson, M				11 49203				II 49201					
Proximity to Subject		2.17	miles			2.78 n	niles						
Sale Price	\$			\$	442,500			\$				\$	
Sale Price/GLA	\$ /sq.ft.	\$	147.3	30 /sq.ft.		\$		/sq.ft.		\$		/sq.ft.	
Data Source(s)				2301865	53			2303162	22				
Verification Source(s)	Field Inspection	Sellin				Listing							
VALUE ADJUSTMENTS	DESCRIPTION		ESCRIF		+(-) \$ Adjust.	DE	SCRIP	TION	+(-) \$ Adjust.	DE	SCRIPT	TION	+(-) \$ Adjust.
Sales or Financing		Conv	entior	nal									
Concessions		0											
Date of Sale/Time		07/23			+4,425								
Rights Appraised	Fee Simple	Fee S				Fee S							
Location	N;Residential	N;Re		tial		N;Res		ial					
Site	0.46 AC	0.52			-120	1.5 AC			-2,080				
View	Residential	Resid				Reside							
Design (Style) Quality of Construction	Contemporary	Ranc			0	Conte							
	Above Average	Abov	e Ave	rage	. 45 000	Abov	e Ave	erage	. 05 000				
Age Condition	0	58	0		+45,000		<u> </u>		+25,000				
Above Grade	New Total Bdrms Baths	Very	Good Bdrms		+15,000	Total E		Datha	+15,000	Total B	drmo	Patha	
Room Count				Baths 3.1	10.000		3	Baths 2.0	10.000	TULAI	011115	Baths	
Gross Living Area	8 4 2.0 2,738 sq.ft.	8	4	<u>3.1</u> ,004 sq.ft.	<u>-12,000</u> -6,700			<u>2.0</u> 920 sq.ft.	+2,000 +20,500			sq.ft.	
Basement & Finished	Full 70% Fin	Full 7			-0,700	Partia			+20,500 +5,000			ઝપ.ાા.	
Rooms Below Grade	Rec/Kit/Bath/Ut/Sto				+1,000				+5,000 +10,000				
Functional Utility	Average	Avera			+1,000	0 Avera	ne		10,000				
Heating/Cooling	FA/GAS/CAC	FA/G		AC		FA/GA		AC.					
Energy Efficient Items	Thermo Windows	1		indows				ndows					
Garage/Carport	2- Attached	2-Atta				2- Atta							
Porch/Patio/Deck	Fr Cov Por/R Deck				٥	2- Dec			+1,000				
Additional Amenities	Fireplace	2 Fire			-1,500				. 1,000				
Additional Amenities	Sprinkler System	None			+1,000		100		+1,000				
Additional Amenities	None	None			.,	None			.,				
Net Adjustment (Total) Adjusted Sale Price of Comparables													
Net Adjustment (Total)			+	- \$	46,105	X	+ [- \$	77,420		+ [- \$	
Adjusted Sale Price		Ne		10.4 %	,	Net		0.0 %		Net		%	
of Comparables		Gros		19.6 %	488,605			0.0 %\$	77,420		;	%\$	
Summary of Sales Comp	arison Approach												
2													
Summary of Sales Comp													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
Sates COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													
SALES COM													





This parcel data last updated: September 12, 2023

9/19/23, 2:46 PM

Parcel Number - 564-13-28-405-183-00 | Jackson County | BS&A Online

Due to increasing costs, as well as sustaining the investment required to continue product improvements & expanding database coverage, the cost for record lookups has increased to \$6 per search as of September 5th, 2023. Please note, property owners will continue to be able to access their own property information **for free** by creating a BS&A Online account <u>here</u>.

Property Class School District	401 RESIDENTIAL-IMPROVED	Unit Assessed Value	17 SUMMIT \$0	
Property Class	401 RESIDENTIAL-IMPROVED	Unit	17 SUMMIT	
School District	JACKSON PUBLIC SCHOOLS	Assessed Value	\$0	
MAP # USER NUMBER IDX	Not Available Not Available	Taxable Value State Equalized Value	\$0 \$0	
USER ALPHA 1	Not Available	Date of Last Name Change	09/29/2015	
USER ALPHA 3	Not Available	Notes	Not Available	
Historical District	Not Available Not Available	Census Block Group Exemption	Not Available No Data tə Display	
USER ALPHA 2				
	mption Information			
USER ALPHA 2 <i>Principal Residence Exer</i> Homestead Date	mption Information 06/30/1999			
Principal Residence Exer	06/30/1999		June 1st	Final
Principal Residence Exer Homestead Date	06/30/1999		June 1st 0.0000 %	
Principal Residence Exer Homestead Date Principal Residence Exemptio 2021	06/30/1999 on			
Principal Residence Exer Homestead Date Principal Residence Exemptio 2021	06/30/1999 on	MBOR Assessed		0.0000 %
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information	06/30/1999 on	MBOR Assessed \$0	0.0000 %	0.0000 % Final Taxabl
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year	06/30/1999 on		0.0000 % Final SEV	0.0000 % Final Taxabl
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020	06/30/1999 on	\$0	0.0000 % Final SEV \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018	06/30/1999 on	\$0 \$0	0.0000 % Final SEV \$0 \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Zoning Code	06/30/1999 on	\$0 \$0	0.0000 % Final SEV \$0 \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Zoning Code Land Value	06/30/1999 on on Not Available \$0	\$0 \$0 \$0 Total Acres Land Improvements	0.0000 % Final SEV \$0 \$0 \$0 \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Zoning Code Land Value	06/30/1999 on on Not Available	\$0 \$0 \$0 Total Acres Land Improvements Renaissance Zone Expiration	0.0000 % Final SEV \$0 \$0 \$0 \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Coning Code and Value Renaissance Zone	06/30/1999 on on Not Available \$0	\$0 \$0 \$0 Total Acres Land Improvements	0.0000 % Final SEV \$0 \$0 \$0 \$0	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information 2019 2018 and Information Zoning Code Land Value Renaissance Zone ECF Neighborhood	06/30/1999 on ON Not Available \$0 No Not Available	\$0 \$0 \$0 Total Acres Land Improvements Renaissance Zone Expiration Date	0.0000 % Final SEV \$0 \$0 \$0 \$0 \$0 No Data to Display	0.0000 % Final Taxabl \$0 \$0
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Zoning Code Land Value Renaissance Zone ECF Neighborhood Lot Dimensions/Comments	06/30/1999 on ON Not Available \$0 No Not Available	\$0 \$0 \$0 \$0 Total Acres Land Improvements Renaissance Zone Expiration Date Mortgage Code Neighborhood Enterprise Zone	0.0000 % Final SEV \$0 \$0 \$0 \$0 \$0 No Data to Display No Data to Display	0.0000 % Final Taxabl \$C \$C
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019 2018 and Information Zoning Code Land Value Renaissance Zone ECF Neighborhood Lot Dimensions/Comments	06/30/1999 on ON Not Available \$0 No Not Available	\$0 \$0 \$0 \$0 Total Acres Land Improvements Renaissance Zone Expiration Date Mortgage Code Neighborhood Enterprise	0.0000 % Final SEV \$0 \$0 \$0 \$0 \$0 No Data to Display No Data to Display	0.0000 % Final Taxabl \$C \$C
Principal Residence Exer Homestead Date Principal Residence Exemption 2021 Previous Year Information Year 2020 2019	06/30/1999 on ON Not Available \$0 No Not Available	\$0 \$0 \$0 \$0 Total Acres Land Improvements Renaissance Zone Expiration Date Mortgage Code Neighborhood Enterprise Zone	0.0000 % Final SEV \$0 \$0 \$0 \$0 \$0 No Data to Display No Data to Display	Final 0.0000 % Final Taxable \$0 \$0 \$0 Depti

https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=All+Records&SearchCategory=Address&SearchText=1156+Lexington+Blvd&uid=3... 1/2

9/19/23, 2:46 PM

Parcel Number - 564-13-28-405-183-00 | Jackson County | BS&A Online

LOT 182 OF THREE FORTY FARMS NO 8 A RECORDED PLAT SEC 28 T3S R1W

Land Division Act Information

Date of Last Split/Combin Date Form Filed Date Created Acreage of Parent Split Number Parent Parcel	e No Data to Display No Data to Display 01/01/0001 0.00 0 No Data to Display	Unallocat Unallocat	f Splits Left ed Div.s of Parent ed Div.s Transferred re Transferred Split	Not Available Not Available Not Available Yes No		
ale History						
Sale Date No sales history found.	Sale Price Instrument	Grantor	Grantee		Terms of Sale	Liber/Page

**Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2023 BS&A Software, Inc.

flexmls Web

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt Above Grade	List Price Per SqFt Above Grade	Sold Price Per SqFt Above Grade	Days on Market	Cumulative Days on Market
Active	1	429,900	0	Low	429,900	0	0.00	1,920	223.91	0.00	26	26
Contingent				Avg	429,900	0	0.00	1,920	223.91	0.00	26	26
				Med	429,900	0	0.00	1,920	223.91	0.00	26	26
	10.00			High	429,900	0	0.00	1,920	223.91	0.00	26	26
Sold	6	2,718,700	2,705,900	Low	399,900	401,000	0.97	1,900	189.03	189.03	6	10
				Avg	453,117	450,983	1.00	2,118	214.51	213.49	24	39
				Med	437,450	437,450	1.00	2,106	212.88	213.16	16	34
				High	539,000	524,000	1.00	2,407	258.51	251.32	50	95
Overall	7	3,148,600	2,705,900	Low	399,900	401,000	0.97	1,900	189.03	189.03	6	10
				Avg	449,800	450,983	1.00	2,090	215.85	213.49	24	37
	1.12.1			Med	429,900	437,450	1.00	2,085	221.00	213.16	19	26
				High	539,000	524,000	1,00	2,407	258.51	251.32	50	95

Selection Criteria for Comparable Properties

Specified listings from the following search: MichRIC®, Realcomp/MichRIC; Property type Residential; Inside 3.00 mi. radius search from 1156 Lexington Blvd, Jackson, MI 49201, USA; Inside 4.01 mi. radius search from 2590 Meadowbrook Ln, Jackson, MI 49201, USA; Status of 'Active', 'Corning Soon', 'Pending', 'Sold','Active Backup','Active Contingent'; Current Price of 400000 and 550000; SqFt Above Grade between 1800 and 2600; Under Contract Date between '09/20/2021' and '09/20/2033'; Sold Date between '09/20/2021' and '09/20/2033'; or Waterfront Options of Water Access Y/N of ('N'); or Garage of Garage of (Garage of ('Y').

Fannie Mae 1004MC Statistics

inventory Analysis	Prior 7-12 Months 9/20/2022 - 3/19/2023	Prior 4-6 Months 3/20/2023 - 6/19/2023	Current - 3 Months 6/20/2023 - 9/20/2023
Total # of Comparable Sales (Settled)	1	0	1
Absorption Rate (Total Sales/Months)	0.17	0.00	0.33
Total # of Active Listings	0 (Active on 3/19/2023)	0 (Active on 6/19/2023)	1 (Active on 9/20/2023)
Months of Housing Supply (Total Listings / Ab. Rate)	0		3.03
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	401,000		405,000
Median Comparable Sales DOM	10	the second s	50
Median Comparable List Price			429,900
Median Comparable Listings DOM			26
Median Sale Price as % of List Price	100.28 %		100.00 %

Active Contingent Listings

Photo	MLS #	Address	Days Listing Office On Market	Listing Member	Municipality	Lot Year Acres Built	Total Fin Selling SqFt All Office Levels	Selling Member	Total Next Bedrooms Open House	Total School Baths District	Co-listing Member	SqFt Above Grade
	2303162	2 5600 Horton Road	26 Beiswanger and Risner RE Group (k0450) +1.517.435-1500 Admin@MiRealEstatePro.com http://MiRealEstatePro.com	Eric Baker 517-812-2330 eric@ebakerrealtor.com	Spring Arbor Twp	1.5 1998	1,920 (undefined)		3	2 Concord		1,920

Sold Listings

Photo	MLS #	Address	Days Listing Office On Market	Listing Member	Municipality	Lot Year Acres Built	Total Fin SqFt All Levels		Selling Member	Total Next Bedrooms Open House
	22008754	3031 W Kimmel Road	6 RE/MAX MID-MICHIGAN R.E. (jx0147) +1 517-788-2633	Stephanie Bosanac-Mortimer 517-812-3173 stephanie@stephaniebosanac.com http://www.stephaniebosanac.com	Liberty Twp	14.86 1972	1,900	GOOD EARTH REAL ESTATE, LLC ((x0324) +1 517-782-2024 http://www.GoodEarthLink.com	Brock Spink	4
	22041803	1164 Lexington Boulevard	10 Beiswanger and Risner RE Group ((x0450) +1 517-435-1500 Admin@MiRealEstatePro.com http://MiRealEstatePro.com	Kristina Kulka 517-262-9404 KristinaKulkaHomes@gmail.com	Summit Twp	0.4 2003	3,653	NCDG REALTY & PROPERTY MANAGE (jx0373) +1 517-796-6148 John@NCDevGroup.com http://www.NCDevGroup.com	JOHN W COLLIS 517-745-3948 john@ncdevgroup.com	4
Paral A	21106568	2718 Lindsey Road	12 Home 1st Real Estate (jx0455) +1 517-780-8090 yourrealtorlynn@gmail.com	JEFF REDMAN 517-206-6518 j.redman.realtor@gmail.com http://Home1st-RealEstate.com	Liberty Twp	2.26 2004	4,407	XSell Realty (jx0445) +1 517-888-0204	Joshua Bice	5
	21101593	5046 Ikram Oaks Lane 12	19 HOWARD HANNA REAL ESTATE SERVI (µ0139) +1 517-787-9800 http://www.HowardHanna.com	HEATHER HERNDON 517-812-1641 heatherherndon@howardhanna.com http://www.HeatherHerndon.com	Spring Arbor Twp	1.23 2004	4,039	NON-MEMBER REALTOR 'LIST' (jx6000) +1 000-000-0000	MichRIC Non-Member	4
	22005815	2118 Lake Wood Drive	48 Val Stover Real Estate Team (jx0451) +1 517-262-3237 list@valstover.com	Valerie Stover 517-262-3237 list@valstover.com http://www.valstover.com	Summit Twp	0.26 1996	3,522	Val Stover Real Estate Team (jx0451) +1 517-262-3237 llst@valstover.com	Valene Staver 517-262-3237 Jist@valstover.com http://www.valstover.com	4
red.	23022828	5922 Finn Street	50 HOWARD HANNA REAL ESTATE SERVI (jx0139) +1 517-787-9800 http://www.HowardHanna.com	HEATHER HERNDON 517-812-1641 heathertierndon@howardhanna.com http://www.HeatherHerndon.com	Summit Twp	0.31 2004	4,244	HOWARD HANNA REAL ESTATE SERVI (jx0139) +1 517-787-9800 http://www.HowardHanna.com	HEATHER HERNDON 517-812-1641 heatherhemdori@howardhanna.com http://www.HeatherHerndon.com	5

All information deemed materially reliable but not guaranteed. Interested parties are encouraged to verify all information, Copyright 2023 MichRIC®, LLC All rights reserved.

https://ric.flexmls.com/cgi-bin/mainmenu.cgi

Accelerant National Insurance Company (A Stock Company) 400 Northridge Road, Suite 800 Sandy Springs, GA 30350

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN

NV	VRITING, DURING THE POLICY	PERIOD OR EXT	ENDED REPORTING PERIOD.	
	PLE	ASE READ YOUR	POLICY CAREFULLY.	
Po	licy Number: NAX40PL104537-00		Renewal of: New	
1.	Named Insured: Aaron Melling			
2.	Address: 7549 Lakeview Ave Jackson, MI 49201			
3.	Policy Period: From: Septem 12:01 A.M. Star		To: September 15, 2024 ress of the Named Insured as stated in item 2. Ab	ove.
4.	Limit of Liability: Damages Limit of Liability Claim Expenses Limit of Liability	Each Claim 4A. \$ 1,000,000 4B. \$ 1,000,000	Policy Aggregate 4C. \$ 1,000,000 4D. \$ 1,000,000	
5.	Deductible (Inclusive of Claims Ex	(penses): Each Claim 5A. \$500	Aggregate 5B. \$1,000	
6.	Policy Premium: \$ 618			
7.	Retroactive Date: September 15,	2022		
8.	Notice to Company: Notice of a C OREP Insurance Services: info@o 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115	rep.org	i m should be sentto:	
9.	Program Administrator: OREP In	surance Services, LL	C - appraisers@orep.org	
10.	Forms and Endorsements Attack	ned at Policy Incept	on: See Schedule of Forms	
	If required by state law, this policy	will be countersigned	by an authorized representative of the Company.	
			Asaac Peck	

Date: August 22, 2023

By:

Authorized Representative



FROM: A+ Appraisals LLC 7549 Lakeview Ave Jackson, MI 49201-9 Telephone Number: (517 T0: Rick Vess / Jackson , E-Mail: Telephone Number: Alternate Number:	7) 499-8998	Fax Number:		INVOICE NUM 1156 Lexingtor DATES Invoice Date: 09/ Due Date: REFERENCE Internal Order #: Lender Case #: Client File #: FHA/VA Case #: Main File # on form: Other File # on form: Federal Tax ID: Employer ID:	BER n BLVD 20/2023
DESCRIPTION					
Purchaser/Borrower: Property Address: 1 ⁻ City: Ja County: Ja	ick Vess / Jacks 156 Lexington Bl ackson ackson ee Attached GIS	vd		ick Vess ate: MI Zip : 492	201
FEES					AMOUNT
Residential; Real Esta	ıte Appraisal				400.00
				SUBTOTAL	400.00
PAYMENTS					AMOUNT
Check #: Check #: Check #: Paid in Full on 06/07/2	Date: Date: Date: 2023	Description: Description: Description:		SUBTOTAL	
				TOTAL DUE	\$ 400.00