

23

Neighborhoods Used: 00025.SILVERLAKE

9455 ANNE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-03-225-008 | 11/17/2022 00025 | 401 | 240,000 | 131,317 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.25 STORY | 67 | 108,683 | 114,053 |
| | | | | E.C.F. 0.953 |



8790 DEXTER TOWNHALL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-03-387-018 | 06/30/2022 00025 | 401 | 420,000 | 204,164 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.25 STORY | 81 | 215,836 | 149,158 |
| | | | | E.C.F. 1.447 |



9183 ANNE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-03-208-008 | 10/05/2021 00025 | 401 | 340,000 | 122,181 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.25 STORY | 57 | 217,819 | 106,584 |
| | | | | E.C.F. 2.044 |



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|------------------------------------|---------------------------|----------------------------------|
| Parcel: | D -04-03-208-008 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | BARLOW LINDSEY M | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9183 ANNE DR PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5450/0740 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| | | Neighborhood: | 00025 SILVERLAKE |

Mailing Address:

BARLOW LINDSEY M
BREWSTER ROBERT W
336 SEDGEWOOD LN
ANN ARBOR MI 48103

Description:

REWRITE PER WD L3036 P313 DE 39-1 LOT 1 CLARK'S SILVER LAKE SUBDIVISION, ALSO LAND BET LOT LINES EXTENDED TO WATER'S EDGE ON W'LY SIDE.

Most Recent Sale Information

Sold on 10/05/2021 for 340,000 by HEINZ KARL & GLENDA SUZANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5450/0740

Most Recent Permit Information

None Found

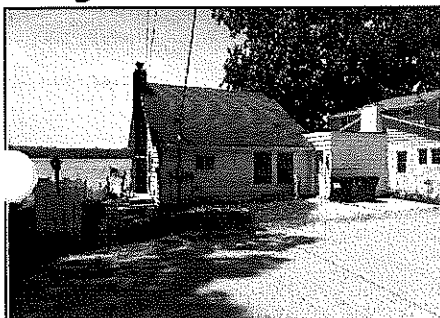
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2024 S.E.V.: | Tentative | 2024 Taxable: | Tentative | Lot Dimensions: | |
| 2023 S.E.V.: | 124,900 | 2023 Taxable: | 124,900 | Acreeage: | 0.06 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 35.0 |
| RE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 70.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 57
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 960
Garage Area: 0
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|--|---------------------------|----------------------------------|
| Parcel: | D -04-03-387-018 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | OLSON GARRETT | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 8790 DEXTER TOWNHALL RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5498/0197 | Prev. Taxable Stat | TAXABLE |
| Split: | 11/04/2000 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| Mailing Address: | | Neighborhood: | 00025 SILVERLAKE |
| Description: | REWRITE PER SURVEY 10/28/1998 QCD L2686 P617 09/11/1992 OWNER REQUEST QCD L2550 P168 ****FROM 0403387006 07/27/98****FROM 0403300031 07/27/98DE 3-33A COM AT NW COR CLARK'S GROVE SUBDIVISION, TH S 63-14-00 E 198.00 FT, TH N 21-37-00 E 126.44 FT, TH N 21-45-48 E 5.47 FT, TH N 03-03-59 E 18.24 FT TO A POB, TH N 02-47-05 E 93.14 FT, TH N 85-34-16 W 762.18 FT, TH S 81-46-21 E 565.03 FT, TH S 72-45-18 E 127.76 FT, TH S 65-54-30 E 81.23 FT TO THE POB, EXC THAT PT LYING IN ROAD R/W. PT OF SW 1/4 SEC 3, T1S-R4E. | | |

Most Recent Sale Information

Sold on 06/30/2022 for 420,000 by WIRICK VICTOR JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0197

Most Recent Permit Information

None Found

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2024 S.E.V.: | Tentative | 2024 Taxable: | Tentative | Lot Dimensions: | |
| 2023 S.E.V.: | 173,900 | 2023 Taxable: | 173,900 | Acreeage: | 0.45 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 45.0 |
| RE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 260.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: C+5
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,105
Ground Area: 884
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|------------------------------------|---------------------------|----------------------------------|
| Parcel: | D -04-03-225-008 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | JONES WESLEY & LORI | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9455 ANNE DR PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Libers/Page: | 5504/0048 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| | | Neighborhood: | 00025 SILVERLAKE |

Mailing Address:

JONES WESLEY & LORI
WINKEL THOMAS M
57622 HIDDEN TIMBERS DR
SOUTH LYON MI 48178

Description:

REWRITE PER WD L5273 P666 DE 3-5R COM AT MOST W'LY COR OF LOT 24, CLARKS SILVER LAKE SUB, TH N 49-27-10 W 28 FT, TH N 58-27-10 W 120 FT, TH N 63-12-10 W 120 FT, TH N 71-12-10 W 120 FT, TH N 79-12-10 W 230 FT TO A POB, TH CONT N 79-12-10 W 40 FT, TH N 10-47-50 E 70 FT, TH S 79-12-10 E 40 FT, TH S 10-47-50 W 70 FT TO POB. ALSO LAND BET SW'LY LN AND SHORE OF BIG SILVER LAKE BEING BET SIDELINES EXTENDED. PT OF NW FRL 1/4 SEC 3, T15-R4E, 0.06 AC.

Most Recent Sale Information

Sold on 11/17/2022 for 240,000 by WINKEL GARY W.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5504/0048

Most Recent Permit Information

None Found

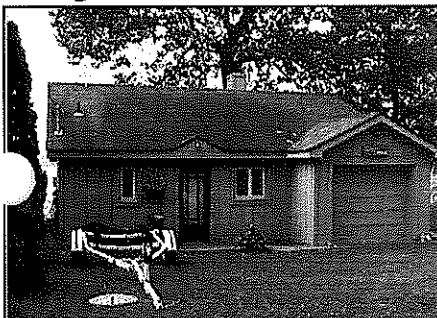
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2024 S.E.V.: | Tentative | 2024 Taxable: | Tentative | Lot Dimensions: | |
| 2023 S.E.V.: | 133,800 | 2023 Taxable: | 133,800 | Acres: | 0.06 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 40.0 |
| FE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 70.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C-5
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: No Heating/Cooling
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,185
Ground Area: 948
Garage Area: 110
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Silverlake ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|--------------------|--------|------------------|--------------------|------------------|
| D-04-03-208-008 | 9183 ANNE DR | 10/05/21 | \$340,000 | WD | 03-ARMI'S LENGTH | \$340,000 | \$122,100 |
| D-04-03-225-008 | 9455 ANNE DR | 11/17/22 | \$240,000 | WD | 03-ARMI'S LENGTH | \$240,000 | \$136,400 |
| D-04-03-387-018 | 8790 DEXTER TOWNHALL RD | 06/30/22 | \$420,000 | WD | 03-ARMI'S LENGTH | \$420,000 | \$184,400 |
| Totals: | | | \$1,000,000 | | | \$1,000,000 | \$442,900 |

Sale. Ratio =>

Std. Dev. =>

| Ascd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/SqFt. | ECF Area |
|----------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|
| 35.91 | \$279,925 | \$122,181 | \$217,819 | \$106,584 | 2.044 | 1,125 | \$193.62 | 00025 |
| 56.83 | \$300,115 | \$131,317 | \$108,683 | \$114,053 | 0.953 | 1,185 | \$91.72 | 00025 |
| 43.90 | \$371,221 | \$204,164 | \$215,836 | \$149,158 | 1.447 | 1,105 | \$195.33 | 00027 |
| | \$951,261 | | \$542,338 | \$369,795 | | | \$160.22 | |
| 44.29 | | | | E.C.F. => | 1.467 | | Std. Deviation=> | 0.54616316 |
| 10.56 | | | | Ave. E.C.F. => | 1.481 | | Ave. Variance=> | 37.4963 |

| Dev. by Mean (%) | Building Style | Land Value | Land Table | Property Class | Building Depr. |
|------------------|----------------|------------|------------|----------------|----------------|
| 56.2445 | 1.25 STORY | \$122,181 | SILVERLAKE | 401 | 57 |
| 52.8277 | 1.25 STORY | \$131,317 | SILVERLAKE | 401 | 67 |
| 3.4167 | 1.25 STORY | \$201,349 | SILVERLAKE | 401 | 81 |
| 1.4604 | | | | | |

Coefficient of Var=> 25.31488318

Silver Lake Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|--------------------|--------|------------------|--------------------|------------------|
| D-04-03-208-008 | 9183 ANNE DR | 10/05/21 | \$340,000 | WD | 03-ARMI'S LENGTH | \$340,000 | \$122,100 |
| D-04-03-225-008 | 9455 ANNE DR | 11/17/22 | \$240,000 | WD | 03-ARMI'S LENGTH | \$240,000 | \$136,400 |
| D-04-03-387-018 | 8790 DEXTER TOWNHALL RD | 06/30/22 | \$420,000 | WD | 03-ARMI'S LENGTH | \$420,000 | \$184,400 |
| Totals: | | | \$1,000,000 | | | \$1,000,000 | \$442,900 |

Sale. Ratio =>

Std. Dev. =>

| Dollars/SqFt | Actual Front | ECF Area | iber/Page | Land Table | Class | Rate Group 1 |
|--------------|--------------|-----------------|------------|------------|-------|--------------|
| \$70.92 | 35.00 | 00025 5450/0740 | SILVERLAKE | 401 | A | FRONTAGE |
| \$25.54 | 40.00 | 00025 5504/0048 | SILVERLAKE | 401 | A | FRONTAGE |
| \$10.07 | 45.00 | 00025 5498/0197 | SILVERLAKE | 401 | B | FRONTAGE |

\$18.09