

17

Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

6211 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-276-016 03/05/2021 00018 401 316,000 48,185
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 71 267,815 196,023 1.366



6270 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-275-007 12/11/2020 00018 401 350,000 43,338
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 306,662 272,030 1.127



14108 WAGON WHEEL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-206-002 10/05/2020 00018 401 265,000 39,398
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 225,602 199,773 1.129



6977 WESTBOURNE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-205-008 08/18/2020 00018 401 279,000 40,001
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 64 238,999 223,055 1.071



5711 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-410-013 07/27/2020 00018 401 395,000 60,794
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 78 334,206 340,036 0.983



6414 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-275-003 07/02/2020 00018 401 400,000 47,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 71 352,100 342,091 1.029



5745 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-410-009 06/17/2019 00018 401 369,000 58,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 77 310,250 278,240 1.115



6126 GREEN CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-275-012 06/14/2019 00018 401 273,000 51,215
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 73 221,785 211,056 1.051



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	536,059	694,858	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	211,056	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	620,331	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

Total Single Family Costs by Manual : 2,062,304
 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	602,021	771,263	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	221,785	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	662,350	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

Total Single Family Sale Residual Values : 2,257,419
 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
8	0	5.35	7.63	0.996
After Application of E.C.F.s		4.99	7.19	0.996

	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)	1.123(2)	1.110(3)	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)	1.051(1)	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)	1.000(0)	1.068(2)	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)

Single Family E.C.F. : 1.095 (8)
 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

07/28/2021 12:06 PM

Parcel: D -04-19-205-008
Owner's Name: BERO JEFFREY D & MICHELLE A TRUST
Property Address: 6977 WESTBOURNE DR
CHELSEA, MI 48118
Liber/Page: 5402/0859
Split: //
Public Impr.: Dirt Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address: BERO JEFFREY D & MICHELLE A TRUST
6977 WESTBOURNE DRIVE
CHELSEA MI 48118
Description: DE 62-19 & 20 LOTS 19 & 20 NORTH LAKE FARM. Split on 11/18/1998 from D -04-19-205-001 D -04-19-206-001;

Most Recent Sale Information

Sold on 12/23/2020 for 0 by BERO JEFFREY D & MICHELLE A.

Terms of Sale: 14-INTO/OUT OF TRUST
Liber/Page: 5402/0859

Most Recent Permit Information

Permit P21-40611 on 02/18/2021 for \$14,795 category Res. Window Replace.

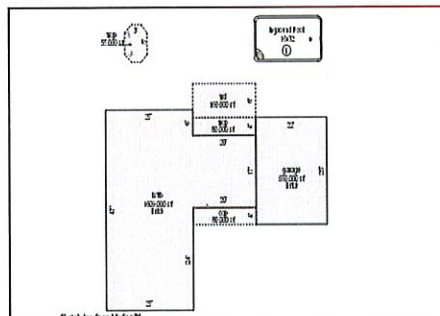
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 140,300	2021 Taxable: 140,300	Acreage: 0.80
Zoning: RR	Land Value: Tentative	Frontage: 334.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 104.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,609
Ground Area: 1,609
Garage Area: 550
Basement Area: 1,609
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:06 PM

Parcel:	D -04-19-206-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VAN ORMAN GREGORY R & KELLY JO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14108 WAGON WHEEL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5381/0836	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:	00018 NORTHLAKE FARMS & DOWNS
Mailing Address:		Description:	
VAN ORMAN GREGORY R & KELLY JO		*OLD SID - D 04-135-013-00 DE 62-13 LOT 13 NORTH LAKE FARM.	
14108 WAGON WHEEL CT			
CHELSEA MI 48118			

Most Recent Sale Information

Sold on 10/05/2020 for 265,000 by BROCK CAROL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5381/0836

Most Recent Permit Information

None Found

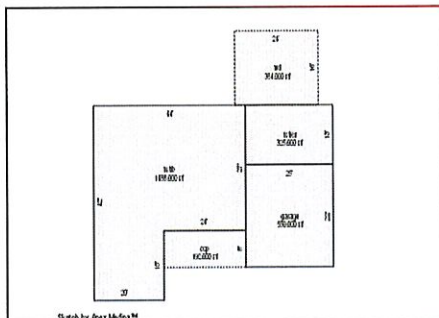
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	128,200	2021 Taxable:	128,200	Acreage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	79.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	216.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,813
Ground Area: 1,813
Garage Area: 550
Basement Area: 1,488
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:06 PM

Parcel: D -04-19-275-003
Owner's Name: MCCARTY MATTHEW J & KATHRYN
Property Address: 6414 HAYRAKE HOLLOW
CHELSEA, MI 48118
Liber/Page: 5375/0519
Split: //
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address: MCCARTY MATTHEW J & KATHRYN
6414 S HAY RAKE HOLLOW
CHELSEA MI 48118
Description: DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 3 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 07/02/2020 for 400,000 by HOPKINS BLAINE & JANICE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5375/0519

Most Recent Permit Information

None Found

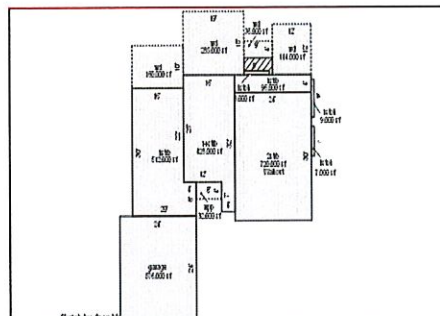
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	207,200	2021 Taxable:	207,200	Acreage:	1.36
Zoning:	RR	Land Value:	Tentative	Frontage:	155.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	388.5

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 2,500
Ground Area: 1,756
Garage Area: 576
Basement Area: 1,756
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:06 PM

Parcel: D -04-19-275-007
Owner's Name: SAYOMAC DENVER & JENNIFER
Property Address: 6270 HAYRAKE HOLLOW
CHELSEA, MI 48118
Liber/Page: 5395/0522
Split: / /
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

SAYOMAC DENVER & JENNIFER
6270 S HAYRAKE HOLLOW
CHELSEA MI 48118

Description:

DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 7 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 12/11/2020 for 350,000 by VOGEL LOIS L ESTATE.

Terms of Sale: 09-FAMILY SALE

Liber/Page: 5395/0522

Most Recent Permit Information

Permit 07-18289 on 04/25/2007 for \$3,000 category RES. RE-ROOF.

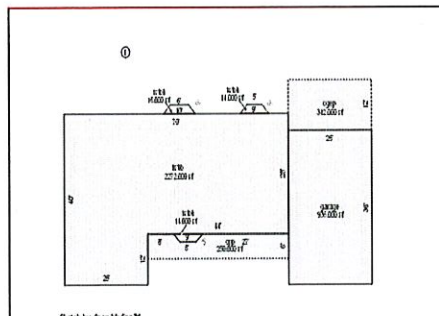
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	168,200	2021 Taxable:	168,200	Acreage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	151.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.0

Improvement Data

of Residential Buildings: 1
Year Built: 1989
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 2 Half Baths: 1
Floor Area: 2,316
Ground Area: 2,272
Garage Area: 936
Basement Area: 2,272
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:06 PM

Parcel: D -04-19-275-012
Owner's Name: CLIPPERT DANIEL J
Property Address: 6126 GREEN CT
CHELSEA, MI 48118

Liber/Page: 5308/0349 **Created:** //
Split: // **Active:** Active

Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Mailing Address:
CLIPPERT DANIEL J
6126 GREEN CT
CHELSEA MI 48118

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

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: 00018 NORTHLAKE FARMS & DOWNS

Most Recent Sale Information

Sold on 06/14/2019 for 273,000 by STONE MICHAEL S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5308/0349

Most Recent Permit Information

None Found

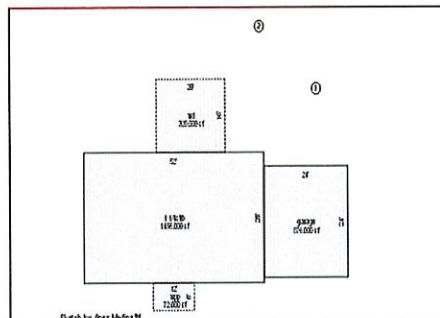
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	140,100	2021 Taxable:	134,659	Acreage:	1.19
Zoning:	RR	Land Value:	Tentative	Frontage:	78.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	262.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C+10
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,820
Ground Area: 1,456
Garage Area: 576
Basement Area: 1,456
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:06 PM

Parcel: D -04-19-276-016
Owner's Name: BAKER MATTHEW R & SPEYER JENNIFE
Property Address: 6211 HAYRAKE HOLLOW
 CHELSEA, MI 48118
Liber/Page: 5412/0825
Split: / /
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address: BAKER MATTHEW R & SPEYER JENNIFER M
 6211 HAYRAKE HOLLOW
 CHELSEA MI 48118
Description: DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 16 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 03/05/2021 for 316,000 by WATTS HELGA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5412/0825

Most Recent Permit Information

Permit P21-40733 on 03/17/2021 for \$0 category Mechanical.

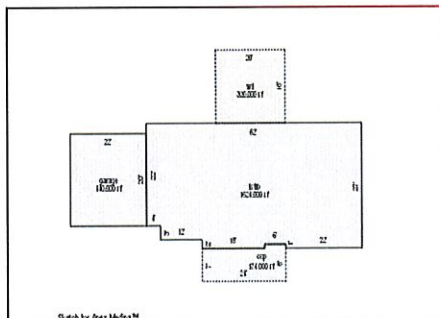
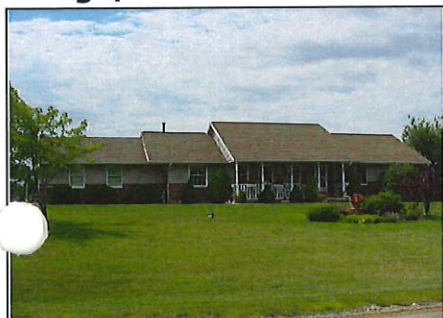
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 128,400	2021 Taxable: 92,987	Acreage: 1.38
Zoning: RR	Land Value: Tentative	Frontage: 242.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 267.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1990
 Occupancy: Single Family
 Class: C+10
 Style: 1 STORY
 Exterior: Brick/Siding
 % Good (Physical): 71
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 0
 Floor Area: 1,624
 Ground Area: 1,624
 Garage Area: 440
 Basement Area: 1,624
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:07 PM

Parcel:	D -04-19-410-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GIER-HICKMAN THERESA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5745 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5309/0341	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	//	MAP #:	DAFD
Active:	Active	School:	81040 CHELSEA SCHOOL DISTRICT
Public Impr.:	Paved Road, Electric, Gas	Neighborhood:	00018 NORTHLAKE FARMS & DOWNS
Topography:	Level, Wooded		
Mailing Address:	GIER-HICKMAN THERESA 5745 HAYRAKE HOLLOW CHELSEA MI 48118	Description:	NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 9NORTH LAKE DOWNS SOUTH SUBDIVISION

Most Recent Sale Information

Sold on 06/17/2019 for 369,000 by KRUEGER ERIC E & VIRGINIA B.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5309/0341

Most Recent Permit Information

Permit P20-39433 on 07/09/2020 for \$0 category Mechanical.

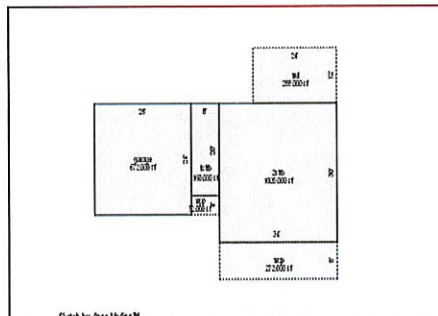
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	179,000	2021 Taxable:	171,873	Acreage:	2.25
Zoning:	RR	Land Value:	Tentative	Frontage:	247.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	396.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1996
 Occupancy: Single Family
 Class: C+10
 Style: 2 STORY
 Exterior: Alum., Vinyl
 % Good (Physical): 77
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 3 Half Baths: 0
 Floor Area: 2,200
 Ground Area: 1,180
 Garage Area: 672
 Basement Area: 1,180
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:07 PM

Parcel:	D -04-19-410-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BUCKROP DANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5718 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5367/0962	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS

Mailing Address:	Description:
BUCKROP DANIEL 5718 HAYRAKE HOLLOW CHELSEA MI 48118	NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 13NORTH LAKE DOWNS SOUTH SUBDIVISION

Most Recent Sale Information

Sold on 07/27/2020 for 395,000 by BROWN JENNIFER L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5367/0962

Most Recent Permit Information

Permit P13-27193 on 12/02/2013 for \$0 category Electrical.

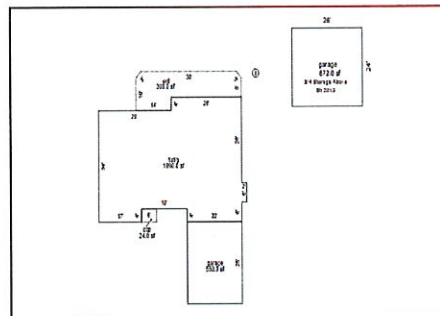
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	212,400	2021 Taxable:	212,400	Acreage:	2.25
Zoning:	RR	Land Value:	Tentative	Frontage:	181.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	375.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,990
Ground Area: 1,990
Garage Area: 1,222
Basement Area: 1,990
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



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-04-19-205-008	6977 WESTBOURNE DR	08/18/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$132,600	47.53
D-04-19-206-002	14108 WAGON WHEEL CT	10/05/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,200	45.74
D-04-19-275-003	6414 HAYRAKE HOLLOW	07/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,400	48.85
D-04-19-275-007	6270 HAYRAKE HOLLOW	12/11/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$158,900	45.40
D-04-19-275-012	6126 GREEN CT	06/14/19	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$125,000	45.79
D-04-19-276-016	6211 HAYRAKE HOLLOW	03/05/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,700	37.88
D-04-19-410-009	5745 HAYRAKE HOLLOW	06/17/19	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$159,500	43.22
D-04-19-410-013	5718 HAYRAKE HOLLOW	07/27/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,200	50.68
Totals:			\$2,647,000			\$2,647,000	\$1,212,500	

Sale. Ratio =>

45.81

Std. Dev. =>

3.88

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$263,056	\$40,001	\$238,999	\$223,055	1.071	1,609	\$148.54	00018	3.7559
\$239,171	\$39,398	\$225,602	\$199,773	1.129	1,813	\$124.44	00018	2.0252
\$389,991	\$47,900	\$352,100	\$342,091	1.029	2,500	\$140.84	00018	7.9781
\$315,368	\$43,338	\$306,662	\$272,030	1.127	2,316	\$132.41	00018	1.8270
\$262,271	\$51,215	\$221,785	\$211,056	1.051	1,820	\$121.86	00018	5.8205
\$244,208	\$48,185	\$267,815	\$196,023	1.366	1,624	\$164.91	00018	25.7203
\$336,990	\$58,750	\$310,250	\$278,240	1.115	2,200	\$141.02	00018	0.6005
\$400,830	\$60,794	\$334,206	\$340,036	0.983	1,990	\$167.94	00018	12.6185
\$2,451,885		\$2,257,419	\$2,062,304			\$142.75		1.4429

E.C.F. => 1.095

Ave. E.C.F. => 1.109

Std. Deviation=> 0.11589381

Ave. Variance=> 7.5433 Coefficient of Var=>

Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
1 STORY		\$33,873	NORTHLAKE FARMS & DOWNS	401	64
1 STORY		\$39,398	NORTHLAKE FARMS & DOWNS	401	64
2 STORY		\$47,900	NORTHLAKE FARMS & DOWNS	401	71
1 STORY		\$42,575	NORTHLAKE FARMS & DOWNS	401	70
1.25 STORY		\$45,365	NORTHLAKE FARMS & DOWNS	401	73
1 STORY		\$48,185	NORTHLAKE FARMS & DOWNS	401	71
2 STORY		\$58,750	NORTHLAKE FARMS & DOWNS	401	77
1 STORY		\$58,750	NORTHLAKE FARMS & DOWNS	401	78

6.801611519

North Lake Farms & Downs Land Analysis

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Totals:			\$2,647,000			\$2,647,000	\$1,212,500	

Sale. Ratio =>

45.81

Std. Dev. =>

3.88

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page
\$269,033	\$49,817	\$39,850	0.80	0.80	\$62,506	\$1.43	00018	5381/0112
\$246,123	\$65,227	\$46,350	0.93	0.93	\$70,364	\$1.62	00018	5381/0836
\$397,491	\$57,909	\$55,400	1.36	1.36	\$42,580	\$0.98	00018	5375/0519
\$322,868	\$77,207	\$50,075	1.01	1.01	\$76,823	\$1.76	00018	5398/0126
\$269,771	\$56,094	\$52,865	1.19	1.19	\$47,098	\$1.08	00018	5308/0349
\$251,708	\$119,977	\$55,685	1.38	1.38	\$87,003	\$2.00	00018	5412/0825
\$344,490	\$90,760	\$66,250	2.25	2.25	\$40,338	\$0.93	00018	5309/0341
\$408,330	\$52,920	\$66,250	4.43	2.25	\$11,951	\$0.27	00018	5367/0962
\$2,509,814	\$569,911	\$432,725	13.34	11.16	Average	Average		
		Average	per FF=>	per Net Acre=>	42,731.57	per SqFt=>		\$0.98

Land Table	Class
NORTHLAKE FARMS & DOWNS	401
NORTHLAKE FARMS & DOWNS	401
NORTHLAKE FARMS & DOWNS	401
NORTHLAKE FARMS & DOWNS	401
NORTHLAKE FARMS & DOWNS	401
NORTHLAKE FARMS & DOWNS	401
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