

19

Neighborhoods Used: 00021.PORTAGELAKE NON-LF

9734 PORTAGE LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-108-037 03/01/2021 00021 401 275,000 73,844
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 201,156 148,287 1.357



9475 PORTAGE LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-405-002 02/23/2021 00021 401 240,000 59,497
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 59 180,503 86,739 2.081



8554 PORTAGE LAKE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-180-045 01/07/2021 00021 401 206,000 60,307
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 74 145,693 93,943 1.551



8569 BASS
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-180-037 08/28/2020 00021 401 179,900 48,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 79 131,110 102,018 1.285



98 DEXTER PINCKNEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-02-125-002 07/13/2020 00021 401 242,000 34,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 64 207,350 132,669 1.563



8579 PORTAGE LAKE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-180-046 04/17/2020 00021 401 154,000 60,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 93,803 85,547 1.097



9906 ALGONQUIN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-106-011 03/06/2020 00021 401 223,000 57,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 63 165,522 84,672 1.955



8570 ORCHARD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-108-023 11/06/2019 00021 401 150,000 78,847
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 71,153 62,438 1.140



Neighborhoods Used: 00021.PORTAGELAKE NON-LF

8581 ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-031	08/19/2019 00021	401	197,000	92,522	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	88	104,478	128,692	0.812



8597 PORTAGE LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-180-055	07/19/2019 00021	401	115,000	84,755	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	30,245	56,191	0.538



8549 SECOND ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-108-008	07/03/2019 00021	401	166,900	57,243	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	109,657	113,517	0.966



Neighborhoods Used: 00021.PORTAGELAKE NON-LF

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	214,239	309,478	217,341	118,629	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	148,287	0	86,739	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,094,712
 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	198,281	386,460	372,872	101,398	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	201,156	0	180,503	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,440,670
 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
11	6	19.14	22.16	1.039
After Application of E.C.F.s		8.80	10.58	1.004

<<<<<< 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)	0.926(2)	1.249(3)	1.716(2)	0.855(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)	1.000(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)	1.357(1)	1.000(0)	2.081(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)

Single Family E.C.F. : 1.316 (11)
 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: 00021.PORTAGELAKE NON-LF

<<<<<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>>>

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): 00021 - PORTAGELAKE NON-LF

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

07/28/2021 3:35 PM

Parcel:	D -04-01-106-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHAW TAYLOR E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9906 ALGONQUIN PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5345/0588	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

SHAW TAYLOR E
BEASON DOUGLAS W
4308 MURFIELD DR
BRIGHTON MI 48116

Description:

*OLD SID - D 04-001-009-00 DE 1-9 COM AT THE NE COR OF SEC, THW ON THE N LINE OF SEC 1126.80 FT, TH S 13 DEG 07' E 317.21 FT, TH N 89 DEG 35'E 41.00 FT FOR A PL OF BEG, TH CONTINUING N 89 DEG 35' E 38.30 FT, TH N 1 DEG 01' W 100 FT, TH S 89 DEG 35' W 59.76 FT, TH S 13 DEG 07' E 102.54 FT TO THE PL OF BEG, BEING A PART OF NE FRL 1/4 SEC. 1 T1S R4E BEING LOT C-14 OF C ADD UNRECORDED.

Most Recent Sale Information

Sold on 03/06/2020 for 223,000 by ABB101 LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5345/0588

Most Recent Permit Information

Permit P12-24322 on 03/21/2012 for \$500 category RES. ADD/ALTER/REPAIR.

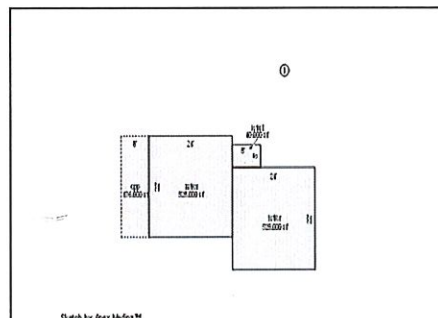
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	76,500	2021 Taxable:	76,500	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	49.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,096
Ground Area: 1,096
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-108-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KUFFEL TRACEY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8549 SECOND ST PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5312/0481	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
KUFFEL TRACEY M 8549 SECOND ST PINCKNEY MI 48169	OLD SID D-04-140-064-00 DE 42-55A-2 E 40 FT OF W 320 FT OF N 120FT OF LOT 57 ORCHARD ADDITION TO PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 07/03/2019 for 166,900 by WANTY JOEL T.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5312/0481

Most Recent Permit Information

Permit P19-37189 on 04/17/2019 for \$0 category Res. Re-Roof.

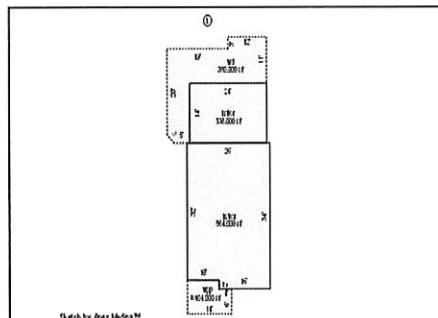
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	93,100	2021 Taxable:	88,826	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-108-023	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PORTAGE SECOND LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8570 ORCHARD PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5329/0541	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
PORTAGE SECOND LLC 5766 GEDDES RD ANN ARBOR MI 48105	OLD SID D-04-140-073-00 DE 42-55J-1 E 75 FT OF W 275 FT OF S 120FT OF LOT 57 ORCHARD ADDITION TO PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 11/06/2019 for 150,000 by LINDBERG MATTHEW.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5329/0541

Most Recent Permit Information

None Found

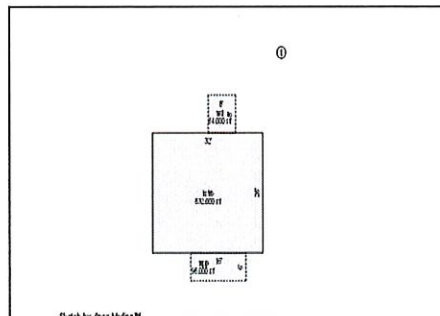
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	73,600	2021 Taxable:	69,256	Acreage:	0.21
Zoning:	LR	Land Value:	Tentative	Frontage:	75.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 832
Ground Area: 832
Garage Area: 0
Basement Area: 832
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-108-031	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DRUS JOHN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8581 ORCHARD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5320/0890	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road. Sewer. Electric. Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

DRUS JOHN
8581 ORCHARD
PINCKNEY MI 48169

Description:

OLD SID D-04-140-057-00 DE 42-53F COM AT NW COR OF LOT 56, TH E 160.5 FT ON N/L OF LOT 56 TO POB, TH S 180 FT, TH E 80 FT ON S/L OF LOT 56, TH N180 FT, TH W 80 FT TO POB, EXC S 20 FT PART LOT 56 ORCHARD ADD TO PORTAGE LK RESORT

Most Recent Sale Information

Sold on 08/19/2019 for 197,000 by HISER NICHOLAS W & WYRICK ASHLEY M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5320/0890

Most Recent Permit Information

Permit 07-19328 on 11/19/2007 for \$3,715 category RES. WINDOW REPLACE.

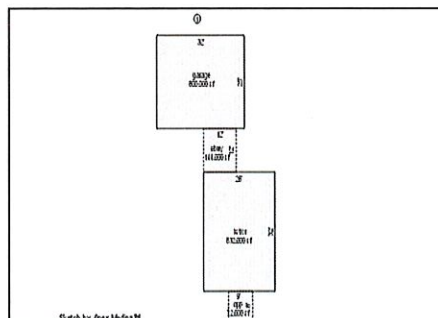
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	118,300	2021 Taxable:	113,263	Acreage:	0.29
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	160.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 832
Ground Area: 832
Garage Area: 800
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-108-037	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SEALE KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9734 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5408/0701	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

SEALE KATHRYN
9734 PORTAGE LAKE AVE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-210-010-00 DE 49-10 LOTS 10 & 11 PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 03/01/2021 for 275,000 by BARTON MAX EDWARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5408/0701

Most Recent Permit Information

Permit P20-39484 on 07/20/2020 for \$0 category Mechanical.

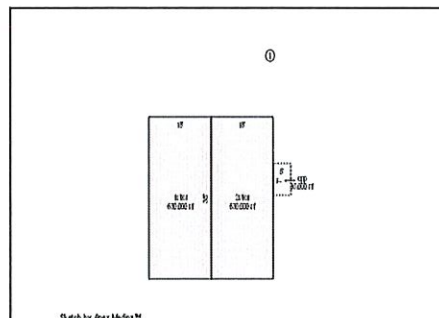
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	121,200	2021 Taxable:	118,029	Acreage:	0.18
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
PRE:	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: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,890
Ground Area: 1,260
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 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 Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		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.

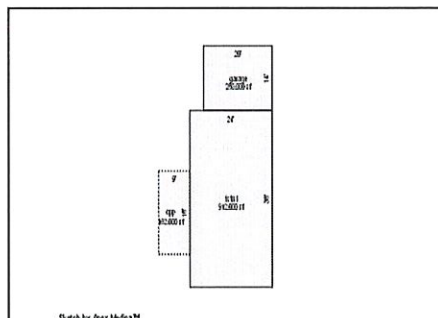
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	83,100	2021 Taxable:	65,281	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	55.0
PRE:	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): 74
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/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-180-037	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCELROY FRANCIS E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8569 BASS PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5375/0803	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
MCELROY FRANCIS E 8569 BASS PINCKNEY MI 48169	*OLD SID - D 04-140-012-00 DE 42-13 LOT 14 ORCHARD ADDITION TO PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 08/28/2020 for 179,900 by PRZYSIECKI TIMOTHY T & RENEE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5375/0803

Most Recent Permit Information

None Found

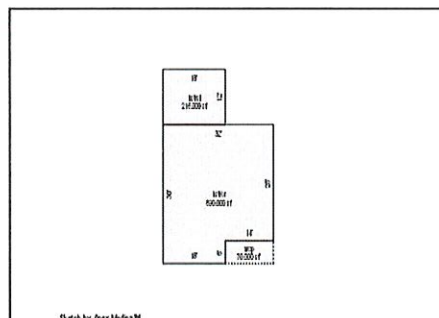
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	82,400	2021 Taxable:	82,400	Acreage:	0.08
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,106
Ground Area: 1,106
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel:	D -04-01-180-046	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OBERLY RACHEL M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8579 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5356/0509	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

OBERLY RACHEL M
8579 PORTAGE LAKE BLVD
PINCKNEY MI 48169

Description:

DE 42-33B (007 & 008) LOT 35 ORCHARD ADDITION TO PORTAGE LAKE RESORT AND COM AT NE COR LOT 19 TH S 89 DEG W 85.47 FT, FOR POB TH S 09-43 W 51.20 FT, TH N 50 DEG W 41.0 FT TH N 01 DEG W 23 FT, TH N 89 DEG E 40 FT TO POB ALL BEING PART OF ORCHARD ADDITION TO PORTAGE LAKE RESORT T1S,R4E

Most Recent Sale Information

Sold on 04/17/2020 for 154,000 by FOLLMER JOANN M & PATTERSON PATRICK.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5356/0509

Most Recent Permit Information

Permit P18-34813 on 01/30/2018 for \$40,000 category Res. Add/Alter/Repair.

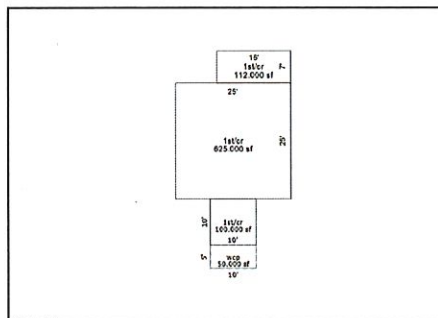
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	78,100	2021 Taxable:	78,100	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	137.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 837
Ground Area: 837
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel: D -04-01-180-055
Owner's Name: DONNELLY DAWN & DONNELLY DUSTY
Property Address: 8597 PORTAGE LAKE BLVD
PINCKNEY, MI 48169
Liber/Page: 5325/0947
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Level

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

Mailing Address:

DONNELLY DAWN & DONNELLY DUSTYN
8597 PORTAGE LAKE BLVD
PINCKNEY MI 48169

Description:

OWNER REQUEST DE 42-37A LOTS 38, 39 & 40, AND PT OF LOT 19, ORCHARD ADDITION TO PORTAGE LAKE RESORT
DESC AS: BEG AT MOST WLY COR OF LOT 19, TH E TO SE COR LOT 38 ORCHARD ADDITION, TH S 6 FT, TH SE'LY 56.5 FT,
TH S 40-00-00 W 36 FT, TH NW'LY 40 FT, TH SW'LY 24 FT TO NE COR LOT 21, TH N 50-00-00 W 67.43 FT TO THE POB.
COMBINED ON 02/26/2013 FROM D -04-01-180-053, D -04-01-180-010;

Most Recent Sale Information

Sold on 10/15/2019 for 0 by DONNELLY DAWN.

Terms of Sale: 21-NOT USED

Liber/Page: 5325/0947

Most Recent Permit Information

None Found

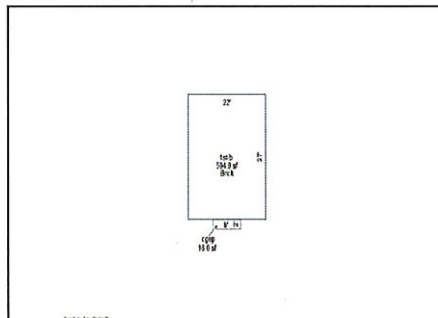
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	72,600	2021 Taxable:	67,836	Acreage:	0.25
Zoning:	LR	Land Value:	Tentative	Frontage:	120.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	91.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
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: 594
Ground Area: 594
Garage Area: 0
Basement Area: 594
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel: D -04-01-405-002
Owner's Name: MERKEL DANIEL & MATTHEW
Property Address: 9475 PORTAGE LAKE AVE
PINCKNEY, MI 48169
Liber/Page: 5409/0275
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level

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

Mailing Address:

MERKEL DANIEL & MATTHEW
9475 PORTAGE LAKE AVE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-040-016-00 DE 37-16A COM AT NW COR OF "ADDITION TO PORTAGE LAKE RESORT", TH S 50-03-10 E 132.33 FT FOR POB, TH S 50-03-10 E 51.52 FT, TH S 40-50-10 W 101.25 FT, TH N 50-00-50 W 54.10 FTTH N 42-17-30 E 101.28 FT TO POB, BEING PART OF LOTS 16 & 17, ADDITION TO PORTAGE LAKE RESORT

Most Recent Sale Information

Sold on 02/23/2021 for 240,000 by CASH DONNA K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5409/0275

Most Recent Permit Information

Permit P14-28335 on 10/01/2014 for \$0 category Mechanical.

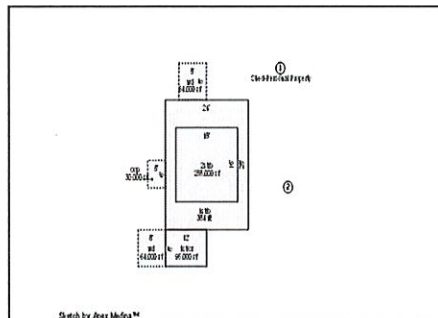
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	78,700	2021 Taxable:	45,179	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	52.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	101.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C-5
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,056
Ground Area: 768
Garage Area: 0
Basement Area: 672
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 3:35 PM

Parcel: D -04-02-125-002
Owner's Name: ENNIS BRIAN & WILLIAMS JESSE
Property Address: 9875 DEXTER PINCKNEY RD
PINCKNEY, MI 48169
Liber/Page: 5367/0924
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling

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

Mailing Address:

ENNIS BRIAN & WILLIAMS JESSE
9875 DEXTER PINCKNEY RD
PINCKNEY MI 48169

Description:

*OLD SID - D 04-002-007-00 DE 2-2F COM AT CENT OF SEC, TH S 89 DEG 04' E 868.38 FT IN E & W1/4 LINE, TH N 3 DEG 10' W 191 FT, TH N 1 DEG 30' 30" W179.35 FT IN W LINE OF HWY, TH N 5 DEG 40' E 29.65 FT FOR PL OF BEG, TH N 5 DEG 40' E 100 FT TH N 89 DEG 04' W 275 FT, TH S 5 DEG 40' W 100 FT, TH S 89 DEG 04' E 275 FT TO PL OF BEG, BEING PART OF NE FRL 1/4 SEC 2 T1S-R4E 0.63 AC.

Most Recent Sale Information

Sold on 07/13/2020 for 242,000 by KUTSOMARKOS ANDREW S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5367/0924

Most Recent Permit Information

None Found

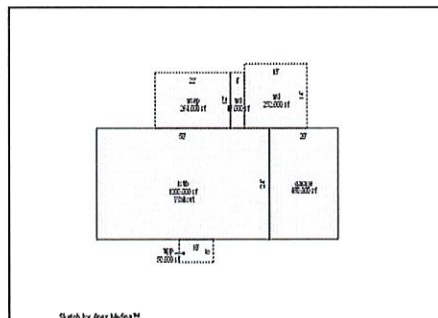
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	95,000	2021 Taxable:	95,000	Acreage:	0.63
Zoning:	RR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	275.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 480
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Portage Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-106-011	9906 ALGONQUIN	03/06/20	\$223,000	WD	03-ARMI'S LENGTH	\$223,000	\$59,700	26.77
D-04-01-108-008	8549 SECOND ST	07/03/19	\$166,900	WD	03-ARMI'S LENGTH	\$166,900	\$64,000	38.35
D-04-01-108-023	8570 ORCHARD	11/06/19	\$150,000	WD	03-ARMI'S LENGTH	\$150,000	\$54,900	36.60
D-04-01-108-024	8550 ORCHARD	07/11/19	\$120,000	WD	03-ARMI'S LENGTH	\$120,000	\$69,300	57.75
D-04-01-108-031	8581 ORCHARD	08/19/19	\$197,000	WD	03-ARMI'S LENGTH	\$197,000	\$61,800	31.37
D-04-01-108-037	9734 PORTAGE LAKE AVE	11/08/19	\$233,500	WD	03-ARMI'S LENGTH	\$233,500	\$84,300	36.10
D-04-01-108-037	9734 PORTAGE LAKE AVE	03/01/21	\$275,000	WD	03-ARMI'S LENGTH	\$275,000	\$116,400	42.33
D-04-01-108-045	8554 PORTAGE LAKE BLVD	01/07/21	\$206,000	WD	03-ARMI'S LENGTH	\$206,000	\$78,900	38.30
D-04-01-180-046	8579 PORTAGE LAKE BLVD	04/17/20	\$154,000	WD	03-ARMI'S LENGTH	\$154,000	\$74,000	48.05
D-04-01-180-055	8597 PORTAGE LAKE BLVD	07/19/19	\$115,000	WD	03-ARMI'S LENGTH	\$115,000	\$52,800	45.91
D-04-01-405-002	9475 PORTAGE LAKE AVE	02/23/21	\$240,000	WD	03-ARMI'S LENGTH	\$240,000	\$74,800	31.17
D-04-01-482-010	MCGREGOR-ROBERT	03/18/21	\$410,000	WD	03-ARMI'S LENGTH	\$410,000	\$179,500	43.78
D-04-02-125-002	9875 DEXTER PINCKNEY RD	07/13/20	\$242,000	WD	03-ARMI'S LENGTH	\$242,000	\$91,200	37.69

Totals: \$2,732,400 \$2,732,400 \$1,061,600

Sale. Ratio => 38.85

Std. Dev. => 8.15

Cur. Appraisal	Land Residual	Est. Land Value	Eftrec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$157,066	\$119,144	\$53,210	49.5	49.0	0.11	0.11	\$2,407	\$1,063,786	\$24.42
\$192,060	\$27,504	\$52,664	49.0	120.0	0.11	0.11	\$561	\$250,036	\$5.74
\$149,990	\$72,123	\$72,113	67.1	120.0	0.21	0.21	\$1,075	\$348,420	\$8.00
\$188,585	\$24,513	\$93,098	86.6	120.0	0.34	0.34	\$283	\$71,259	\$1.64
\$243,526	\$39,474	\$86,000	80.0	160.0	0.29	0.29	\$493	\$134,265	\$3.08
\$250,011	\$51,478	\$67,989	63.2	100.0	0.18	0.18	\$814	\$279,772	\$6.42
\$250,011	\$92,978	\$67,989	63.2	100.0	0.18	0.18	\$1,470	\$505,315	\$11.60
\$170,983	\$91,390	\$56,373	52.4	100.0	0.13	0.13	\$1,743	\$725,317	\$16.65
\$160,638	\$49,633	\$56,271	52.3	137.0	0.13	0.13	\$948	\$393,913	\$9.04
\$147,781	\$46,447	\$79,228	73.7	91.0	0.25	0.25	\$630	\$185,048	\$4.25
\$161,451	\$133,989	\$55,440	51.6	101.0	0.12	0.12	\$2,598	\$1,089,341	\$25.01
\$377,945	\$245,656	\$213,601	91.5	201.0	0.21	0.10	\$2,686	\$1,181,038	\$27.11
\$196,506	\$80,144	\$34,650	151.4	275.0	0.63	0.63	\$529	\$127,213	\$2.92
\$2,646,553	\$1,074,473	\$988,626	931.6		2.90	2.79			
Average			Average		Average		Average		
per FF=>			\$1,153		per Net Acre=>		370,635.74		
							per SqFt=>		
							\$8.51		

Actual Front	ECF Area	Liter/Page	Other Parcels in Sale	Land Table	Class
100.00	00021	5345/0588		PORTAGELAKE NON-LF	401
40.00	00021	5312/0481		PORTAGELAKE NON-LF	401
75.00	00021	5329/0541		PORTAGELAKE NON-LF	401
125.00	00021	5312/0183		PORTAGELAKE NON-LF	401
80.00	00021	5320/0890		PORTAGELAKE NON-LF	401
80.00	00021	5329/0849		PORTAGELAKE NON-LF	401
80.00	00021	5408/0701		PORTAGELAKE NON-LF	401
55.00	00021	5399/0557		PORTAGELAKE NON-LF	401
40.00	00021	5356/0509		PORTAGELAKE NON-LF	401
120.00	00021	5317/0821		PORTAGELAKE NON-LF	401
52.00	00021	5409/0275		PORTAGELAKE NON-LF	401
91.00	00021	5416/0162	D-04-01-481-012	PORTAGELAKE NON-LF	402
100.00	00021	5367/0924		PORTAGELAKE NON-LF	401