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Neighborhoods Used: 00022.PORTAGE LK RIVER

9108 MCGREGOR RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-01-480-015		11/10/2020	00022	408	418,000	114,837
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	86	303,163	224,775	1.349	



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/11/2021 3:02 PM

Parcel: D -04-01-480-015
Owner's Name: GOBLE STEPHEN D & AMY K
Property Address: 9108 MCGREGOR RD
PINCKNEY, MI 48169
Liber/Page: 5396/0391
Split: / /
Public Impr.: Paved 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: 00022 PORTAGE LK RIVER

Mailing Address:

GOBLE STEPHEN D & AMY K
4098 PROCEEDS DR
PINCKNEY MI 48169

Description:

*OLD SID - D 04-280-034-00 DE 54-32 LOT 33 WOODLAND BEACH.

Most Recent Sale Information

Sold on 11/10/2020 for 418,000 by MURPHY CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5396/0391

Most Recent Permit Information

Permit P20-40086 on 10/27/2020 for \$9,000 category Res. Add/Alter/Repair.

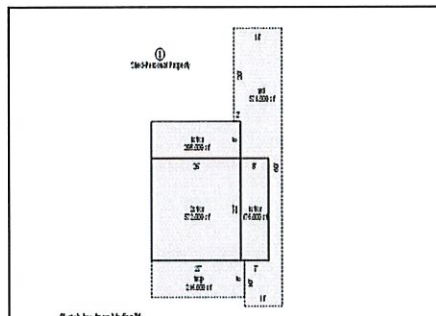
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	185,500	2021 Taxable:	185,500	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	126.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,528
Ground Area: 956
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Portage Lake River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-480-015	9108 MCGREGOR RD	11/10/20	\$418,000	WD	03-ARMIS LENGTH	\$418,000	\$151,700	36.29
Totals:			\$418,000			\$418,000	\$151,700	36.29
							Sale. Ratio =>	
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$389,063	\$114,837	\$303,163	\$224,775	1.349	1,528	\$198.41	0.0022	0.0000
\$389,063		\$303,163	\$224,775			\$198.41		0.0000
				E.C.F. =>	1.349		Std. Deviation=>	#DIV/0!
				Ave. E.C.F. =>	1.349		Ave. Variance=>	0.0000
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$114,837	PORTAGELAKE	408	86

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