

18

Neighborhoods Used: 00020.PORTAGELAKE

9509 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-182-011	03/23/2023 00020	401	250,000	177,458
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	45	72,542	47,854
				E.C.F. 1.516



8851 MCGREGOR LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-484-009	10/21/2022 00020	401	826,000	195,065
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	77	630,935	302,758
				E.C.F. 2.084



9585 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-182-001	07/20/2022 00020	401	690,000	170,402
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	62	519,598	252,449
				E.C.F. 2.058



9487 HURON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-406-010	04/26/2022 00020	401	365,000	156,825
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	62	208,175	119,424
				E.C.F. 1.743



9487 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-181-001	03/30/2021 00020	401	382,960	113,970
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	57	268,990	118,614
				E.C.F. 2.268



9473 HURON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-406-012	09/23/2021 00020	401	340,000	155,482
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	62	184,518	124,302
				E.C.F. 1.484



9451 DEXTER PINCKNEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-02-400-023	08/30/2021 00020	401	535,000	231,462
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	67	303,538	198,899
				E.C.F. 1.526



9405 LINCK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-02-400-016	08/27/2021 00020	401	250,000	122,288
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	127,712	84,538
				E.C.F. 1.511



Neighborhoods Used: 00020.PORTAGELAKE

9034 DEXTER PINCKNEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-300-054	08/25/2021 00020	401	450,000	309,317	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	140,683	103,467	1.360



9435 MCGREGOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-406-007	07/19/2021 00020	401	409,900	195,812	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73	214,088	195,357	1.096



Neighborhoods Used: 00020.PORTAGELAKE

	Single Family Computed Costs by Manual					
	<<<<<<<<<					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	103,467	84,538	198,899	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	0	498,115	496,175	118,614	47,854
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 : 1,547,662  
 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	140,683	127,712	303,538	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	0	845,023	912,291	268,990	72,542
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 : 2,670,779  
 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	
10	1	12.63	17.00	1.040	
After Application of E.C.F.s		6.69	10.99	1.022	

	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)	1.360( 1)	1.511( 1)	1.526( 1)	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)	1.000( 0)	1.696( 2)	1.839( 3)	2.268( 1)	1.516( 1)
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. : 1.726 (10)  
 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)

Neighborhoods Used: 00020.PORTAGELAKE

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

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): 00020 - PORTAGELAKE

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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\*\*\*

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-181-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SPELLER DOUGLAS L II & JENNIFER C	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9677 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5477/0404	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Mailing Address:</b>		<b>Description:</b>	
SPELLER DOUGLAS L II & JENNIFER C		*OLD SID - D 04-210-051-00 DE 49-51 LOT 49 PORTAGE LAKE RESORT.	
9677 PORTAGE LAKE AVE			
PINCKNEY MI 48169			

## Most Recent Sale Information

Sold on 03/30/2022 for 382,960 by SMITH JAY & DENISE.

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

**Liber/Page:** 5477/0404

## Most Recent Permit Information

None Found

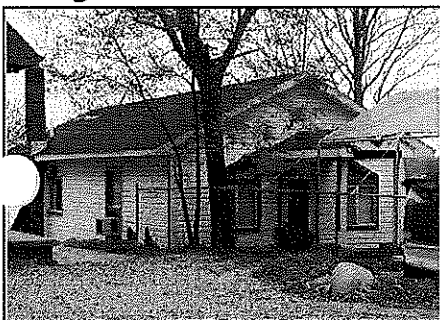
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	175,400	<b>2023 Taxable:</b>	175,400	<b>Acreage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	41.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	108.1

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1897  
Occupancy: Single Family  
Class: D+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 57  
Heating System: Space Heater  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,564  
Ground Area: 774  
Garage Area: 0  
Basement Area: 414  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-182-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HARRIS SCOTT A & SAENZ CARMEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9585 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5492/0088	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Topography:</b>	Rolling, Waterfront, CANAL	<b>MAP #</b>	DAFD
		<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Mailing Address:</b>		<b>Description:</b>	
HARRIS SCOTT A & SAENZ CARMEN 9585 PORTAGE LAKE AVE PINCKNEY MI 48169		*OLD SID - D 04-210-040-00 DE 49-41 LOT 40, ALSO LAND LYING BETWEEN SW'LY LINE OF LOT 40& CENTER OF CANAL PORTAGE LAKE RESORT.	

## Most Recent Sale Information

Sold on 07/20/2022 for 690,000 by MCLESKEY EDWARD P & BRIGID E.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5492/0088

## Most Recent Permit Information

Permit P17-34418 on 10/27/2017 for \$0 category Mechanical.

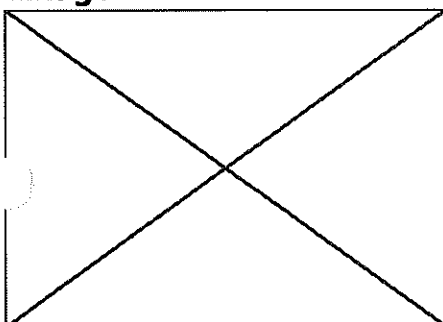
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	275,000	<b>2023 Taxable:</b>	275,000	<b>Acreeage:</b>	0.16
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	42.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	171.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 62  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 4 Half Baths: 0  
Floor Area: 2,296  
Ground Area: 1,168  
Garage Area: 624  
Basement Area: 736  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

**Parcel:** D -04-01-182-011  
**Owner's Name:** WIDMANN DAVID L & SUSAN O  
**Property Address:** 9509 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5515/0854  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**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:** 81050 DEXTER COMMUNITY SCHOOL DIST  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

WIDMANN DAVID L & SUSAN O  
9495 SHELL BEACH  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-210-030-00 DE 49-31 LOT 31 PORTAGE LAKE RESORT.

## Most Recent Sale Information

Sold on 03/23/2023 for 250,000 by MIRROR SPORTSMEN'S CLUB.

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

**Liber/Page:** 5515/0854

## Most Recent Permit Information

None Found

## 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> 115,100	<b>2023 Taxable:</b> 71,365	<b>Acreeage:</b> 0.21
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 40.0
<b>E:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 234.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1931  
Occupancy: Single Family  
Class: D  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Wall/Floor Furnace  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 1  
Floor Area: 688  
Ground Area: 400  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

**Parcel:** D -04-01-300-054  
**Owner's Name:** KRAJCOVIC JASON  
**Property Address:** 9034 DEXTER PINCKNEY RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5450/0495 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**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:** 81050 DEXTER COMMUNITY SCHOOL DIST  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:**  
KRAJCOVIC JASON  
315 WEST DAVIS  
ANN ARBOR MI 48103

**Description:**

OWNER REQUEST DE 50-29A LOT 29 & 30 PORTAGE LAKE SHORES, ALSO- COM AT NW COR OF LOT 29, TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT IS N OF NE COR OF LOT 29, TH S TO NE COR OF LOT 29, TH W'LY TO THE POB. PT OF SW 1/4 SEC 1, T1S-R4E.  
SPLIT/COMBINED ON 03/21/2019 FROM D -04-01-300-035, D -04-01-300-036;

## Most Recent Sale Information

Sold on 08/25/2021 for 450,000 by BKL PROPERTIES LLC.

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

**Liber/Page:** 5450/0495

## Most Recent Permit Information

Permit P15-30256 on 11/13/2015 for \$0 category Mechanical.

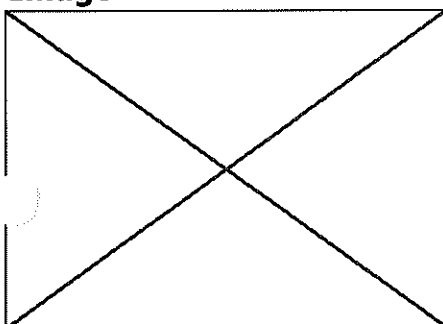
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	222,700	<b>2023 Taxable:</b>	221,760	<b>Acreage:</b>	0.21
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	72.0
<b>SE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	104.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 754  
Ground Area: 688  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-406-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DAUKA KATIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9435 MCGREGOR RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5438/0700	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	Rolling, Waterfront, CANAL	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
		<b>MAP #:</b>	DAFD
		<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

DAUKA KATIE  
9435 MCGREGOR ROAD  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-040-010-00 DE 37-10 A THAT PART OF LOTS 9,10&11 SE OF FOLLOWING LN- COM AT NE COR OF ADD TO PORTAGE LK RESORT, TH N 50- 3-10 W 19.17 FT, TH S 2-31-3W 127.58 FT, TH S 4-18-20 W 49.24 FT, TH S 50-0-50 E 19.52 FT TO POB, TH S 47-24-30 W 182 FT TO POE, EXC E 13FT OF LOT 11 PART LOTS 9,10&11 ADD TO PORTAGE LK RESORT

## Most Recent Sale Information

Sold on 07/19/2021 for 409,900 by BELL THOMAS D & KELLY M.

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

**Liber/Page:** 5438/0700

## Most Recent Permit Information

Permit 97-3176 on 06/06/1997 for \$13,000 category ADDITION.

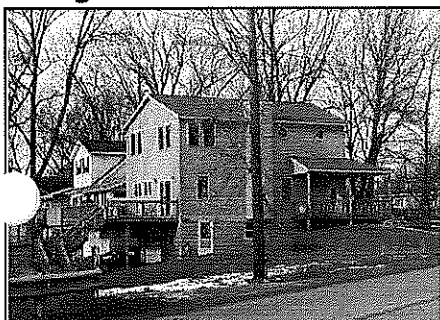
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	232,200	<b>2023 Taxable:</b>	218,610	<b>Acreage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	94.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	106.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C+5  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,428  
Ground Area: 816  
Garage Area: 0  
Basement Area: 816  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-406-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MICHOS DEMETRIOS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9487 HURON PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5480/0630	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	High, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

MICHOS DEMETRIOS  
6968 VISTA WAY  
DEXTER MI 48130

## Description:

DE 37-3A REWRITE L 2326 P 792 Q/C 5/87 COM N COR OF 'ADD TO PORTAGELAKE RESORT' TH S 50-2-20 E219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 218.97 FT TO POB, TH S 44-56-50 W 103.76 FT, TH N 40-57-30 W 44.38 FT, TH N 50-39-30 E 98.1 FT, TH S 50 E 34.63 FT TO POB, PARTLOTS 3 & 4, ALSO PART ALLEY ADD'N TO PORTAGE LAKE RESORT0.09 AC

## Most Recent Sale Information

Sold on 04/26/2022 for 365,000 by LOCKE CLORUS GILBERT & THERESA G.

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

**Liber/Page:** 5480/0630

## Most Recent Permit Information

None Found

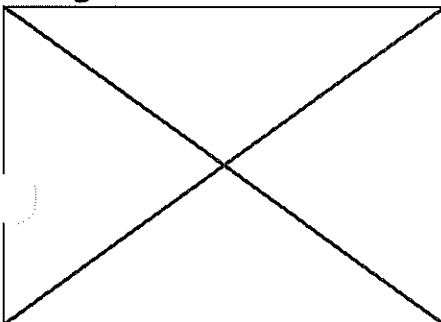
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	159,200	<b>2023 Taxable:</b>	159,200	<b>Acreage:</b>	0.09
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	44.0
<b>FE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 62  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,428  
Ground Area: 756  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-406-012	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WOOLFENDEN BRIAN K & NYE LISA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9473 HURON PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5519/0462	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

WOOLFENDEN BRIAN K & NYE LISA M  
9473 HURON  
PINCKNEY MI 48169

## Description:

DE 37-5A REWRITE L 2326 P 795 Q/C 5/87 COM N COR OF 'ADDN TO PORTAGE LK RESORT' TH S 50-2-20 E 219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 135.24 FT TO POB, TH S 50-36-50 W 116.7 FT, TH N 40-57-30 W 36.3 FT, TH N 47-6-50 E 109.85 FT, TH S 50 E 43.74 FT TO POB. PARTLOTS 4, 5, 6 & 7 ADD'N TO PORTAGE LAKE RESORT 0.1 AC

## Most Recent Sale Information

Sold on 04/28/2023 for 400,000 by MORGENTHALER GAYE E.

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

**Liber/Page:** 5519/0462

## Most Recent Permit Information

None Found

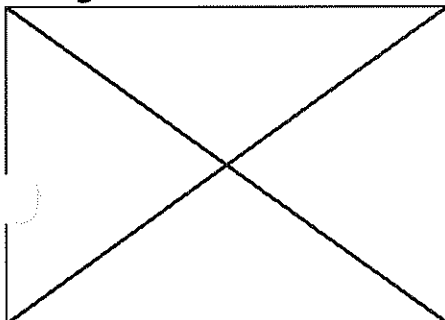
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	162,800	<b>2023 Taxable:</b>	151,725	<b>Acreage:</b>	0.10
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	36.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	113.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 62  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,308  
Ground Area: 696  
Garage Area: 0  
Basement Area: 336  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-01-484-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NIETHAMMER SUSAN M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8851 MCGREGOR LN PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	55010584	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	REWRITE PER QCD L4584 P912 10/03/06 DE 1-411-1 COM AT INTERSECTION OF CENTER OF DEXTER-PINCKNEY RD& CENTER OF MC GREGOR ROAD, TH N 35-07-00 EAST 599.20 FT IN C/L OF RD.,TH N 59-05-00 E 489.16 FT, TH N 05-12-00 E 361.10 FT, TH N 66-50-00 E 250.75 FT TO A POB, TH N 05-12-00 E 200.00 FT, TH N 66-50-00 E 58.00 FT, TH S 05-12-00 W 200.00 FT, TH S 66-50-00 W 58.00 FT TO THE POB, ALSO ALL LAND LYING BETWEEN E & W BOUNDRIES OF SAID LAND AND WATERS EDGE OF PORTAGE LAKE. PT OF SE 1/4 SEC 1, T1S-R4E.		

## Most Recent Sale Information

Sold on 10/21/2022 for 826,000 by WENNERS MICHAEL E (LL).

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

**Liber/Page:** 55010584

## Most Recent Permit Information

Permit 09-ZP-4828 on 08/13/2009 for \$0 category MISC..

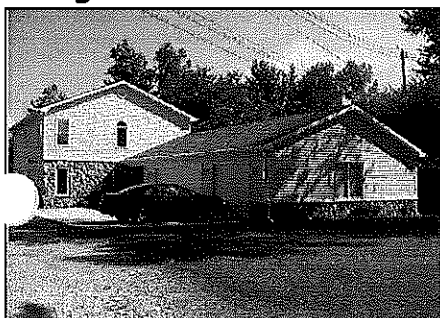
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	340,900	<b>2023 Taxable:</b>	340,900	<b>Acreage:</b>	0.27
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	58.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Stone/Siding  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,278  
Ground Area: 1,636  
Garage Area: 936  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-02-400-016	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BATES JACKIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9405 LINCK DR PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5444/0678	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	*OLD SID - D 04-002-028-00 DE 2-5D COM AT CENT OF SE 1/4 OF SEC, TH S 197 FT IN E LINE OF SW 1/4 OF SE 1/4, TH W 45FT, TH N 152 FT FOR A PL OF BEG, TH N 45 FT, TH W 100 FT, TH S 45 FT, TH E 100 FT TO PL OF BEG, BEING A PART OF SW 1/4 OF SE 1/4 SEC. 2 T1S R4E.		

## Most Recent Sale Information

Sold on 08/27/2021 for 250,000 by NESTER ROBERT.

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

**Liber/Page:** 5444/0678

## Most Recent Permit Information

None Found

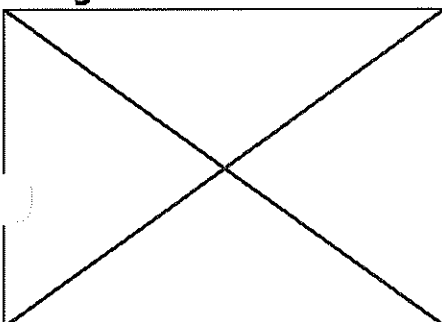
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	114,800	<b>2023 Taxable:</b>	107,835	<b>Acreeage:</b>	0.10
<b>Zoning:</b>	C-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	45.0
<b>FE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 78  
Heating System: Electric Baseboard  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 640  
Ground Area: 640  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/13/2023 12:28 PM

<b>Parcel:</b>	D -04-02-400-023	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KITTLE MATTHEW & CAROLINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9451 DEXTER PINCKNEY RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5444/0775	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

KITTLE MATTHEW & CAROLINE  
3344 TACOMA CIRCLE  
ANN ARBOR MI 48108

## Description:

REWRITE PER QCD L3242 P225 DE 2-38D-1 COM AT NW COR OF SE 1/4 OF SE 1/4, TH S 89-33 E 303.64 FT, TH S 45-15 E 200.0 FT TO A POB, TH CONT S 45-15 E 79.7 FT, TH S 39-51 W 151.67 FT TO PT "A", TH CONT S 39-51 W TO LOW WATER MARK OF LITTLE PORTAGE LAKE, TH NW'LY ALONG SHORE TO A PT S 35-46 W OF POB, TH N 35-46 E TO PT "B", SAID PT BEING N 56-18-30 W 68.0 FT FROM PT "A", TH N 35-46 E 166.2 FT TO POB. PT OF SE 1/4 OF SE 1/4 SEC 2, T1S-R4E.

## Most Recent Sale Information

Sold on 08/30/2021 for 535,000 by WALTER TERRY E & ELLEN M TRUST.

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

**Liber/Page:** 5444/0775

## Most Recent Permit Information

Permit 07-18685 on 07/10/2007 for \$0 category MECHANICAL.

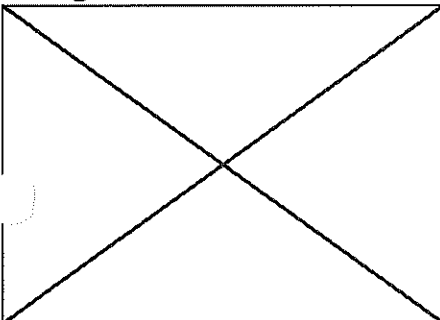
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	269,000	<b>2023 Taxable:</b>	269,000	<b>Acreeage:</b>	0.29
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	72.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	167.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 67  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,757  
Ground Area: 1,757  
Garage Area: 780  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Portage Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,200
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,400
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$329,300
D-04-01-406-007	9435 MCGREGOR RD	07/19/21	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$182,100
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$293,200
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARM'S LENGTH	\$382,960	\$153,800
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700
<b>Totals:</b>			<b>\$4,498,860</b>			<b>\$4,498,860</b>	<b>\$1,847,400</b>

Sale. Ratio =>  
Std. Dev. =>

Portage Lake 70% to 100% Effective Age

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,200
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,400
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$329,300
D-04-01-406-007	9435 MCGREGOR RD	07/19/21	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$182,100
<b>Totals:</b>			<b>\$1,935,900</b>			<b>\$1,935,900</b>	<b>\$782,000</b>

Sale. Ratio =>  
Std. Dev. =>

Portage Lake 60% to 69% Effective Age

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$293,200
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100
<b>Totals:</b>			<b>\$1,930,000</b>			<b>\$1,930,000</b>	<b>\$815,900</b>

Sale. Ratio =>  
Std. Dev. =>



Portage Lake 0% to 59% Effective Age

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARM'S LENGTH	\$382,960	\$153,800
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700
<b>Totals:</b>			<b>\$632,960</b>			<b>\$632,960</b>	<b>\$249,500</b>

Sale. Ratio =>  
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
42.71	\$448,997	\$309,317	\$140,683	\$103,467	1.360	754	\$186.58	00020	1 STORY
31.36	\$266,002	\$122,288	\$127,712	\$84,538	1.511	640	\$199.55	00020	1 STORY
39.87	\$709,754	\$195,065	\$630,935	\$302,758	2.084	2,278	\$276.97	00020	2 STORY
44.43	\$527,919	\$195,812	\$214,088	\$195,357	1.096	1,428	\$149.92	00020	2 STORY
54.80	\$579,535	\$231,462	\$303,538	\$198,899	1.526	1,757	\$172.76	00020	1 STORY
35.41	\$612,188	\$170,402	\$519,598	\$252,449	2.058	2,296	\$226.31	00020	2 STORY
38.71	\$365,817	\$156,825	\$208,175	\$119,424	1.743	1,428	\$145.78	00020	2 STORY
40.32	\$373,011	\$155,482	\$184,518	\$124,302	1.484	1,308	\$141.07	00020	2 STORY
40.16	\$363,059	\$113,970	\$268,990	\$118,614	2.268	1,564	\$171.99	00020	2 STORY
38.28	\$277,952	\$177,458	\$72,542	\$47,854	1.516	688	\$105.44	00020	2 STORY
	<b>\$4,524,234</b>		<b>\$2,670,779</b>	<b>\$1,547,662</b>			<b>\$177.64</b>		
41.06					E.C.F. =>	1.726			
6.17					Ave. E.C.F. =>	1.665			

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
42.71	\$448,997	\$309,317	\$140,683	\$103,467	1.360	754	\$186.58	00020	1 STORY
31.36	\$266,002	\$122,288	\$127,712	\$84,538	1.511	640	\$199.55	00020	1 STORY
39.87	\$709,754	\$195,065	\$630,935	\$302,758	2.084	2,278	\$276.97	00020	2 STORY
44.43	\$527,919	\$195,812	\$214,088	\$195,357	1.096	1,428	\$149.92	00020	2 STORY
	<b>\$1,952,672</b>		<b>\$1,113,418</b>	<b>\$686,120</b>			<b>\$203.26</b>		
40.39					E.C.F. =>	1.623			
13.31					Ave. E.C.F. =>	1.565			

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
54.80	\$579,535	\$231,462	\$303,538	\$198,899	1.526	1,757	\$172.76	00020	1 STORY
35.41	\$612,188	\$170,402	\$519,598	\$252,449	2.058	2,296	\$226.31	00020	2 STORY
38.71	\$365,817	\$156,825	\$208,175	\$119,424	1.743	1,428	\$145.78	00020	2 STORY
40.32	\$373,011	\$155,482	\$184,518	\$124,302	1.484	1,308	\$141.07	00020	2 STORY
	<b>\$1,930,551</b>		<b>\$1,215,829</b>	<b>\$695,074</b>			<b>\$171.48</b>		
42.27					E.C.F. =>	1.749			
13.46					Ave. E.C.F. =>	1.667			

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
40.16	\$363,059	\$113,970	\$268,990	\$118,614	2.268	1,564	\$171.99	00020	2 STORY
38.28	\$277,952	\$177,458	\$72,542	\$47,854	1.516	688	\$105.44	00020	2 STORY
	\$641,011		\$341,532	\$166,468			\$138.71		
39.42				E.C.F. =>	2.052				
12.07				Ave. E.C.F. =>	1.737				

Land Value	Land Table	Property Class	Building	Depr.
\$306,484	PORTAGELAKE	401		84
\$122,288	PORTAGELAKE	401		78
\$187,857	PORTAGELAKE	401		77
\$195,812	PORTAGELAKE	401		73
\$231,462	PORTAGELAKE	401		67
\$170,402	PORTAGELAKE	401		62
\$156,825	PORTAGELAKE	401		62
\$154,883	PORTAGELAKE	401		62
\$113,970	PORTAGELAKE	401		57
\$174,972	PORTAGELAKE	401		45

Land Value	Land Table	Property Class	Building	Depr.
\$306,484	PORTAGELAKE	401		84
\$122,288	PORTAGELAKE	401		78
\$187,857	PORTAGELAKE	401		77
\$195,812	PORTAGELAKE	401		73

Land Value	Land Table	Property Class	Building	Depr.
\$231,462	PORTAGELAKE	401		67
\$170,402	PORTAGELAKE	401		62
\$156,825	PORTAGELAKE	401		62
\$154,883	PORTAGELAKE	401		62

Land Value	Land Table	Property Class	Building	Depr.
\$113,970	PORTAGELAKE	401		57
\$174,972	PORTAGELAKE	401		45

Portage Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARM'S LENGTH	\$382,960	\$153,800	40.16
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,200	42.71
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$329,300	39.87
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$293,200	54.80
<b>Totals:</b>			<b>\$2,193,960</b>			<b>\$2,193,960</b>	<b>\$968,500</b>	<b>44.14</b>
							<b>Sale. Ratio =&gt;</b>	<b>44.14</b>
							<b>Std. Dev. =&gt;</b>	<b>7.06</b>

Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300	35.41
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700	38.28
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300	38.71
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100	40.32
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,400	31.36
<b>Totals:</b>			<b>\$1,895,000</b>			<b>\$1,895,000</b>	<b>\$696,800</b>	<b>36.77</b>
							<b>Sale. Ratio =&gt;</b>	<b>36.77</b>
							<b>Std. Dev. =&gt;</b>	<b>13.50</b>



Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
41.00	00020	5477/0404		PORTAGELAKE	401	D' FRONTAGE
72.00	00020	5450/0495		PORTAGELAKE	401	C' FRONTAGE
58.00	00020	55010584		PORTAGELAKE	401	D' FRONTAGE
72.00	00020	5444/0775		PORTAGELAKE	401	A' FRONTAGE

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
42.00	00020	5492/0088		PORTAGELAKE	401	PORTAGE CANAL
40.00	00020	5515/0854		PORTAGELAKE	401	PORTAGE CANAL
44.00	00020	5480/0630		PORTAGELAKE	401	PORTAGE CANAL
36.00	00020	5449/0137		PORTAGELAKE	401	PORTAGE CANAL
45.00	00020	5444/0678		PORTAGELAKE	401	CANAL LIL PORTA