

19

Neighborhoods Used: 00021.PORTAGELAKE NON-LF

9623 WINSTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-02-402-022	12/02/2022 00021	401	195,000	76,968	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	67	118,032	120,429	0.980



8578 PORTAGE LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-043	09/30/2022 00021	401	215,000	52,096	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	162,904	94,138	1.730



8537 SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-006	09/20/2022 00021	401	299,900	51,733	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	248,167	171,834	1.444



9835 BETTY PLACE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-02-151-004	09/15/2022 00021	401	299,000	79,623	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	219,377	168,465	1.302



91 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-106-003	09/09/2022 00021	401	257,500	95,123	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	56	162,377	141,440	1.148

!!MULTI-PARCEL SALE!!



8531 SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-005	07/07/2022 00021	401	190,000	51,733	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	138,267	71,246	1.941



8586 PORTAGE LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-042	06/06/2022 00021	401	260,000	53,889	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73	206,111	155,093	1.329



9512 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-180-045	08/20/2021 00021	401	164,000	67,691	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	96,309	57,849	1.665



Neighborhoods Used: 00021.PORTAGELAKE NON-LF

9847 PORTAGE LAKE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-107-001	06/28/2021 00021	401	225,000	84,349	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	73	140,651	107,701	1.306



9960 FLORENCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-02-102-009	04/15/2021 00021	401	620,000	278,198	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	341,802	298,865	1.144

!!MULTI-PARCEL SALE!!



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel: D -04-01-106-003
Owner's Name: BURGIN CHELSEA R
Property Address: 9904 PORTAGE LAKE AVE
PINCKNEY, MI 48169
Liber/Page: 5497/0624 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

BURGIN CHELSEA R
9904 PORTAGE LAKE AVE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-001-015-00 DE 1-15 COM AT THE NW COR OF LOT 1 OF PORTAGE LAKE RESORT, A RECORDED SUBDIVISION, TH N 1 DEG 01' W 40 FT, TH N 89 DEG 35' E 10 FT FOR A PL OF BEG, TH N 1 DEG 01' W 40 FT, TH N 89 DEG 35' E 100 FT, TH S 1 DEG 01' E 40 FT, TH S 89 DEG 35' W 100 FT TO THE PL OF BEG, BEING A PART OF NE FRL 1/4 SEC. 1 T1S R4E.

Most Recent Sale Information

Sold on 09/09/2022 for 257,500 by SALERNO ANTHONY & SHARON.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 5497/0624

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	111,400	2023 Taxable:	111,400	Acreage:	0.09
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,354
Ground Area: 1,354
Garage Area: 0
Basement Area: 1,354
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel: D -04-01-107-001
Owner's Name: HARTMAN MIRANDA A
Property Address: 9847 PORTAGE LAKE AVE
PINCKNEY, MI 48169
Liber/Page: 5435/0136 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Level

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: 00021 PORTAGELAKE NON-LF

Mailing Address:

HARTMAN MIRANDA A
9847 PORTAGE LAKE AVE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-210-065-00 DE 49-64 THE E 100 FT IN WIDTH OF LOT60 PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 06/28/2021 for 225,000 by SUGIURA JODY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5435/0136

Most Recent Permit Information

None Found

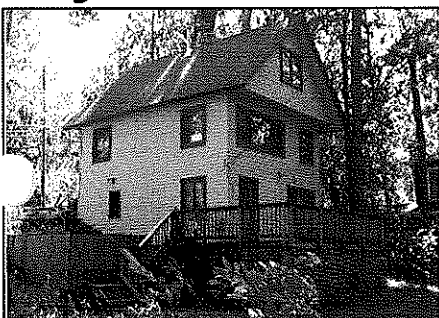
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 98,500	2023 Taxable: 98,500	Acreage: 0.15
Zoning: LR	Land Value: Tentative	Frontage: 66.0
E: 100.000	Land Impr. Value: Tentative	Average Depth: 100.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,210
Ground Area: 480
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 12:47 PM

Parcel:	D -04-01-108-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TALAGA CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8531 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5490/0788	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
TALAGA CHRISTOPHER		OLD SID D-04-140-080-00 DE 42-55P E 40 FT OF W 440 FT OF N 120FT OF LOT 57 ORCHARD ADDITION TO PORTAGE LAKE RESORT.	
8531 SECOND ST			
PINCKNEY MI 48169			

Most Recent Sale Information

Sold on 07/07/2022 for 190,000 by COWDEN CHANDLER TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5490/0788

Most Recent Permit Information

Permit 03-07812 on 09/29/2003 for \$9,000 category RES. ADD/ALTER/REPAIR.

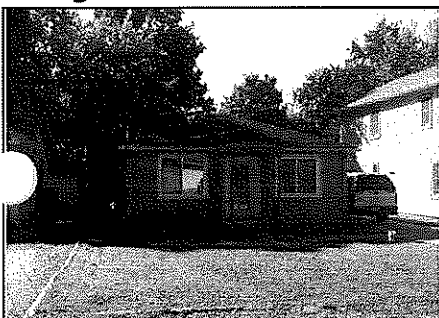
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	70,200	2023 Taxable:	70,200	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 792
Ground Area: 792
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 12:47 PM

Parcel:	D -04-01-108-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DAGENAIS MAXWELL & JESSICA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8537 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5498/0508	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
DAGENAIS MAXWELL & JESSICA 8537 SECOND ST PINCKNEY MI 48169		REWRITE PER WD L3136 P819 DE 42-55N COM AT SW COR LOT 57, ORCHARD ADDITION TO PORTAGE LAKE RESORT, TH N 120 FT, TH E 360 FT TO A POB, TH N 120 FT, TH E 40 FT, TH S 120 FT, TH W 40 FT TO POB.	

Most Recent Sale Information

Sold on 09/20/2022 for 299,900 by VANDER HAAGEN DEBORAH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0508

Most Recent Permit Information

Permit P18-34819 on 01/30/2018 for \$4,000 category Res. Door Replace.

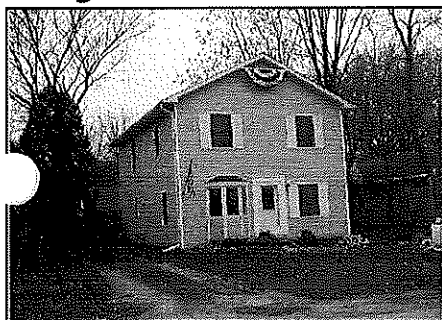
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	132,000	2023 Taxable:	132,000	Acres:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,736
Ground Area: 864
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 12:47 PM

Parcel:	D -04-01-108-042	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REICH ALEXANDER & CROSBY HEATHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8586 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5486/0379	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
REICH ALEXANDER & CROSBY HEATHER		*OLD SID - D 04-140-043-00 DE 42-42A LOT 45 & S 20 FT OF W 40 FT OF E 80 FT OF W 240.5 FT OF LOT 56 ORCHARD ADD	
8586 PORTAGE LAKE BLVD		TO PORTAGE LK RESORT	
PINCKNEY MI 48169			

Most Recent Sale Information

Sold on 06/06/2022 for 260,000 by FONG TINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5486/0379

Most Recent Permit Information

None Found

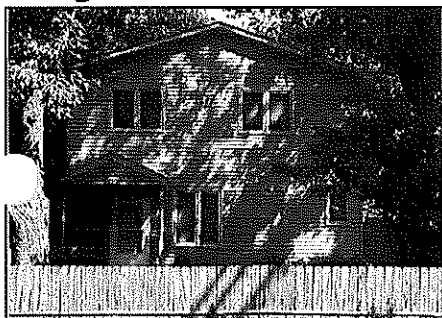
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	122,800	2023 Taxable:	122,800	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
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: 0
Floor Area: 1,320
Ground Area: 660
Garage Area: 0
Basement Area: 324
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel:	D -04-01-108-043	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FEDORKO MICHAEL J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8578 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5499/0983	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
FEDORKO MICHAEL J 8578 PORTAGE LAKE BLVD PINCKNEY MI 48169		*OLD SID - D 04-140-044-00 DE 42-43 A LOT 46 & S 20 FT OF E 40 FT OF E 80 FT OF W 240.5 FT OF LOT 56 ORCHARD ADD TO PORTAGE LK RESORT	

Most Recent Sale Information

Sold on 09/30/2022 for 215,000 by REICH ALEXANDER & RANDALL.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5499/0983

Most Recent Permit Information

Permit P17-33265 on 06/02/2017 for \$20,000 category Res. Window Replace.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	84,300	2023 Taxable:	84,300	Acres:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Block
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 846
Ground Area: 846
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 12:47 PM

Parcel:	D -04-01-108-045	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REYNOLDS RUTH ANN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8554 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5399/0557	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
REYNOLDS RUTH ANN 8554 PORTAGE LAKE BLVD PINCKNEY MI 48169	*OLD SID - D 04-140-046-00 DE 42-45 LOT 49 & LOT 48 EXC W 25 FT THEREOF ORCHARD ADDITION TO PORTAGE LAKE RESORT

Most Recent Sale Information

Sold on 01/07/2021 for 206,000 by NORRIS MARILYN & ROSE STEPHAN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5399/0557

Most Recent Permit Information

Permit 06-16781 on 07/05/2006 for \$70,000 category RES. ADD/ALTER/REPAIR.

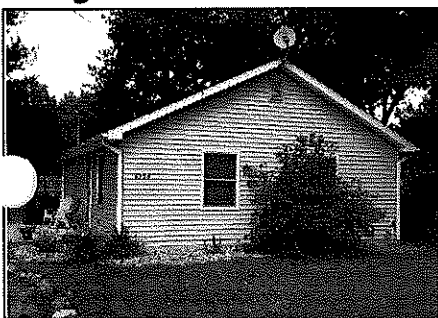
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	94,900	2023 Taxable:	94,900	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	55.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 912
Ground Area: 912
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel: D -04-02-102-009
Owner's Name: MONDLOCH DENISE S (LE)
Property Address: 9960 FLORENCE
PINCKNEY, MI 48169
Liber/Page: 5442/0187 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

MONDLOCH DENISE S (LE)
9960 FLORENCE
PINCKNEY MI 48169

Description:

REWRITE PER SURVEY 07/2001 DE 47-57A LOTS 57 & 60 ALSO N 1/2 OF LOTS 56 & 61 PORTAGE HEIGHTS, ALSO DESC AS:
BEG AT NW COR LOT 57, TH S 89-53-19 E 114.83 FT, TH S 86-07-35 E 121.77 FT, TH 164.32 FT ALNG ARC OF CURV-RT-RAD
340.38 FT - CH S 14-43-22 W 162.73 FT, TH N 81-47-19 W 107.84 FT, TH N 82-41-19 W 107.84 FT, TH N 82-41-19 W 101.75
FT, TH 138.3 FT ALNG ARC OF CURV-LFT-RAD 692.22 FT - CH N 05-16-11 E 138.07 FT TO THE POB.

Most Recent Sale Information

Sold on 08/24/2021 for 0 by MONDLOCH DENISE.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5442/0187

Most Recent Permit Information

Permit P17-33076 on 05/01/2017 for \$15,000 category Res. Add/Alter/Repair.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 256,600

2023 Taxable: 256,600

Acreage: 0.78

Zoning: LR

Land Value: Tentative

Frontage: 138.0

RE: 100.000

Land Impr. Value: Tentative

Average Depth: 226.0

Improvement Data

of Residential Buildings: 1

Year Built: 1947

Occupancy: Single Family

Class: C+10

Style: 1 STORY

Exterior: Alum., Vinyl

% Good (Physical): 75

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 2

Floor Area: 1,922

Ground Area: 1,336

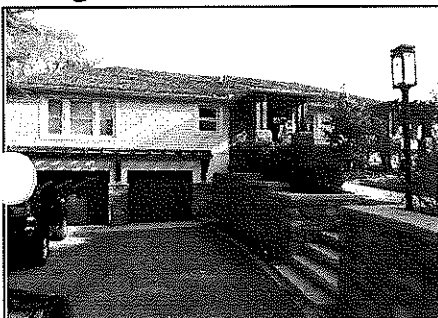
Garage Area: 586

Basement Area: 1,120

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel:	D -04-02-151-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ERKFRTZ AMANDA & RYAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9835 BETTY PLACE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5498/0037	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Sewer, Electric, Gas	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Rolling	MAP #	DAFD
		School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
ERKFRTZ AMANDA & RYAN		*OLD SID - D 04-190-009-00 DE 47-16A-1 E 1/2 OF LOT 15 & ALL LOTS 16, 17 & 18 PORTAGE HTS ADD.	
9835 BETTY PLACE			
PINCKNEY MI 48169			

Most Recent Sale Information

Sold on 09/15/2022 for 299,000 by ENGEL KURT & DEBORAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0037

Most Recent Permit Information

None Found

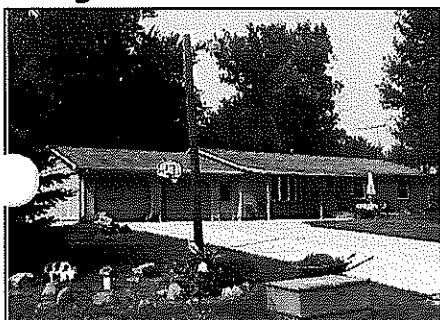
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	127,700	2023 Taxable:	127,700	Acreeage:	0.60
Zoning:	LR	Land Value:	Tentative	Frontage:	180.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	169.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 676
Basement Area: 1,344
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 12:47 PM

Parcel:	D -04-02-402-022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARSHALL KEITH R & MEADE SHAWN T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9623 WINSTON RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5506/0196	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
MARSHALL KEITH R & MEADE SHAWN T 9623 WINSTON DR PINCKNEY MI 48169	FROM 0402402004 & 005 4/6/92, OWNERS REQUEST *OLD SID - D 04-002-033-00 DE 2-8 LOTS 31 AND 32 OF ELM GROVE NO. 1 SUB, UNRECORDED, DESC AS FOLLOWS, COM AT THE E 1/4 POST OF SEC, TH N 89 DEG 43'W 1036.47 FT IN THE E & W 1/4 LINE, TH S 12 DEG 47' W 186.34 FT, TH S 8 DEG 27' W 207.75 FT, TH S 36 DEG 05' W 250.38 FT, TH S 3 DEG 31' W 109.2 FT TO POB; TH CON S 3-31 W 59.91 FT, TH 5-29 E 95.15 FT, TH N 63-39 E 100 FT, TH N 0-23 E 80.44 FT, TH N 72-43 -30 W 100 FT TO POB; PT SE QTR SEC 2 T1S R4E

Most Recent Sale Information

Sold on 12/02/2022 for 195,000 by LAUNSTEIN EDWARD & ROSEANNA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5506/0196
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Most Recent Permit Information

Permit 97-3236 on 11/13/1997 for \$500 category PORCH/DECK.

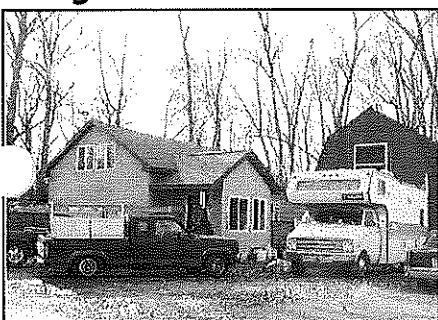
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	113,300	2023 Taxable:	113,300	Acreage:	0.27
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
AGE:	0.000	Land Impr. Value:	Tentative	Average Depth:	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): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,110
Ground Area: 840
Garage Area: 504
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Portage Lake Non Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-106-003	9904 PORTAGE LAKE AVE	09/09/22	\$257,500	WD	19-MULTI PARCEL ARMI'S LENGTH	\$257,500	\$132,200
D-04-01-107-001	9847 PORTAGE LAKE AVE	06/28/21	\$225,000	WD	03-ARMY'S LENGTH	\$225,000	\$78,400
D-04-01-108-005	8531 SECOND ST	07/07/22	\$190,000	WD	03-ARMY'S LENGTH	\$190,000	\$68,700
D-04-01-108-006	8537 SECOND ST	09/20/22	\$299,900	WD	03-ARMY'S LENGTH	\$299,900	\$125,600
D-04-01-108-042	8586 PORTAGE LAKE BLVD	06/06/22	\$260,000	WD	03-ARMY'S LENGTH	\$260,000	\$117,200
D-04-01-108-043	8578 PORTAGE LAKE BLVD	09/30/22	\$215,000	WD	03-ARMY'S LENGTH	\$215,000	\$82,000
D-04-01-180-045	9512 PORTAGE LAKE AVE	08/20/21	\$164,000	WD	03-ARMY'S LENGTH	\$164,000	\$64,200
D-04-02-102-009	9960 FLORENCE	04/15/21	\$620,000	WD	03-ARMY'S LENGTH	\$620,000	\$269,600
D-04-02-151-004	9835 BETTY PLACE	09/15/22	\$299,000	WD	03-ARMY'S LENGTH	\$299,000	\$116,700
D-04-02-402-022	9623 WINSTON RD	12/02/22	\$195,000	WD	03-ARMY'S LENGTH	\$195,000	\$110,300
Totals:						\$2,725,400	\$1,164,900

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.34	\$327,563	\$95,123	\$162,377	\$141,440	1.148	1,354	\$119.92	00021
34.84	\$224,360	\$84,349	\$140,651	\$107,701	1.306	1,210	\$116.24	00021
36.16	\$144,353	\$51,733	\$138,267	\$71,246	1.941	792	\$174.58	00021
41.88	\$275,117	\$51,733	\$248,167	\$171,834	1.444	1,736	\$142.95	00021
45.08	\$255,510	\$53,889	\$206,111	\$155,093	1.329	1,320	\$156.14	00021
38.14	\$174,475	\$52,096	\$162,904	\$94,138	1.730	846	\$192.56	00021
39.15	\$142,895	\$67,691	\$96,309	\$57,849	1.665	640	\$150.48	00021
43.48	\$803,425	\$278,198	\$341,802	\$298,865	1.144	1,922	\$177.84	00021
39.03	\$298,628	\$79,623	\$219,377	\$168,465	1.302	1,344	\$163.23	00021
56.56	\$233,526	\$76,968	\$118,032	\$120,429	0.980	1,110	\$106.34	00021
	\$2,879,852		\$1,833,997	\$1,387,061			\$150.03	
42.74				E.C.F. =>	1.322		Std. Deviation=>	0.29863129
6.87				Ave. E.C.F. =>	1.399		Ave. Variance=>	23.6917

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
25.0885	1 STORY	\$95,123	D -04-01-106-002	PORTAGELAKE NON-LF	401	56
9.2970	2 STORY	\$84,349		PORTAGELAKE NON-LF	401	73
54.1782	1 STORY	\$51,733		PORTAGELAKE NON-LF	401	62
4.5314	2 STORY	\$51,733		PORTAGELAKE NON-LF	401	72
6.9962	2 STORY	\$51,733		PORTAGELAKE NON-LF	401	73
33.1574	1 STORY	\$51,733		PORTAGELAKE NON-LF	401	80
26.5915	1 STORY	\$66,787		PORTAGELAKE NON-LF	401	52
25.5247	1 STORY	\$270,037	D -04-02-101-021	PORTAGELAKE NON-LF	401	75
9.6704	1 STORY	\$79,056		PORTAGELAKE NON-LF	401	62
41.8818	1.50 STORY	\$76,514		PORTAGELAKE NON-LF	401	67

7.6694

Coefficient of Var=> 16.93581046

Portage Lake Non-Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-106-003	9904 PORTAGE LAKE AVE	09/09/22	\$257,500	WD	19-MULTI PARCEL ARMI'S LENGTH	\$257,500	\$132,200
D-04-01-108-005	8531 SECOND ST	07/07/22	\$190,000	WD	03-ARMIS LENGTH	\$190,000	\$68,700
D-04-01-108-006	8537 SECOND ST	09/20/22	\$299,900	WD	03-ARMIS LENGTH	\$299,900	\$125,600
D-04-01-108-042	8586 PORTAGE LAKE BLVD	06/06/22	\$260,000	WD	03-ARMIS LENGTH	\$260,000	\$117,200
D-04-01-108-043	8578 PORTAGE LAKE BLVD	09/30/22	\$215,000	WD	03-ARMIS LENGTH	\$215,000	\$82,000
D-04-01-180-045	9512 PORTAGE LAKE AVE	08/20/21	\$164,000	WD	03-ARMIS LENGTH	\$164,000	\$64,200
D-04-01-470-008	8825 MCGREGOR RD	09/22/21	\$265,000	WD	03-ARMIS LENGTH	\$265,000	\$150,100
D-04-02-102-009	9960 FLORENCE	04/15/21	\$620,000	WD	03-ARMIS LENGTH	\$620,000	\$269,600
D-04-02-402-022	9623 WINSTON RD	12/02/22	\$195,000	WD	03-ARMIS LENGTH	\$195,000	\$110,300
Totals:			\$2,466,400			\$2,466,400	\$1,119,900

Sale. Ratio =>
Std. Dev. =>

Portage View & Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-107-001	9847 PORTAGE LAKE AVE	06/28/21	\$225,000	WD	03-ARMIS LENGTH	\$225,000	\$78,400
D-04-02-151-004	9835 BETTY PLACE	09/15/22	\$299,000	WD	03-ARMIS LENGTH	\$299,000	\$116,700
Totals:			\$524,000			\$524,000	\$195,100

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
51.34	\$327,563	\$73,628	\$95,794	89.4	200.0	0.18	0.09	\$823	\$400,152
36.16	\$145,088	\$97,380	\$52,468	49.0	120.0	0.11	0.11	\$1,988	\$885,273
41.88	\$275,852	\$76,516	\$52,468	49.0	120.0	0.11	0.11	\$1,562	\$695,600
45.08	\$256,245	\$56,223	\$52,468	49.0	120.0	0.11	0.11	\$1,148	\$511,118
38.14	\$175,210	\$92,258	\$52,468	49.0	120.0	0.11	0.11	\$1,883	\$838,709
39.15	\$143,844	\$87,892	\$67,736	63.2	100.0	0.18	0.18	\$1,390	\$477,674
56.64	\$424,994	\$121,909	\$187,406	175.0	531.0	0.70	0.34	\$697	\$175,409
43.48	\$803,425	\$223,314	\$271,968	224.7	260.0	0.90	0.78	\$994	\$248,957
56.56	\$234,613	\$37,988	\$77,601	72.5	100.0	0.27	0.27	\$524	\$140,696
	\$2,786,834	\$867,108	\$910,377	820.8		2.67	2.11		
45.41									
7.74									
			Average			Average		Average	
			per FF=>	\$1,056		per Net Acre=>	324,759.55		per SqFt=>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
34.84	\$204,478	\$84,989	\$64,467	60.2	100.0	0.15	0.15	\$1,411	\$559,138
39.03	\$266,420	\$79,428	\$46,848	117.1	169.0	0.60	0.60	\$678	\$133,268
	\$470,898	\$164,417	\$111,315	177.4		0.75	0.75		
37.23			Average			Average		Average	
2.96			per FF=>	\$927		per Net Acre=>	219,808.82		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$9.19	80.00	00021	5497/0624	D-04-01-106-002	PORTAGELAKE NON-LF	401	PORTAGE NON
\$20.32	40.00	00021	5490/0788		PORTAGELAKE NON-LF	401	PORTAGE NON
\$15.97	40.00	00021	5498/0508		PORTAGELAKE NON-LF	401	PORTAGE NON
\$11.73	40.00	00021	5486/0379		PORTAGELAKE NON-LF	401	PORTAGE NON
\$19.25	40.00	00021	5499/0983		PORTAGELAKE NON-LF	401	PORTAGE NON
\$10.97	80.00	00021	5444/0394		PORTAGELAKE NON-LF	401	PORTAGE NON
\$4.03	118.00	00021	5450/0289	D-04-01-470-007	PORTAGELAKE NON-LF	401	PORTAGE NON
\$5.72	350.00	00021	5437/0086	D-04-02-101-021	PORTAGELAKE NON-LF	401	PORTAGE NON
\$3.23	80.00	00021	5506/0196		PORTAGELAKE NON-LF	401	PORTAGE NON

\$7.46

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$12.84	66.00	00021	5435/0136		PORTAGELAKE NON-LF	401	PORTAGE VIEW
\$3.06	180.00	00021	5498/0037		PORTAGELAKE NON-LF	401	PORTAGE HGTS

\$5.05