

18

Neighborhoods Used: 00020.PORTAGELAKE

9109 MCGREGOR RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-01-481-012    03/18/2021    00020    408            410,000       313,656  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2 STORY            59            96,344            215,072       0.448  
 !! MULTI-PARCEL SALE!!



9653 PORTAGE LAKE AVE  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-01-181-004    03/12/2021    00020    408            445,000       156,579  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2 STORY            64            288,421           122,991       2.345



9707 PORTAGE LAKE AVE  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-01-107-020    02/19/2021    00020    408            510,000       191,247  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1.50 STORY            69            318,753           116,470       2.737



9558 WINSTON RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-02-403-025    11/18/2020    00020    408            965,000       320,724  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1.75 STORY            88            644,276           497,372       1.295



9811 WINSTON RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-02-175-017    10/08/2020    00020    408            449,000       234,124  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 STORY            56            214,876           118,715       1.810  
 !!MULTI-PARCEL SALE!!



9916 WINSTON RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-02-175-007    09/08/2020    00020    408            690,000       147,058  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2 STORY            89            542,942           289,640       1.875



9246 DEXTER PINCKNEY RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-01-300-005    09/04/2020    00020    408            280,000       182,977  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1.50 STORY            59            97,023            59,512       1.630



8980 DEXTER PINCKNEY RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 D -04-01-300-041    07/02/2020    00020    408            275,500       136,537  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2 STORY            78            138,963            88,269       1.574



Neighborhoods Used: 00020.PORTAGELAKE

9465 HURON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-406-013	06/18/2020 00020	408	280,000	107,480
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	59	172,520	78,890
				E.C.F. 2.187



9687 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-107-015	05/28/2020 00020	408	435,000	150,561
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	73	284,439	162,002
				E.C.F. 1.756



9931 WINSTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-02-101-022	02/14/2020 00020	408	349,900	162,046
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	77	187,854	101,780
				E.C.F. 1.846



9371 CANAL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-407-012	08/29/2019 00020	408	385,000	165,239
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	78	219,761	92,851
				E.C.F. 2.367



9465 HURON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-406-015	08/15/2019 00020	408	295,000	107,778
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	78	187,222	146,209
				E.C.F. 1.281



9637 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-01-181-006	07/03/2019 00020	408	475,000	196,356
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	278,644	178,880
				E.C.F. 1.558



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	0	92,851	0	197,605	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	101,780	0	0	0
1.50 STORY	0	0	146,209	116,470	59,512	0
1.75 STORY	0	497,372	0	0	0	0
2 STORY	0	289,640	429,151	122,991	215,072	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 : 2,268,653  
 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	219,761	0	387,396	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	187,854	0	0	0
1.50 STORY	0	0	187,222	318,753	97,023	0
1.75 STORY	0	644,276	0	0	0	0
2 STORY	0	542,942	702,046	288,421	96,344	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 : 3,672,038  
 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
14	5	14.39	21.25	1.007
After Application of E.C.F.s		1.41	2.52	0.999

<<<<<<<<<< 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)	2.367( 1)	1.000( 0)	1.960( 2)	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)	1.846( 1)	1.000( 0)	1.000( 0)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	1.281( 1)	2.737( 1)	1.630( 1)	1.000( 0)
1.75 STORY	1.000( 0)	1.295( 1)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.000( 0)	1.875( 1)	1.636( 3)	2.345( 1)	0.448( 1)	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. : 1.619 (14)  
 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

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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): 00020 - PORTAGELAKE

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

Portage Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/Adj. Sale
D-04-02-175-007	9916 WINSTON RD	09/08/20	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$187,700	27.20
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$414,700	42.97
D-04-01-300-041	8980 DEXTER PINCKNEY RD	07/02/20	\$275,500	WD	03-ARM'S LENGTH	\$275,500	\$110,800	40.22
D-04-01-407-012	9371 CANAL	08/29/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$140,100	36.39
D-04-01-406-015	9447 HURON	08/15/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$169,700	57.53
D-04-02-101-022	9931 WINSTON RD	02/14/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$111,900	31.98
D-04-01-181-006	9637 PORTAGE LAKE AVE	07/03/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$235,200	49.52
D-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,400	46.76
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$189,800	37.22
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$180,700	40.61
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$332,000	80.98
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700	45.61
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,000	43.57
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$203,800	45.39

Totals: \$6,244,400

\$6,244,400

\$2,729,500

Sale. Ratio => 43.71

Std. Dev. => 12.84

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$523,590	\$147,058	\$542,942	\$289,640	1.875	1,950	\$278.43	00020	2.8850
\$967,308	\$320,724	\$644,276	\$497,372	1.295	3,140	\$205.18	00020	1.4850
\$284,829	\$136,537	\$138,963	\$88,269	1.574	1,004	\$138.41	00020	23.5699
\$321,229	\$165,239	\$219,761	\$92,851	2.367	768	\$286.15	00020	73.6496
\$353,409	\$107,778	\$187,222	\$146,209	1.281	1,188	\$157.59	00020	52.9501
\$333,036	\$162,046	\$187,854	\$101,780	1.846	950	\$197.74	00020	21.5379
\$496,874	\$196,356	\$278,644	\$178,880	1.558	1,650	\$168.88	00020	155.7717
\$422,724	\$150,561	\$284,439	\$162,002	1.756	1,388	\$204.93	00020	175.5777
\$386,917	\$191,247	\$318,753	\$116,470	2.737	972	\$327.94	00020	273.6776
\$363,204	\$156,579	\$288,421	\$122,991	2.345	1,472	\$195.94	00020	234.5056
\$674,977	\$313,656	\$96,344	\$215,072	0.448	2,801	\$34.40	00020	44.7962
\$282,957	\$182,977	\$97,023	\$59,512	1.630	886	\$109.51	00020	163.0312
\$240,015	\$107,480	\$172,520	\$78,890	2.187	768	\$224.64	00020	218.6846
\$502,954	\$234,124	\$214,876	\$118,715	1.810	1,401	\$153.37	00020	181.0011
<b>\$6,154,023</b>		<b>\$3,672,038</b>	<b>\$2,268,653</b>			<b>\$191.65</b>		<b>14.6236</b>
				E.C.F. =>	1.619	Std. Deviation=>	0.56356798	
				Ave. E.C.F. =>	1.765	Ave. Variance=>	115.9374	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY	\$147,058		PORTAGELAKE	408	89
1.75 STORY	\$320,724		PORTAGELAKE	408	88
2 STORY	\$136,211		PORTAGELAKE	408	78
1 STORY	\$165,239		PORTAGELAKE	408	78
1.50 STORY	\$107,778		PORTAGELAKE	408	78
1.25 STORY	\$160,673		PORTAGELAKE	408	77
2 STORY	\$196,356		PORTAGELAKE	408	74
2 STORY	\$150,561		PORTAGELAKE	408	73
1.50 STORY	\$191,247		PORTAGELAKE	408	69
2 STORY	\$156,579		PORTAGELAKE	408	64
2 STORY	\$313,656	D-04-01-481-010	PORTAGELAKE	408	59
1.50 STORY	\$182,409		PORTAGELAKE	408	59
1 STORY	\$107,480		PORTAGELAKE	408	59
1 STORY	\$234,124	D-04-02-153-006	PORTAGELAKE	408	56

65.69306185



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-02-175-007	9916 WINSTON RD	09/08/20	\$690,000	WD	03-ARMI'S LENGTH	\$690,000	\$187,700	27.20
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARMI'S LENGTH	\$965,000	\$414,700	42.97
<b>Totals:</b>			<b>\$1,655,000</b>			<b>\$1,655,000</b>	<b>\$602,400</b>	
							Sale. Ratio =>	36.40
							Std. Dev. =>	11.15

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$523,590	\$147,058	\$542,942	\$289,640	1.875	1,950	\$278.43	00020	2 STORY	\$147,058
\$967,308	\$320,724	\$644,276	\$497,372	1.295	3,140	\$205.18	00020	1.75 STORY	\$320,724
<b>\$1,490,898</b>		<b>\$1,187,218</b>	<b>\$787,012</b>			<b>\$241.81</b>			
				E.C.F. => 1.509				Std. Deviation=>	
				Ave. E.C.F. => 1.585					0.40954296

Land Table	Property Class	Building Depr.
PORTAGELAKE	408	89
PORTAGELAKE	408	88

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-300-041	8980 DEXTER PINCKNEY RD	07/02/20	\$275,500	WD	03-ARMI'S LENGTH	\$275,500	\$110,800	40.22
D-04-01-407-012	9371 CANAL	08/29/19	\$385,000	WD	03-ARMI'S LENGTH	\$385,000	\$140,100	36.39
D-04-01-406-015	9447 HURON	08/15/19	\$295,000	WD	03-ARMI'S LENGTH	\$295,000	\$169,700	57.53
D-04-02-101-022	9931 WINSTON RD	02/14/20	\$349,900	WD	03-ARMI'S LENGTH	\$349,900	\$111,900	31.98
D-04-01-181-006	9637 PORTAGE LAKE AVE	07/03/19	\$475,000	WD	03-ARMI'S LENGTH	\$475,000	\$235,200	49.52
D-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARMI'S LENGTH	\$435,000	\$203,400	46.76
<b>Totals:</b>			<b>\$2,215,400</b>			<b>\$2,215,400</b>	<b>\$971,100</b>	
								<b>43.83</b>
								<b>9.35</b>
								<b>Std. Dev. =&gt;</b>
								<b>Sale. Ratio =&gt;</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$284,829	\$136,537	\$138,963	\$88,269	1.574	1,004	\$138.41	00020	2 STORY	\$136,211
\$321,229	\$165,239	\$219,761	\$92,851	2.367	768	\$286.15	00020	1 STORY	\$165,239
\$353,409	\$107,778	\$187,222	\$146,209	1.281	1,188	\$157.59	00020	1.50 STORY	\$107,778
\$333,036	\$162,046	\$187,854	\$101,780	1.846	950	\$197.74	00020	1.25 STORY	\$160,673
\$496,874	\$196,356	\$278,644	\$178,880	1.558	1,650	\$168.88	00020	2 STORY	\$196,356
\$422,724	\$150,561	\$284,439	\$162,002	1.756	1,388	\$204.93	00020	2 STORY	\$150,561
<b>\$2,212,101</b>		<b>\$1,296,883</b>	<b>\$769,990</b>			<b>\$192.28</b>			
			E.C.F. =>	1.684					
			Ave. E.C.F. =>	1.730					
					Std. Deviation=>		0.36756921		

Land Table	Property Class	Building Depr.
PORTAGELAKE	408	78
PORTAGELAKE	408	78
PORTAGELAKE	408	78
PORTAGELAKE	408	77
PORTAGELAKE	408	74
PORTAGELAKE	408	73

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARMI'S LENGTH	\$510,000	\$189,800	37.22	
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARMI'S LENGTH	\$445,000	\$180,700	40.61	
<b>Totals:</b>			<b>\$955,000</b>			<b>\$955,000</b>	<b>\$370,500</b>		
								Sale. Ratio =>	38.80
								Std. Dev. =>	2.40

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$386,917	\$191,247	\$318,753	\$116,470	2.737	972	\$327.94	00020	1.50 STORY	\$191,247
\$363,204	\$156,579	\$288,421	\$122,991	2.345	1,472	\$195.94	00020	2 STORY	\$156,579
<b>\$750,121</b>		<b>\$607,174</b>	<b>\$239,461</b>			<b>\$261.94</b>			
			E.C.F. =>	2.536			Std. Deviation=>	0.27698792	
			Ave. E.C.F. =>	2.541					



Land Table	Property Class	Building	Depr.
PORTAGELAKE	408		69
PORTAGELAKE	408		64

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$127,700	45.61	
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$122,000	43.57	
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARMS LENGTH	\$449,000	\$203,800	45.39	
<b>Totals:</b>			<b>\$1,009,000</b>			<b>\$1,009,000</b>	<b>\$453,500</b>		
								<b>Sale. Ratio =&gt;</b>	<b>44.95</b>
								<b>Std. Dev. =&gt;</b>	<b>1.12</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$282,957	\$182,977	\$97,023	\$59,512	1.630	886	\$109.51	00020	1.50 STORY	\$182,409
\$240,015	\$107,480	\$172,520	\$78,890	2.187	768	\$224.64	00020	1 STORY	\$107,480
\$502,954	\$234,124	\$214,876	\$118,715	1.810	1,401	\$153.37	00020	1 STORY	\$234,124
<b>\$1,025,926</b>		<b>\$484,419</b>	<b>\$257,117</b>			<b>\$162.51</b>			
				<b>E.C.F. =&gt; 1.884</b>				<b>Std. Deviation=&gt; 0.28402621</b>	
				<b>Ave. E.C.F. =&gt; 1.876</b>					

Other Parcels in Sale	Land Table	Property Class	Building Dept.
	PORTAGELAKE	408	59
	PORTAGELAKE	408	59
D-04-02-153-006	PORTAGELAKE	408	56

C

2

2

# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-107-015  
**Owner's Name:** MARCOVECCHIO PAUL & ANN M  
**Property Address:** 9687 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5358/0484  
**Split:** / /  
**Public Impr.:** Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

MARCOVECCHIO PAUL & ANN M  
44235 DEEP HOLLOW CIRCLE  
NORTHVILLE MI 48168

## Description:

\*OLD SID - D 04-210-052-00 DE 49-52A COM AT THE NW COR OF LOT 50, TH S 21 DEG 45' E 24.24 FT IN THE W'LY LINE OF LOT 50 FOR A PL OF BEG, TH DEFL 76 DEG 12' TO THE LEFT 76.66 FT, TH DEFL 7 DEG 36' TO THE LEFT 87.61 FT TO THE E LINE OF LOT 50, TH S 1 DEG E 32.83 FT IN THE E LINE OF LOT 50 TO THE SE COR OF LOT 50, TH SW'LY 160 FT TO THE SW COR OF LOT 50, TH N 21 DEG 45' W 38.76 FT IN TH W'LY LINE OF LOT 50 TO THE PL OF BEG, BEING A PART OF LOT 50 PORTAGE LAKE RESORT.

## Most Recent Sale Information

Sold on 05/28/2020 for 435,000 by ANDERSSON MARY T.

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

**Liber/Page:** 5358/0484

## Most Recent Permit Information

Permit P21-41112 on 05/19/2021 for \$0 category Electrical.

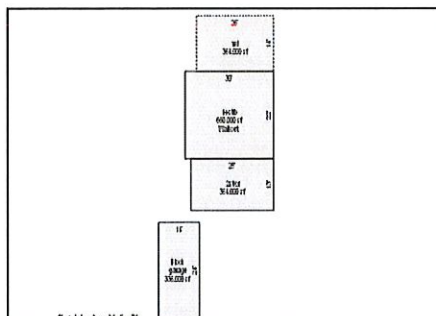
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	212,300	<b>2021 Taxable:</b>	212,300	<b>Acres:</b>	0.15
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	47.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	162.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,388  
Ground Area: 1,024  
Garage Area: 336  
Basement Area: 660  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-107-020  
**Owner's Name:** FARMER ROY  
**Property Address:** 9707 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5410/0355 **Created:** 06/29/2011  
**Split:** 06/29/2011 **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

FARMER ROY  
1909 DAY ST  
ANN ARBOR MI 48104

## Description:

BNDRY ADJST PER SURVEY 11/10/20 DE 49-54A COM AT NE COR LOT 52, PORTAGE LAKE RESORT, TH S 01-00-00 E 6.00 FT TO A POB, TH CONT S 01-00-00 E 48.66 FT, TH S 77-07-07 W 189.06 FT, TH N 21-29-30 W 53.98 FT, TH N 67-37-01 E 47.21 FT, TH N 83-47-58 E 47.57 FT, TH N 81-25-34 E 23.44 FT, TH S 77-21-30 W 1.58 FT, TH N 81-01-46 E 91.78 FT TO POB. PT OF LOTS 51, 52, & 53, PORTAGE LAKE RESORT, T1S-R4E, 0.25 AC.  
SPLIT ON 06/29/2011 FROM D -04-01-107-012, D -04-01-107-013, D -04-01-107-014;

## Most Recent Sale Information

Sold on 02/19/2021 for 510,000 by RUDNER STEPHEN & MARY LOU.

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

**Liber/Page:** 5410/0355

## Most Recent Permit Information

Permit 27886 on 07/07/2014 for \$0 category MECHANICAL.

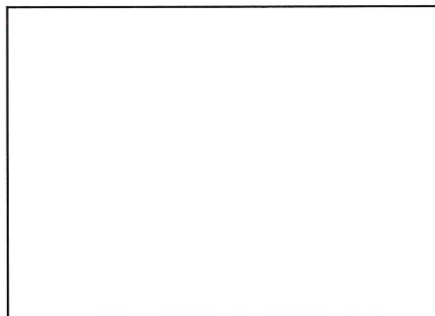
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	197,900	<b>2021 Taxable:</b>	157,680	<b>Acreage:</b>	0.25
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	48.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1903  
Occupancy: Single Family  
Class: C  
Style: 1.50 STORY  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 972  
Ground Area: 774  
Garage Area: 0  
Basement Area: 774  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-181-004  
**Owner's Name:** FISCHER WILLIAM  
**Property Address:** 9653 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5415/0854 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:**

FISCHER WILLIAM  
7233 N ORCHARD DR  
GREGORY MI 48137

**Description:**

REWRITE PER WD L4691 P182 DE 49-48 LOT 47 PORTAGE LAKE RESORT, EXC COM AT SE COR LOT 47, TH SW'LY 75.00 FT ALNG S'LY LN LOT 47 TO A POB, TH N 33-22-40 W 1.00 FT, TH S 56-37-20 W 12.62 FT, TH NE'LY 12.66 FT ALNG S'LY LN TO POB.

## Most Recent Sale Information

Sold on 03/12/2021 for 445,000 by AITKEN SUSAN.

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

**Liber/Page:** 5415/0854

## Most Recent Permit Information

None Found

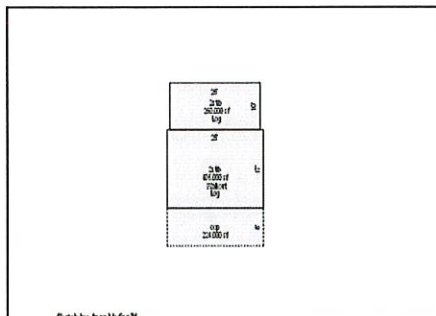
## Physical Property Characteristics

<b>2022 S.E.V.:</b> Tentative	<b>2022 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 184,400	<b>2021 Taxable:</b> 148,466	<b>Acreage:</b> 0.15
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 44.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 140.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C-5  
Style: 2 STORY  
Exterior: Log  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,472  
Ground Area: 736  
Garage Area: 0  
Basement Area: 736  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-181-006  
**Owner's Name:** LETKE ERIC & CARRIE  
**Property Address:** 9637 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5310/0456  
**Split:** / /  
**Created:** / /  
**Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:**

LETKE ERIC & CARRIE  
2751 WHISPERING WOODS DR  
ANN ARBOR MI 48103

**Description:**

\*OLD SID - D 04-210-046-00 DE 49-46 LOT 45, ALSO ALL THAT LAND LYING BETWEEN SAID LOT 45 & SHORE LINE OF PORTAGE LAKE PORTAGE LAKE RESORT.

## Most Recent Sale Information

Sold on 07/03/2019 for 475,000 by STRIPP SHERRYLL D TRUST.

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

**Liber/Page:** 5310/0456

## Most Recent Permit Information

None Found

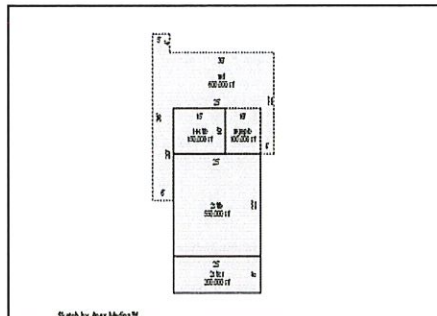
## Physical Property Characteristics

<b>2022 S.E.V.:</b> Tentative	<b>2022 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 250,800	<b>2021 Taxable:</b> 243,360	<b>Acreage:</b> 0.23
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 64.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 204.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Stone/Siding  
% Good (Physical): 74  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,650  
Ground Area: 900  
Garage Area: 0  
Basement Area: 800  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-300-005  
**Owner's Name:** VAN RIPER KEVIN W  
**Property Address:** 9246 DEXTER PINCKNEY RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5378/0256  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

VAN RIPER KEVIN W  
9246 DEXTER PINCKNEY RD  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-001-107-00 DE 1-54 COM AT SW COR OF SEC, TH N 508 FT IN W LINE OF SEC, TH S 76 DEG 47' EAST 130 FT IN N LINE OF HWY FOR PL OF BEG, TH NLY TO A POINT IN N LINE OF SW 1/4 OF SW 1/4 WHICH IS 140 FT ELY OF NW COR OF SW 1/4 OF SW 1/4, TH ELY 45 FT IN N LINE OF SW 1/4 OF SW 1/4, TH SLY TO A POINT IN N LINE OF HWY, TH N 76 DEG 47' W 51.5 FT TO PL OF BEG, BEING PART OF SW 1/4 SEC 1 T1S-R4E.

## Most Recent Sale Information

Sold on 09/04/2020 for 280,000 by WENDLAND FAMILY LIVING TRUST.

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

**Liber/Page:** 5378/0256

## Most Recent Permit Information

Permit P21-41338 on 06/29/2021 for \$0 category Plumbing.

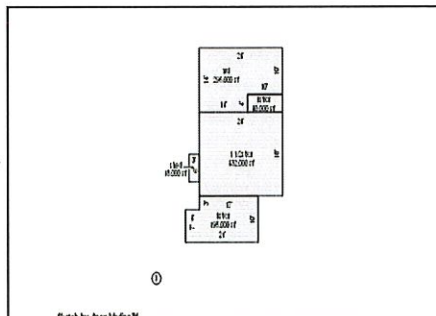
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	132,200	<b>2021 Taxable:</b>	132,200	<b>Acreage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1.50 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 886  
Ground Area: 670  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

<b>Parcel:</b>	D -04-01-300-041	<b>Current Class:</b>	
<b>Owner's Name:</b>	SARANDREA JEFFREY A & JEANNE L	<b>Previous Class:</b>	
<b>Property Address:</b>	8980 DEXTER PINCKNEY RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	5365/0745	<b>Prev. Taxable Status:</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 DI
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>			
SARANDREA JEFFREY A & JEANNE L 2597 WHISPERING PINES DR PINCKNEY MI 48169		*OLD SID - D 04-220-034-00 DE 50-33A LOT 34 ALSO- COM AT NW COR OF LOT 34 TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT 15 N OF NE COR OF LOT 34, TH S TO NE COR OF LOT 34, TH W'LY TO P.O.B, PART SW 1/4 SEC 1 T1S R4E LOT PORTAGE LAKE SHORES	

## Most Recent Sale Information

Sold on 07/02/2020 for 275,500 by HITT MATTHEW J & MELISSA J.

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

**Libers/Page:** 5365/0745

## Most Recent Permit Information

Permit P15-29371 on 06/15/2015 for \$0 category Electrical.

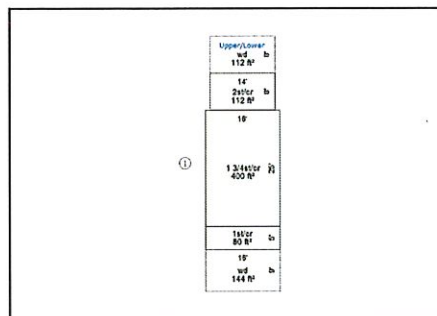
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	133,700	<b>2021 Taxable:</b>	133,700	<b>Acreage:</b>	0.06
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	69.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1900  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 78  
Heating System: Wall/Floor Furnace  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,004  
Ground Area: 592  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

<b>Parcel:</b>	D -04-01-406-013	<b>Current Class:</b>	
<b>Owner's Name:</b>	MCCRIRIE HAILEE	<b>Previous Class:</b>	
<b>Property Address:</b>	9465 HURON PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5361/0796	<b>Prev. Taxable Status</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 DI
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	DE 37-6A REWRITE SURVEY CCM N COR OF 'ADD TO PORTAGELAKE RESORT', TH S50-2-20 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 97.54 FT TO POB, TH S 48-40-50 W 122.58 FT, TH N 40-57-30 W 41.2 FT, TH N 50-36-50 E 116.7 FT, TH S 50 E 37.7 FT TO POB. PART LOTS 5, 6, 7, 8 ADD'N TO PORTAGE LAKE RESORT 0.11 AC		

## Most Recent Sale Information

Sold on 06/18/2020 for 280,000 by GLAHN MATTHEW J.

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

**Liber/Page:** 5361/0796

## Most Recent Permit Information

Permit P18-35808 on 07/17/2018 for \$5,000 category Res. Re-Roof.

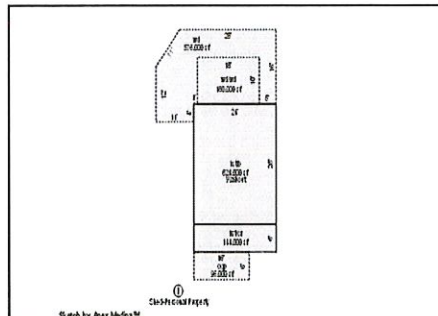
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	114,600	<b>2021 Taxable:</b>	114,600	<b>Acreage:</b>	0.11
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	41.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 768  
Ground Area: 768  
Garage Area: 0  
Basement Area: 624  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-406-015  
**Owner's Name:** BROTHERTON WILLIAM & CAROLYN B  
**Property Address:** 9447 HURON  
PINCKNEY, MI 48169  
**Liber/Page:** 5317/0408  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, CANAL

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

BROTHERTON WILLIAM & CAROLYN B  
7438 CHESTERFIELD DR E  
CANTON MI 48187

## Description:

DE 37-8A REWRITE SURVEY 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 11.29 FT TO POB, TH S 49-57-30 W 136.15 FT, TH N 40-57-30 W 40.8 FT, TH N 52-34-50 E 130.83 FT, TH S 50 E 35.34 FT TO POB. PARTLOTS 7, 8, 9, 10 & 11 ADD'N TO PORTAGE LAKE RESORT 0.12 AC

## Most Recent Sale Information

Sold on 08/15/2019 for 295,000 by SMITH ROGER S.

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

**Liber/Page:** 5317/0408

## Most Recent Permit Information

Permit P21-40868 on 04/07/2021 for \$0 category Mechanical.

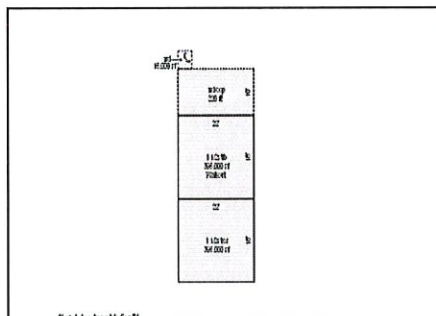
## Physical Property Characteristics

<b>2022 S.E.V.:</b> Tentative	<b>2022 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 168,600	<b>2021 Taxable:</b> 168,600	<b>Acreage:</b> 0.12
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 41.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 133.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C+10  
Style: 1.50 STORY  
Exterior: Brick/Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,188  
Ground Area: 792  
Garage Area: 0  
Basement Area: 396  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-407-012  
**Owner's Name:** DROZDOWSKI MICHAEL & AIRLIE  
**Property Address:** 9371 CANAL  
PINCKNEY, MI 48169  
**Liber/Page:** 5318/0701  
**Split:** / /  
**Public Impr.:** Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

## Mailing Address:

DROZDOWSKI MICHAEL & AIRLIE  
8495 MOON RD  
SALINE MI 48176

## Description:

REWRITE PER QCD L5319 P33 08/29/19 DE 1-25 COM AT NE COR SEC 1, TH SOUTH 2169.30 FT, TH W'LY MAKING A SW'LY ANGLE OF 92-28-30 WITH THE E LINE OF SEC 288.93 FT, TH DEFL 10-25-30 TO THE RIGHT 46.38 FT TO A POB, TH DEFL 61-40-00 LEFT 100.00 FT, TH DEFL 63-02-00 RIGHT 48.30 FT, TH DEFL 118-14-30 RIGHT 150.00 FT, TH DEFL 60-23-00 RIGHT 45.08 FT, TH DEFL 118-20-00 RIGHT 49.39 FT TO THE POB. PT OF SE FRL 1/4 SEC 1, T1S-R4E. BEING LOT A-2 OF A ADD, UNRECORDED, ALSO ALL LAND LYING S'LY OF SAID LOT BETWEEN E'LY AND W'LY LOT LINES EXTENDED TO WATERS EDGE.

## Most Recent Sale Information

Sold on 08/29/2019 for 385,000 by FOLEY MICHAEL D REV TRUST.

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

**Liber/Page:** 5318/0701

## Most Recent Permit Information

Permit P14-28458 on 10/24/2014 for \$0 category Plumbing.

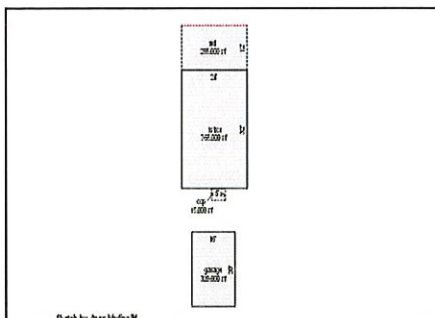
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	164,600	<b>2021 Taxable:</b>	160,617	<b>Acreage:</b>	0.16
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	48.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C-5  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 768  
Ground Area: 768  
Garage Area: 320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-01-481-012  
**Owner's Name:** THOMPSON LORI  
**Property Address:** 9109 MCGREGOR RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5416/0162 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:**

THOMPSON LORI  
9109 MCGREGOR RD  
PINCKNEY MI 48169

**Description:**

\*OLD SID - D 04-280-022-00 DE 54-20 LOT 20 WOODLAND BEACH.

## Most Recent Sale Information

Sold on 03/18/2021 for 410,000 by HARDESTY C JAMES & RALPHA.

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

**Liber/Page:** 5416/0162

## Most Recent Permit Information

Permit P21-41147 on 05/25/2021 for \$8,925 category Res. Door & Window Replace.

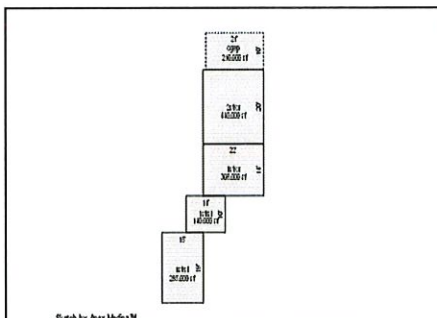
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	160,400	<b>2021 Taxable:</b>	74,318	<b>Acreage:</b>	0.11
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	45.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	102.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1935  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 54  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,613  
Ground Area: 1,173  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-02-101-022  
**Owner's Name:** CHARLES PAUL D  
**Property Address:** 9931 WINSTON RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5343/0575  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, CANAL  
**Created:** / /  
**Active:** Active  
**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 47080 PINCKNEY COMMUNITY SCHOOLS  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:** CHARLES PAUL D  
WOOD DONALD E  
575 TOWN TRAIL  
PINCKNEY MI 48169  
**Description:** OWNER REQUEST DE 47-61C-1 COM AT NE COR LOT 67, PORTAGE HEIGHTS, TH S 02-28-00 E 27 FT IN E LINE OF LOT 67, TH S 30-52-00 W 304.44 FT TO A POB, TH S 40-01-00 W 100 FT, TH S 49-59-00 E 64.44 FT, TH NE'LY 103.58 FT IN NW'LY LINE OF WINSTON DR, TH N 49-59-00 W 93.20 FT TO THE POB. PT OF LOTS 62 & 63 PORTAGE HEIGHTS. SPLIT ON 08/02/2006 FROM D -04-02-101-007, D -04-02-101-008;

## Most Recent Sale Information

Sold on 02/14/2020 for 349,900 by SKENDER MATTHEW A.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5343/0575

## Most Recent Permit Information

None Found

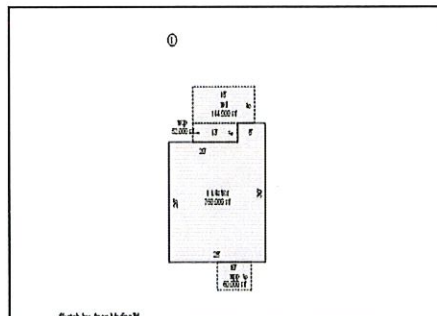
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	133,300	<b>2021 Taxable:</b>	133,300	<b>Acreage:</b>	0.19
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	79.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: 1.25 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 950  
Ground Area: 760  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

**Parcel:** D -04-02-175-007  
**Owner's Name:** FERRIS NICHOLAS & LORI  
**Property Address:** 9916 WINSTON RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5378/0921  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**Current Class:**  
**Previous Class:**  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 47080 PINCKNEY COMMUNITY SCHOOLS  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:** FERRIS NICHOLAS & LORI  
3819 LAKE POINTE LN  
ANN ARBOR MI 48108  
**Description:** \*OLD SID - D 04-180-014-00 DE 46-14 LOT 15 PLEASANT VIEW RESORT.

## Most Recent Sale Information

Sold on 09/08/2020 for 690,000 by SKENDER MATTHEW.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5378/0921

## Most Recent Permit Information

Permit 02-05593 on 12/12/2002 for \$0 category RES. NEW CONSTRUCTION.

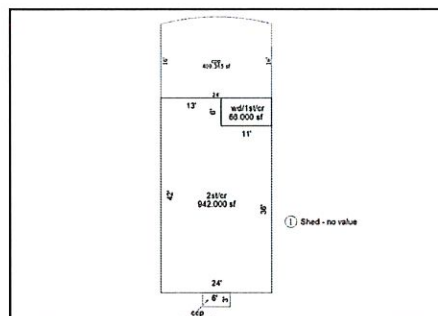
## Physical Property Characteristics

<b>2022 S.E.V.:</b> Tentative	<b>2022 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2021 S.E.V.:</b> 259,500	<b>2021 Taxable:</b> 259,500	<b>Acreage:</b> 0.10
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 42.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 103.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Single Family  
Class: B-10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,950  
Ground Area: 1,008  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

<b>Parcel:</b>	D -04-02-175-017	<b>Current Class:</b>	
<b>Owner's Name:</b>	CLOUTIER RHONDA L	<b>Previous Class:</b>	
<b>Property Address:</b>	9808 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5382/0809	<b>Prev. Taxable Status</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, LAKE	<b>School:</b>	47080 PINCKNEY COMMUNITY SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
		<b>Description:</b>	
CLOUTIER RHONDA L 9808 WINSTON RD PINCKNEY MI 48169			*OLD SID - D 04-180-003-00 DE 46-3 LOT 4 PLEASANT VIEW RESORT. ASSESSMENT INCLUDES LOT 28 PORTAGE HEIGHTS DE 47-28

## Most Recent Sale Information

Sold on 10/08/2020 for 449,000 by HARTLEP JEFFREY & SHERI.

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

**Liber/Page:** 5382/0809

## Most Recent Permit Information

Permit P12-24311 on 03/14/2012 for \$3,000 category RES. RE-ROOF.

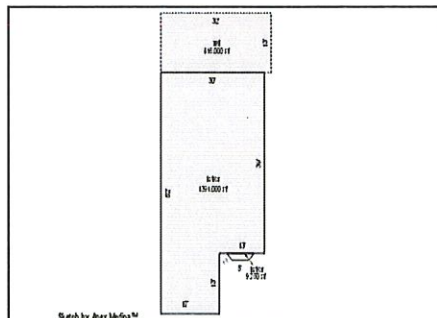
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	184,100	<b>2021 Taxable:</b>	184,100	<b>Acreage:</b>	0.13
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	48.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Brick  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,401  
Ground Area: 1,401  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/11/2021 2:48 PM

<b>Parcel:</b>	D -04-02-403-025	<b>Current Class:</b>	
<b>Owner's Name:</b>	STANTE MARIO (LE)	<b>Previous Class:</b>	
<b>Property Address:</b>	9558 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5414/0985	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	03/05/2001	<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 DI
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

STANTE MARIO (LE)  
9558 WINSTON RD  
PINCKNEY MI 48169

## Description:

BNDRY ADJST PER DEED L5230 P335 OWNER REQUEST DE 2-19B-1 COM AT SE COR LOT 1, ELM GROVE SUBDIVISION, TH S 61-41-00 W 118.42 FT, TH S 14-12-00 E 78.31 FT TO A POB, TH S 68-34-00 W 83.06 FT, TH S 43-00-00 E 75.00 FT, TH S 87-33-00 E 48.29 FT, TH S 14-12-00 E 30.00 FT, TH N 70-43-00 E 365.00 FT, TH N 14-12-00 W 90.00 FT, TH S 70-43-00 W 365.00 FT, TH N 14-12-00 W 30.00 FT TO THE POB. PT OF SE 1/4 SEC 2, T1S-R4E. 0.86 AC. COMBINED ON 03/02/2001 FROM D -04-02-403-005, D -04-02-403-008, D -04-02-403-010, D -04-02-403-024;

## Most Recent Sale Information

Sold on 02/10/2021 for 0 by STANTE MARIO.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5414/0985

## Most Recent Permit Information

Permit 10-22091 on 04/15/2010 for \$0 category PORCH/DECK.

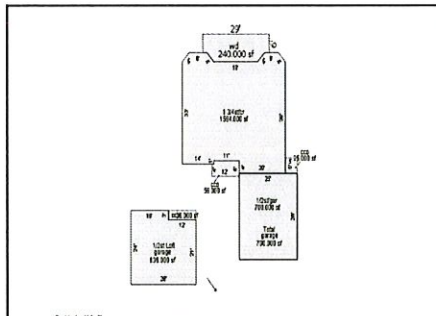
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	457,100	<b>2021 Taxable:</b>	457,100	<b>Acreage:</b>	0.87
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2007  
Occupancy: Single Family  
Class: B  
Style: 1.75 STORY  
Exterior: Wood Siding  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,140  
Ground Area: 1,594  
Garage Area: 1,336  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



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-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$203,400	46.76
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARMS LENGTH	\$510,000	\$189,800	37.22
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARMS LENGTH	\$445,000	\$180,700	40.61
D-04-01-181-006	9637 PORTAGE LAKE AVE	07/03/19	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$235,200	49.52
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$127,700	45.61
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$122,000	43.57
D-04-01-406-015	9447 HURON	08/15/19	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$169,700	57.53
D-04-01-407-012	9371 CANAL	08/29/19	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$140,100	36.39
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$332,000	80.98
D-04-02-101-022	9931 WINSTON RD	02/14/20	\$349,900	WD	03-ARMS LENGTH	\$349,900	\$111,900	31.98
D-04-02-153-006	WINSTON RD	10/08/20	\$449,000	WD	03-ARMS LENGTH	\$449,000	\$203,800	45.39
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARMS LENGTH	\$449,000	\$203,800	45.39
D-04-02-400-013	VACANT	02/24/21	\$683,000	WD	03-ARMS LENGTH	\$42,581	\$12,500	29.36
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARMS LENGTH	\$965,000	\$414,700	42.97

Totals: \$6,410,900 \$5,770,481 \$2,647,300

Sale. Ratio => 45.88

Std. Dev. => 12.55

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$436,008	\$162,837	\$163,845	44.3	162.0	0.15	0.15	\$3,677	\$1,092,866	\$25.09
\$403,791	\$314,330	\$208,121	56.2	200.0	0.25	0.25	\$5,588	\$1,272,591	\$29.21
\$377,020	\$238,375	\$170,395	46.1	140.0	0.15	0.15	\$5,176	\$1,632,705	\$37.48
\$514,200	\$174,482	\$213,682	57.8	204.0	0.23	0.23	\$3,021	\$775,476	\$17.80
\$268,167	\$179,452	\$167,619	49.3	100.0	0.12	0.12	\$3,640	\$1,533,778	\$35.21
\$234,358	\$147,465	\$101,823	56.6	120.0	0.11	0.11	\$2,607	\$1,352,890	\$31.06
\$347,737	\$49,369	\$102,106	56.7	133.0	0.12	0.12	\$870	\$425,595	\$9.77
\$335,809	\$229,010	\$179,819	48.6	150.0	0.16	0.16	\$4,712	\$1,431,313	\$32.86
\$688,152	\$48,679	\$326,831	88.3	212.0	0.22	0.11	\$551	\$222,279	\$5.10
\$273,840	\$177,537	\$101,477	84.6	79.0	0.19	0.19	\$2,099	\$959,659	\$22.03
\$436,520	\$260,813	\$248,333	102.1	215.0	0.26	0.14	\$2,554	\$991,684	\$22.77
\$436,520	\$260,813	\$248,333	102.1	215.0	0.26	0.14	\$2,554	\$991,684	\$22.77
\$436,520	\$260,813	\$248,333	102.1	215.0	0.26	0.13	\$2,554	\$991,684	\$22.77
\$27,500	\$42,581	\$27,500	0.0	0.0	10.00	10.00	#DIV/0!	\$4,258	\$0.10
\$942,571	\$318,416	\$295,987	84.8	115.0	0.87	0.87	\$3,755	\$366,417	\$8.41
<b>\$5,722,193</b>	<b>\$2,604,159</b>	<b>\$2,555,871</b>	<b>877.5</b>		<b>13.07</b>	<b>12.69</b>			
Average		Average		Average		Average		Average	
per FF=>		\$2,968		per Net Acre=>		199,277.55		per SqFt=>	
								\$4.57	

Actual Front	Ecf Area	Libe/Page	Other Parcels in Sale	Land Table	Class
47.00	00020	5358/0484		PORTAGELAKE	408
48.66	00020	5410/0355		PORTAGELAKE	408
44.00	00020	5415/0854		PORTAGELAKE	408
64.00	00020	5310/0456		PORTAGELAKE	408
50.00	00020	5378/0256		PORTAGELAKE	408
41.00	00020	5361/0796		PORTAGELAKE	408
41.00	00020	5317/0408		PORTAGELAKE	408
48.00	00020	5318/0701		PORTAGELAKE	408
90.00	00020	5416/0162	D -04-01-481-010	PORTAGELAKE	408
100.00	00020	5343/0575		PORTAGELAKE	408
108.00	00020	5382/0809	D -04-02-175-017	PORTAGELAKE	401
108.00	00020	5382/0809	D -04-02-153-006	PORTAGELAKE	408
0.00	00020	5416/0563	D -04-02-400-010, D -04-02-400-011, D -04-02-400-009	PORTAGELAKE	402
90.00	00020	5391/0915		PORTAGELAKE	408

Portage Lake Land Analysis A Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARMI'S LENGTH	\$449,000	\$203,800
<b>Totals:</b>			<b>\$449,000</b>			<b>\$449,000</b>	<b>\$203,800</b>

Sale. Ratio =>  
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.39	\$436,520	\$260,813	\$248,333	102.1	215.0	0.26	0.13	\$2,554	\$991,684
45.39	\$436,520	\$260,813	\$248,333	102.1	Average	0.26	0.13	Average	Average
#DIV/0!				\$2,554	Average	per Net Acre=>	991,684.41	per FF=>	per SqFt=>

C

3

3

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$22.77	108.00	00020	5382/0809	D-04-02-153-006	PORTAGELAKE	408

\$22.77



Portage Lake Land Analysis B Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-005	9246 DEXTER PINGKNEY RD	09/04/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$414,700
<b>Totals:</b>			<b>\$1,245,000</b>			<b>\$1,245,000</b>	<b>\$542,400</b>

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre
45.61	\$268,167	\$179,452	\$167,619	49.3	100.0	0.12	0.12	\$3,640	\$1,533,778
42.97	\$942,571	\$318,416	\$295,987	84.8	115.0	0.87	0.87	\$3,755	\$366,417
43.57	\$1,210,738	\$497,868	\$463,606	134.1		0.99	0.99		
1.86			Average	\$3,713	Average	per Net Acre=>	504,937.12	Average	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table
\$35.21	50.00	00020	5378/0256	PORTAGELAKE
\$8.41	90.00	00020	5391/0915	PORTAGELAKE

\$11.59

Portage Lake Land Analysis D Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARMI'S LENGTH	\$435,000	\$203,400
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARMI'S LENGTH	\$510,000	\$189,800
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARMI'S LENGTH	\$445,000	\$180,700
D-04-01-181-006	9637 PORTAGE LAKE AVE	07/03/19	\$475,000	WD	03-ARMI'S LENGTH	\$475,000	\$235,200
D-04-01-407-012	9371 CANAL	08/29/19	\$385,000	WD	03-ARMI'S LENGTH	\$385,000	\$140,100
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARMI'S LENGTH	\$410,000	\$332,000
<b>Totals:</b>			<b>\$2,660,000</b>			<b>\$2,660,000</b>	<b>\$1,281,200</b>

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.76	\$436,008	\$162,837	\$163,845	44.3	162.0	0.15	0.15	\$3,677	\$1,092,866
37.22	\$403,791	\$314,330	\$208,121	56.2	200.0	0.25	0.25	\$5,588	\$1,272,591
40.61	\$377,020	\$238,375	\$170,395	46.1	140.0	0.15	0.15	\$5,176	\$1,632,705
49.52	\$514,200	\$174,482	\$213,682	57.8	204.0	0.23	0.23	\$3,021	\$775,476
36.39	\$335,809	\$229,010	\$179,819	48.6	150.0	0.16	0.16	\$4,712	\$1,431,313
80.98	\$688,152	\$48,679	\$326,831	88.3	212.0	0.22	0.11	\$551	\$222,279
<b>48.17</b>	<b>\$2,754,980</b>	<b>\$1,167,713</b>	<b>\$1,262,693</b>	<b>341.3</b>	<b>Average</b>	<b>1.15</b>	<b>1.03</b>	<b>Average</b>	<b>Average</b>
<b>16.70</b>			<b>per FF=&gt;</b>	<b>\$3,422</b>	<b>per Net Acres=&gt;</b>	<b>1,018,946.77</b>		<b>per SqFt=&gt;</b>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$25.09	47.00	00020	5358/0484		PORTAGELAKE
\$29.21	48.66	00020	5410/0355		PORTAGELAKE
\$37.48	44.00	00020	5415/0854		PORTAGELAKE
\$17.80	64.00	00020	5310/0456		PORTAGELAKE
\$32.86	48.00	00020	5318/0701		PORTAGELAKE
\$5.10	90.00	00020	5416/0162	D-04-01-481-010	PORTAGELAKE
<b>\$23.39</b>					

Portage Lake Land Analysis Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARMY'S LENGTH	\$280,000	\$122,000	43.57
D-04-01-406-015	9447 HURON	08/15/19	\$295,000	WD	03-ARMY'S LENGTH	\$295,000	\$169,700	57.53
D-04-02-101-022	9931 WINSTON RD	02/14/20	\$349,900	WD	03-ARMY'S LENGTH	\$349,900	\$111,900	31.98
<b>Totals:</b>			<b>\$924,900</b>			<b>\$924,900</b>	<b>\$403,600</b>	
							Sale. Ratio =>	43.64
							Std. Dev. =>	12.79

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$234,358	\$147,465	\$101,823	56.6	120.0	0.11	0.11	\$2,607	\$1,352,890	\$31.06
\$347,737	\$49,369	\$102,106	56.7	133.0	0.12	0.12	\$870	\$425,595	\$9.77
\$273,840	\$177,537	\$101,477	84.6	79.0	0.19	0.19	\$2,099	\$959,659	\$22.03
<b>\$855,935</b>	<b>\$374,371</b>	<b>\$305,406</b>	<b>197.9</b>		<b>0.41</b>	<b>0.41</b>			
Average					Average			Average	
per FF=>			<b>\$1,892</b>		per Net Acre=>	<b>913,100.00</b>		per SqFt=>	<b>\$20.96</b>



Actual Front	Ecf Area	Libe/Page	Other Parcels In Sale	Land Table	Class
41.00	00020	5361/0796		PORTAGELAKE	408
41.00	00020	5317/0408		PORTAGELAKE	408
100.00	00020	5343/0575		PORTAGELAKE	408