

12

Neighborhoods Used: 00013.NORTH LAKE ORCHARD

7335 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-029	02/28/2020 00013	401	393,000	80,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	313,000	305,335	1.025



13569 ORCHARD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-004	09/11/2019 00013	401	305,000	81,749	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	76	223,251	288,614	0.774



13574 ORCHARD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-008	08/23/2019 00013	401	365,000	80,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	77	285,000	247,106	1.153



7053 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-471-012	05/31/2019 00013	401	395,000	82,436	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	75	312,564	264,047	1.184



Neighborhoods Used: 00013.NORTH LAKE ORCHARD

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 1,105,102
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 >>>>>>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 1,133,815
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 >>>>>>>>>>

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 4, 0, 10.75, 13.57, 1.012.

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.026 (4)
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)

<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>

Starting Date: 04/01/2019
Ending Date: 03/31/2021
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00013 - NORTH LAKE ORCHARD

Max # of Res. Buildings: 200	Minimum E.C.F. (Residential): 0.40
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 200	Minimum E.C.F. (Agricultural): 0.40
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 200	Minimum E.C.F. (Commercial): 0.30
	Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 10:30 AM

Parcel:	D -04-18-470-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ERH INVESTMENTS LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13569 ORCHARD CT GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5320/0877	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00013 NORTH LAKE ORCHARD

Mailing Address:	Description:
ERH INVESTMENTS LLC 12921 N TERRITORIAL RD DEXTER MI 48130	NEW PLAT *****FROM 04-18-400-010 9/2/93 LOT 4 NORTH LAKE ORCHARD SUB

Most Recent Sale Information

Sold on 09/11/2019 for 305,000 by KIVI BRANDON D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5320/0877

Most Recent Permit Information

None Found

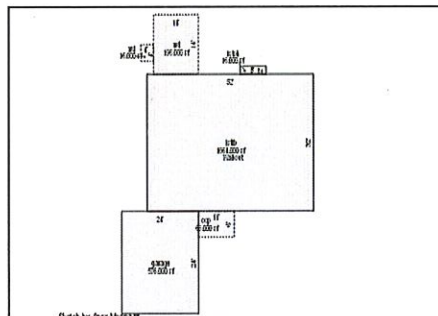
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	176,900	2021 Taxable:	159,502	Acreage:	1.03
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,680
Ground Area: 1,664
Garage Area: 576
Basement Area: 1,664
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 10:30 AM

Parcel:	D -04-18-470-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ZACHRICH JACOB J & AMY S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13574 ORCHARD CT GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5319/0833	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00013 NORTH LAKE ORCHARD
Description:	NEW PLAT ****FROM 04-18-400-010 9/2/93 LOT 8 NORTH LAKE ORCHARD SUB		

Most Recent Sale Information

Sold on 08/23/2019 for 365,000 by FORD JEFFREY & TAMRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0833

Most Recent Permit Information

Permit P17-33602 on 07/14/2017 for \$12,000 category Res. Re-Roof.

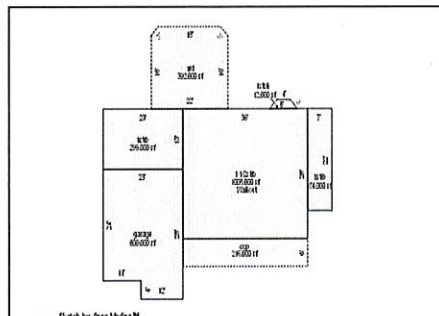
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	155,700	2021 Taxable:	140,743	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 1,977
Ground Area: 1,461
Garage Area: 600
Basement Area: 1,461
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 10:31 AM

Parcel:	D -04-18-470-029	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KUEBLER STEVEN L & DIANE M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7335 NORTH LAKE ORCHARD GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5344/0524	Prev. Taxable Status:	TAXABLE
Split:	02/25/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00013 NORTH LAKE ORCHARD

Mailing Address:	Description:
KUEBLER STEVEN L & DIANE M 7335 NORTH LAKE ORCHARD GREGORY MI 48137	NEW PLAT LOT 29 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 02/28/2020 for 393,000 by OBENCHAIN MARK & BARBARA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5344/0524

Most Recent Permit Information

Permit 02-03469 on 04/09/2002 for \$158,640 category RES. NEW CONSTRUCTION.

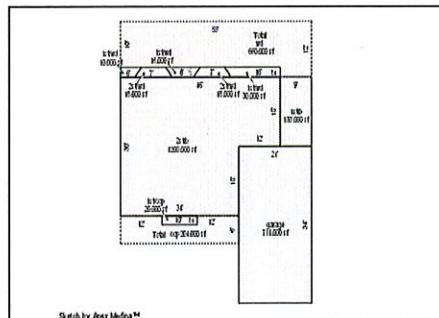
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	184,000	2021 Taxable:	184,000	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,683
Ground Area: 1,335
Garage Area: 714
Basement Area: 1,335
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 10:31 AM

Parcel: D -04-18-471-012
Owner's Name: YADO AGUSTIN
Property Address: 7053 NORTH LAKE ORCHARD
GREGORY, MI 48137
Liber/Page: 5306/0203
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00013 NORTH LAKE ORCHARD

Mailing Address:

YADO AGUSTIN
7053 NORTH LAKE ORCHARD
GREGORY MI 48137

Description:

NEW PLAT ****FROM 04-18-400-010 9/2/93 LOT 12 NORTH LAKE ORCHARD SUB

Most Recent Sale Information

Sold on 05/31/2019 for 395,000 by GILECZEK ALAN G & MARILYN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5306/0203

Most Recent Permit Information

None Found

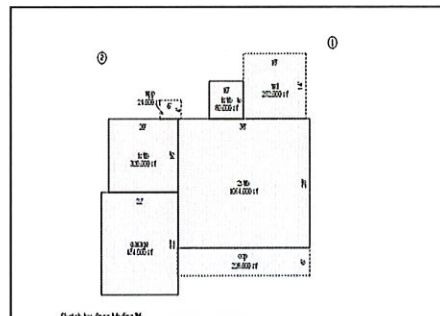
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	165,200	2021 Taxable:	150,072	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,528
Ground Area: 1,464
Garage Area: 484
Basement Area: 1,464
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



North Lake Orchard ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-470-004	13569 ORCHARD CT	09/11/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,400
D-04-18-470-008	13574 ORCHARD CT	08/23/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600
D-04-18-470-029	7335 NORTH LAKE ORCHARD	02/28/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$150,700
D-04-18-471-012	7053 NORTH LAKE ORCHARD	05/31/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$135,000
Totals:			\$1,458,000			\$1,458,000	\$544,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
44.07	\$376,135	\$81,749	\$223,251	\$288,614	0.774	1,680	\$132.89	00013
34.14	\$332,048	\$80,000	\$285,000	\$247,106	1.153	1,977	\$144.16	00013
38.35	\$391,442	\$80,000	\$313,000	\$305,335	1.025	2,683	\$116.66	00013
34.18	\$351,764	\$82,436	\$312,564	\$264,047	1.184	2,528	\$123.64	00013
	\$1,451,389		\$1,133,815	\$1,105,102			\$129.34	
37.36				E.C.F. =>	1.026		Std. Deviation=>	0.1867194
4.69				Ave. E.C.F. =>	1.034		Ave. Variance=>	13.4616

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
26.0403	1 STORY	\$80,150	NORTH LAKE ORCHARD	401	76
11.9420	1.50 STORY	\$80,000	NORTH LAKE ORCHARD	401	77
0.8829	2 STORY	\$80,000	NORTH LAKE ORCHARD	401	84
14.9812	2 STORY	\$80,000	NORTH LAKE ORCHARD	401	75
0.7949					

Coefficient of Var=> 13.01981481

North Lake Orchard Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-470-004	13569 ORCHARD CT	09/11/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$134,400
D-04-18-470-008	13574 ORCHARD CT	08/23/19	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600
D-04-18-470-029	7335 NORTH LAKE ORCHARD	02/28/20	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$150,700
D-04-18-471-012	7053 NORTH LAKE ORCHARD	05/31/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$135,000
Totals:			\$1,458,000			\$1,458,000	\$544,700

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Liber/Page
44.07	\$366,135	\$9,015	\$70,150	1.03	1.03	\$8,752	\$0.20	00013	5320/0877
34.14	\$322,048	\$112,952	\$70,000	1.00	1.00	\$112,952	\$2.59	00013	5319/0833
38.35	\$381,442	\$81,558	\$70,000	1.00	1.00	\$81,558	\$1.87	00013	5344/0524
34.18	\$341,764	\$123,236	\$70,000	1.00	1.00	\$123,236	\$2.83	00013	5306/0203
37.36	\$1,411,389	\$326,761	\$280,150	4.03	4.03	Average	Average		
4.69			Average per FF=>			Average per Net Acre=>	81,082.13 per SqFt=>		
							\$1.86		

Land Table	Class
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401

0

0

0