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Neighborhoods Used: 00022.PORTAGE LK RIVER

9220 MCGREGOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-480-007	10/31/2022 00022	401	450,000	219,602	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
S: e Family	1 STORY	67	230,398	176,894	1.302



Neighborhoods Used: 00022.PORTAGE LK RIVER

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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	176,894	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 176,894  
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	0	230,398	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 230,398  
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
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

<<<<<<<      Economic Condition Factor Estimates (# of data points)      >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.302( 1)	1.000( 0)	1.000( 0)
1+ STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
3 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
BI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
DUPLEX	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
QUAD-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.302 (1)  
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: 00022.PORTAGE LK RIVER

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Settings for this Analysis

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Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00022 - PORTAGE LK RIVER

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Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.40  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200

Minimum E.C.F. (Agricultural): 0.40  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200

Minimum E.C.F. (Commercial): 0.30  
Maximum E.C.F. (Commercial): 3.00

# Real Estate Summary Sheet

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

09/13/2023 1:03 PM

<b>Parcel:</b>	D -04-01-480-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	YAX FELICIA M & MICHOS DEMETRIOS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9220 MCGREGOR RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5503/0670	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00022 PORTAGE LK RIVER

<b>Mailing Address:</b>	<b>Description:</b>
YAX FELICIA M & MICHOS DEMETRIOS 9220 MCGREGOR RD PINCKNEY MI 48169	*OLD SID - D 04-001-036-00 DE 1-33A-1 COM AT NE COR OF SEC, TH S 2696.5 FT IN E LINE OF SEC, TH S 16 DEG 30' W 307.5 FT, TH N 20 DEG E 60.23 FT FOR PL OF BEG, TH N 65 DEG W 101.37 FT, TH NLY 90.55 FT IN ARC OF CURVE LEFT OF 344.78 FT RADIUS, THE CHORD BEARS N 14 DEG 59' 30" E 90.44 FT, TH S 65 DEG 14' E 109.24 FT, TH SWLY TO PL OF BEG, BEING PART OF SE 1/4 SEC 1 T1S-R4E.

## Most Recent Sale Information

Sold on 10/31/2022 for 450,000 by FREEMAN REBECCA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5503/0670
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## Most Recent Permit Information

Permit P19-38329 on 10/18/2019 for \$3,000 category Res. Re-Roof.

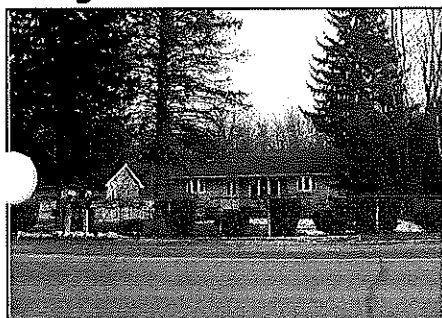
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	188,500	<b>2023 Taxable:</b>	188,500	<b>Acreeage:</b>	0.23
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	92.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	108.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,640  
Ground Area: 1,640  
Garage Area: 440  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Portage River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-480-007	9220 MCGREGOR RD	10/31/22	\$450,000	W/D	03-ARMS LENGTH	\$450,000	\$183,500	40.78

Totals: \$450,000      \$450,000      \$183,500      Sale. Ratio => 40.78



Land Table	Property Class	Building Dept.
PORTAGELAKE	401	67

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Portage River Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$95,700
D-04-01-406-007	9435 MCGREGOR RD	07/19/21	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$182,100
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100
D-04-01-480-007	9220 MCGREGOR RD	10/31/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,500
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,400
<b>Totals:</b>						<b>\$2,754,900</b>	<b>\$1,062,400</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
35.41	\$611,935	\$248,467	\$170,402	60.6	171.0	0.16	0.16	\$4,097	\$1,543,273
38.28	\$275,655	\$149,317	\$174,972	62.3	234.0	0.21	0.21	\$2,398	\$704,325
44.43	\$512,876	\$92,836	\$195,812	69.7	106.0	0.12	0.12	\$1,332	\$800,310
38.71	\$365,698	\$156,127	\$156,825	55.8	101.0	0.09	0.09	\$2,797	\$1,697,033
40.32	\$372,886	\$121,997	\$154,883	55.1	113.0	0.10	0.10	\$2,213	\$1,173,048
40.78	\$443,219	\$243,211	\$236,430	84.1	108.0	0.23	0.23	\$2,891	\$1,076,155
31.36	\$259,493	\$112,795	\$122,288	43.5	100.0	0.10	0.10	\$2,592	\$1,095,097
<b>38.56</b>	<b>\$2,841,762</b>	<b>\$1,124,750</b>	<b>\$1,211,612</b>	<b>431.2</b>	<b>Average</b>	<b>1.01</b>	<b>1.01</b>	<b>Average</b>	<b>Average</b>
<b>4.17</b>				<b>\$2,609</b>	<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>1,109,220.91</b>	<b>per Net Acre=&gt;</b>	<b>per Sqt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
\$35.43	42.00	00020	5492/0088	PORTAGELAKE	401	PORTAGE CANAL
\$16.17	40.00	00020	5515/0854	PORTAGELAKE	401	PORTAGE CANAL
\$18.37	94.00	00020	5438/0700	PORTAGELAKE	401	PORTAGE CANAL
\$38.96	44.00	00020	5480/0630	PORTAGELAKE	401	PORTAGE CANAL
\$26.93	36.00	00020	5449/0137	PORTAGELAKE	401	PORTAGE CANAL
\$24.71	92.00	00022	5503/0670	PORTAGELAKE	401	PORTAGE RIVER
\$25.14	45.00	00020	5444/0678	PORTAGELAKE	401	CANAL LIL PORTA

**\$25.46**