

17

Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

14146 WAGON WHEEL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-206-005	06/24/2022 00018	401	371,500	41,468
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	62	330,032	227,302
				E.C.F. 1.452



6200 EAGLE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-281-036	11/18/2021 00018	401	415,000	50,413
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	364,587	322,306
				E.C.F. 1.131



6033 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-310-001	09/17/2021 00018	401	400,000	53,750
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	78	346,250	349,332
				E.C.F. 0.991



14093 RED BARN CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-200-005	08/11/2021 00018	401	310,000	49,244
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	68	260,756	280,619
				E.C.F. 0.929



63 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-275-004	04/26/2021 00018	401	387,000	49,238
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	337,762	314,046
				E.C.F. 1.076



Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	322,306	0	0	0
1+ DRY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	349,332	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	314,046	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	507,920	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,493,605
 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	364,587	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	346,250	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	337,762	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
TR LEVEL	0	0	0	590,788	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,639,387
 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
5	0	9.59	12.63	1.004
After Application of E.C.F.s		7.77	12.25	1.007

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)	1.131(1)	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)	0.991(1)	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)	1.000(0)	1.000(0)	1.076(1)	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)	1.163(2)	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. : 1.098 (5)
 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

08/30/2023 2:25 PM

Parcel: D -04-19-206-005
Owner's Name: BLACKLOCK SARA & ROBERT
Property Address: 14146 WAGON WHEEL CT
CHELSEA, MI 48118
Liber/Page: 5488/0392 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address: BLACKLOCK SARA & ROBERT
14146 WAGON WHEEL CT
CHELSEA MI 48118
Description: *OLD SID - D 04-135-010-00 DE 62-10 LOT 10 NORTH LAKE FARM.

Most Recent Sale Information

Sold on 06/24/2022 for 371,500 by BAIRLEY PAUL G & SUSAN M.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5488/0392

Most Recent Permit Information

Permit P19-38681 on 12/12/2019 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 127,200	2023 Taxable: 127,200	Acres: 0.86
Zoning: RR	Land Value: Tentative	Frontage: 132.0
FE: 100.000	Land Impr. Value: Tentative	Average Depth: 219.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: TRI-LEVEL
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,352
Ground Area: 1,488
Garage Area: 660
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 2:25 PM

Parcel: D -04-19-281-036
Owner's Name: KIBLER MATTHEW G & DEIDRA L
Property Address: 6200 EAGLE CT
CHELSEA, MI 48118
Liber/Page: 5456/0924
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

KIBLER MATTHEW G & DEIDRA L
6200 EAGLE CT
CHELSEA MI 48118

Description:

DE 19-6A-2F-1-36 (038) 10/90NEW SUB L 27 PLATS P 66-68 LOT 36, NORTH LAKE DOWNS NUMBER 2

Most Recent Sale Information

Sold on 11/18/2021 for 415,000 by KVARNBERG DONALD E & CAROL A (LE).

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5456/0924

Most Recent Permit Information

Permit PE22-0265 on 07/22/2022 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	181,600	2023 Taxable:	181,600	Acreeage:	1.10
Zoning:	RR	Land Value:	Tentative	Frontage:	90.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	281.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,964
Ground Area: 1,964
Garage Area: 550
Basement Area: 1,652
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 2:25 PM

Parcel:	D -04-19-310-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CHRISTEN WILLIAM J V & DOWN R HOLLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6033 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5471/0706	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS
Mailing Address:		Description:	
CHRISTEN WILLIAM J V & DOWN R HOLLY 6033 HAYRAKE HOLLOW CHELSEA MI 48118		NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 1 NORTH LAKE DOWNS SOUTH SUBDIVISION	

Most Recent Sale Information

Sold on 02/02/2022 for 0 by CHRISTEN WILLIAM J V.

Terms of Sale: 09-FAMILY

Liber/Page: 5471/0706

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	201,400	2023 Taxable:	201,400	Acreage:	2.25
Financing:	RR	Land Value:	Tentative	Frontage:	229.0
Lot Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	318.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: BC
Style: 1.50 STORY
Exterior: Log
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,076
Ground Area: 1,453
Garage Area: 576
Basement Area: 1,453
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 2:26 PM

Parcel: D -04-19-200-005
Owner's Name: DAWES EMILY N & JASON C
Property Address: 14093 RED BARN CIRCLE
CHELSEA, MI 48118
Liber/Page: 5440/0758
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

DAWES EMILY N & JASON C
14093 RED BARN CIRCLE
CHELSEA MI 48118

Description:

*OLD SID - D 04-136-026-00 DE 64-26A LOT 26-EXC THAT PART W OF FOLLOWING LN: COM AT NW COR OF LOT 26, TH S 86-45-50E 2.7 FT TO POB, TH S 1-48- 10 W 201.85 FT TO POE PART LOT 26 NORTH LAKE FARM NO 2

Most Recent Sale Information

Sold on 08/11/2021 for 310,000 by BROWN CORY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5440/0758

Most Recent Permit Information

Permit PB22-0285 on 06/03/2022 for \$11,000 category Res. Re-Roof.

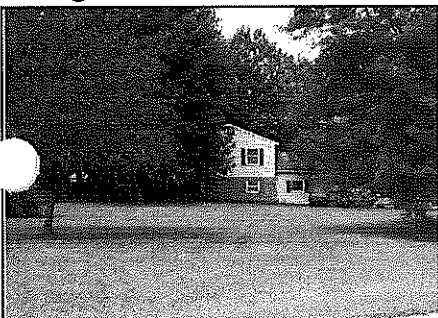
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	161,600	2023 Taxable:	161,600	Acreage:	1.25
Financing:	RR	Land Value:	Tentative	Frontage:	234.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	227.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: BC
Style: TRI-LEVEL
Exterior: Brick/Siding
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,009
Ground Area: 1,350
Garage Area: 576
Basement Area: 702
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 2:26 PM

Parcel: D -04-19-275-004
Owner's Name: POTTER MICHAEL & AMY
Property Address: 6378 HAYRAKE HOLLOW
CHELSEA, MI 48118
Liber/Page: 5421/0718 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

POTTER MICHAEL & AMY
6378 HAYRAKE HOLLOW
CHELSEA MI 48118

Description:

DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 4 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 04/26/2021 for 387,000 by LYLES STEVEN B & MELINDA (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5421/0718

Most Recent Permit Information

Permit P16-31064 on 05/06/2016 for \$13,000 category Res. Deck Construction.

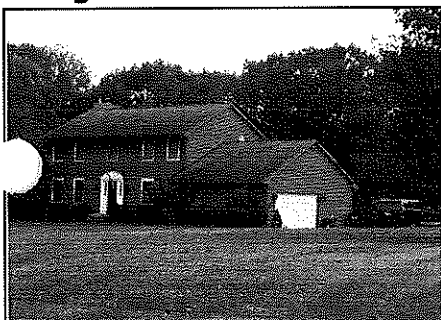
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 178,000	2023 Taxable: 178,000	Acres: 1.25
Zoning: RR	Land Value: Tentative	Frontage: 161.0
Area: 100.000	Land Impr. Value: Tentative	Average Depth: 349.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,252
Ground Area: 1,120
Garage Area: 704
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Image



North Lake Farms & Downs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARMI'S LENGTH	\$310,000	\$138,400	44.65
D-04-19-206-005	14146 WAGON WHEEL CT	06/24/22	\$371,500	WD	03-ARMI'S LENGTH	\$371,500	\$122,700	33.03
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARMI'S LENGTH	\$387,000	\$169,700	43.85
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARMI'S LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$191,200	47.80
Totals:						\$1,883,500	\$794,700	

Sale. Ratio => 42.19

Std. Dev. => 5.58

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$341,368	\$49,244	\$260,756	\$280,619	0.929	2,009	\$129.79	00018	18.6591
\$278,089	\$41,468	\$330,032	\$227,302	1.452	2,352	\$140.32	00018	33.6146
\$376,160	\$49,238	\$337,762	\$314,046	1.076	2,252	\$149.98	00018	4.0293
\$385,934	\$50,413	\$364,587	\$322,306	1.131	1,964	\$185.63	00018	1.5371
\$417,405	\$53,750	\$346,250	\$349,332	0.991	2,076	\$166.79	00018	12.4633
\$1,798,956		\$1,639,387	\$1,493,605			\$154.50		1.8206
			E.C.F. =>	1.098		Std. Deviation=>	0.2032264	
			Ave. E.C.F. =>	1.116		Ave. Variance=>	14.0607	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
TR-LEVEL	\$49,244	NORTHLAKE FARMS & DOWNS	401	68
TR-LEVEL	\$41,468	NORTHLAKE FARMS & DOWNS	401	62
2 STORY	\$49,238	NORTHLAKE FARMS & DOWNS	401	69
1 STORY	\$48,800	NORTHLAKE FARMS & DOWNS	401	75
1.50 STORY	\$53,750	NORTHLAKE FARMS & DOWNS	401	78

12.60134426

North Lake Farms & Downs Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$138,400	44.65
D-04-19-206-005	14146 WAGON WHEEL CT	06/24/22	\$371,500	WD	03-ARMS LENGTH	\$371,500	\$122,700	33.03
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARMS LENGTH	\$387,000	\$169,700	43.85
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$191,200	47.80
Totals:			\$1,883,500			\$1,883,500	\$794,700	
						Sale. Ratio =>		42.19
						Std. Dev. =>		5.58

Actual Front	ECF Area	Libef/Page	Land Table	Class
234.00	00018	5440/0758	NORTHLAKE FARMS & DOWNS	401
132.00	00018	5488/0392	NORTHLAKE FARMS & DOWNS	401
161.00	00018	5421/0718	NORTHLAKE FARMS & DOWNS	401
90.00	00018	5456/0924	NORTHLAKE FARMS & DOWNS	401
229.00	00018	5449/0243	NORTHLAKE FARMS & DOWNS	401