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Neighborhoods Used: 00013.NORTH LAKE ORCHARD

7211 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-023	06/01/2021 00013	401	459,000	70,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	388,900	500,256	0.777



7236 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-034	04/22/2021 00013	401	510,000	71,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	438,900	456,491	0.961



Neighborhoods Used: 00013.NORTH LAKE ORCHARD

<<<<<<<<<<<<	Single Family Computed Costs by Manual						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1.25 STORY	0	0	0	0	0	0	
1.50 STORY	0	0	0	0	0	0	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	956,747	0	0	0	0	
2.50 STORY	0	0	0	0	0	0	
3 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Costs by Manual : 956,747  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 0  
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<<	Single Family Sale Residual Values						>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	0	0	0	0	0	0	
1+ STORY	0	0	0	0	0	0	
1.25 STORY	0	0	0	0	0	0	
1.50 STORY	0	0	0	0	0	0	
1.75 STORY	0	0	0	0	0	0	
2 STORY	0	827,800	0	0	0	0	
2.50 STORY	0	0	0	0	0	0	
3 STORY	0	0	0	0	0	0	
BI-LEVEL	0	0	0	0	0	0	
DUPLEX	0	0	0	0	0	0	
MODULAR	0	0	0	0	0	0	
QUAD-LEVEL	0	0	0	0	0	0	
TRI-LEVEL	0	0	0	0	0	0	
	0	0	0	0	0	0	

Total Single Family Sale Residual Values : 827,800  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 0  
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<	Statistics for this Analysis				>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
2	0	8.37	12.93	1.005	
After Application of E.C.F.s		8.30	12.80	1.005	

<<<<<<	Economic Condition Factor Estimates (# of data points)						>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2 STORY	1.000(0)	0.865(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
2.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
3 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	

Single Family E.C.F. : 0.865 (2)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/23/2023 3:29 PM

<b>Parcel:</b>	D -04-18-470-023	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHARER JUSTIN & NICKI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7211 NORTH LAKE ORCHARD GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5431/0207	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	02/25/2000	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00013 NORTH LAKE ORCHARD
<b>Mailing Address:</b>		<b>Description:</b>	
SHARER JUSTIN & NICKI 7211 NORTH LAKE ORCHARD GREGORY MI 48137		NEW PLAT LOT 23 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;	

## Most Recent Sale Information

Sold on 06/01/2021 for 459,000 by NOLD MICHAEL F & JUDITH P.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5431/0207

## Most Recent Permit Information

Permit P13-26790 on 08/26/2013 for \$3,000 category Res. Deck Construction.

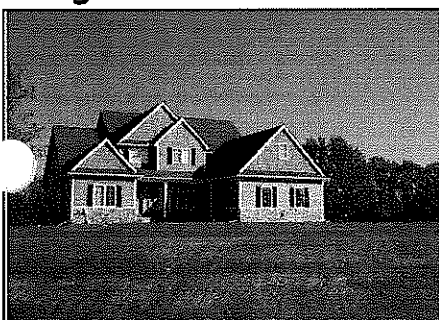
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	253,800	<b>2023 Taxable:</b>	253,800	<b>Acres:</b>	1.02
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Stone/Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,968  
Ground Area: 1,765  
Garage Area: 704  
Basement Area: 1,765  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/23/2023 3:29 PM

<b>Parcel:</b>	D -04-18-470-034	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILER ASHLEY C & STEVE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7236 NORTH LAKE ORCHARD GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5421/0010	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	02/25/2000	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00013 NORTH LAKE ORCHARD
<b>Description:</b>	NEW PLAT LOT 34 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;		

## Most Recent Sale Information

Sold on 04/22/2021 for 510,000 by GLAUBITZ JOCHEN & HEIDI A LIV TRUST.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5421/0010

## Most Recent Permit Information

Permit 03-06082 on 03/04/2003 for \$159,000 category RES. NEW CONSTRUCTION.

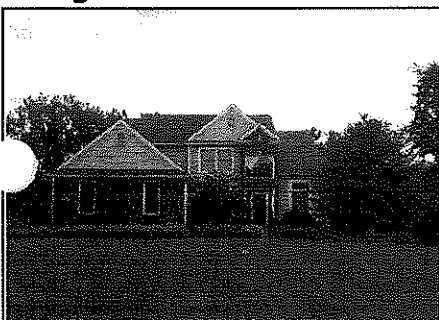
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	235,600	<b>2023 Taxable:</b>	235,600	<b>Acres:</b>	1.22
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,818  
Ground Area: 1,399  
Garage Area: 748  
Basement Area: 1,399  
Basement Walls:  
Estimated TCV: Tentative

## Image



North Lake Orchard ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARMY'S LENGTH	\$459,000	\$245,400	53.46	
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARMY'S LENGTH	\$510,000	\$222,900	43.71	
<b>Totals:</b>			<b>\$969,000</b>			<b>\$969,000</b>		<b>\$468,300</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.33</b>
								<b>Std. Dev. =&gt;</b>	<b>6.90</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$522,331	\$70,100	\$388,900	\$500,256	0.777	2,968	\$131.03	00013	9.2031
\$483,768	\$71,100	\$438,900	\$456,491	0.961	2,818	\$155.75	00013	9.2031
<b>\$1,006,099</b>		<b>\$827,800</b>	<b>\$956,747</b>			<b>\$143.39</b>		<b>0.4210</b>
				E.C.F. =>	0.865	Std. Deviation=>		0.13015128
				Ave. E.C.F. =>	0.869	Ave. Variance=>		9.2031 Coefficient of Var=>



Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$70,100	NORTH LAKE ORCHARD	401	84
2 STORY	\$71,100	NORTH LAKE ORCHARD	401	82

10.5851511

North Lake Orchard Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$245,400	53.46
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$222,900	43.71
<b>Totals:</b>						<b>\$969,000</b>	<b>\$969,000</b>	<b>\$468,300</b>
							<b>Sale. Ratio =&gt;</b>	<b>48.33</b>
							<b>Std. Dev. =&gt;</b>	<b>6.90</b>

Acresage Table 'A'

Description: NORTH LAKE ORCHARD

ESTIMATED LAND VALUES

Enter the Estimated Land Value for each of these sizes:

1 Acre:	70,000	3 Acre:	0	10 Acre:	0	30 Acre:	0
1.5 Acre:	72,500	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	75,000	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	77,500	7 Acre:	0	25 Acre:	0	100 Acre:	0

X

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$532,331	\$6,769	\$80,100	1.02	1.02	\$6,636	\$0.15	00013	5431/0207
\$493,768	\$97,332	\$81,100	1.22	1.22	\$79,780	\$1.83	00013	5421/0010
<b>\$1,026,099</b>	<b>\$104,101</b>	<b>\$161,200</b>	<b>2.24</b>	<b>2.24</b>	<b>Average</b>	<b>Average</b>		
			per Net Acre=>	46,473.66	per SqFt=>	\$1.07		

Land Table	Class
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401

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