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Neighborhoods Used: 00025.SILVERLAKE

9389 ANNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-226-009	08/13/2019 00025	408	250,000	183,773
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	54	66,227	48,212
				E.C.F.
				1.374



8441 THURSTON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-300-008	05/15/2019 00025	408	246,000	148,714
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	54	97,286	67,500
				E.C.F.
				1.441



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 1:23 PM

Parcel: D -04-03-226-009
Owner's Name: GOODSSELL RICHARD
Property Address: 9389 ANNE DR
 PINCKNEY, MI 48169
Liber/Page: 5316/0200 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00025 SILVERLAKE

Mailing Address:

GOODSELL RICHARD
 2176 GREENVIEW DR
 ANN ARBOR MI 48103

Description:

*OLD SID - D 04-003-022-00 DE 3-5G-1 COM AT THE MOST W'LY COR OF LOT 24 OF CLARK'S SILVER LAKE SUBDIVISION A RECORDED PLAT, TH N 49 DEG 27' 10" W 28.0 FT, TH N 56 DEG 52' 10"W 80.04 FT FOR A PL OF BEG, TH NW'LY 40.06 FT IN ARC OF CURVE LEFT OF 724.56 FT RADIUS THRU A CENT ANGLE OF 3 DEG 10', THE CHORD BEARS N61 DEG 37' 10" W 40 FT, TH N 63 DEG 12' 10" W 20 FT, THN 26 DEG 47' 50" E 70 FT, TH S 61 DEG 37'10" E 20 FT, TH SELY 43.9 FT IN ARC OF CURVE RIGHT OF 794.56 FT RADIUS THRU A CENTANGLE OF 3 DEG 10' TH S 29 DEG 57' 50 W 70 FT TO PL OF BEG. BEING PART OF NW 1/4 SEC 3 T1S-R4E 0.10 AC.

Most Recent Sale Information

Sold on 08/13/2019 for 250,000 by GILECZEK ALAN G & MARILYN A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5316/0200

Most Recent Permit Information

Permit 11-23602 on 08/01/2011 for \$1,500 category RES. DECK CONSTRUCTION.

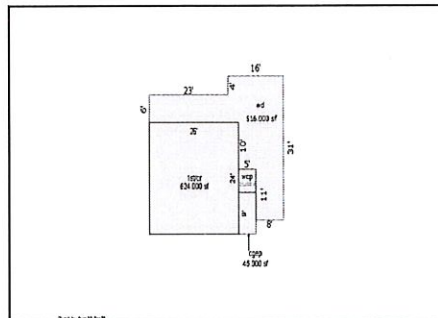
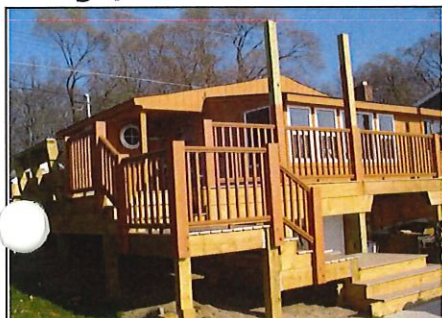
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 121,100	2021 Taxable: 101,197	Acreage: 0.10
Zoning: LR	Land Value: Tentative	Frontage: 60.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 70.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1950
 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: 1
 Full Baths: 1 Half Baths: 0
 Floor Area: 624
 Ground Area: 624
 Garage Area: 0
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 1:23 PM

Parcel: D -04-03-300-008
Owner's Name: MCCREA SARA & JAMES P
Property Address: 8441 THURSTON
PINCKNEY, MI 48169
Liber/Page: 5304/0233
Split: //
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, Waterfront, LAKE

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: 00025 SILVERLAKE

Created: //
Active: Active

Mailing Address: MCCREA SARA & JAMES P
1182 N STEINBACH RD
DEXTER MI 48130

Description: W.D. L2394 P964 DE 3-11A (SURVEY) 7-89 COM AT SW COR SEC 3, TH N 85-25-00 E 100.26 FT, TH N 41-51-00 E 70.05 FT, TH 46.87 FT ALNG ARC-CURV-RT RAD=125.78 CH=N 52-31-30 E 46.60 FT TO POB, TH N 00-43-00 E 70.02 FT, TH N 00-31-00 W 96.85 FT TO A IRON PIPE, TH CONT N S 00-31-00 W 10.55 FT TO SHORE OF LAKE, TH E'LY ALONG SHORE 43.67 FT, TH S 00-31-00 E 7.00 FT TO A PT BEING N 85-28-20 E 43.78 FT FROM SAID PIPE, TH S 00-31-00 E 93.55 FT, TH N 81-09-00 E 60.44 FT, TH S 01-56--00 W 80.00 FT, TH S 81-00-05 W 102.90 FT, N 00-43-00 E 9.98 FT TO POB. PT OF SW 1/4 SEC 3, T1S-R4E.

Most Recent Sale Information

Sold on 05/15/2019 for 246,000 by WHITE AUSTIN & GAVIN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5304/0233

Most Recent Permit Information

Permit P21-41256 on 06/16/2021 for \$3,725 category Res. Door & Window Replace.

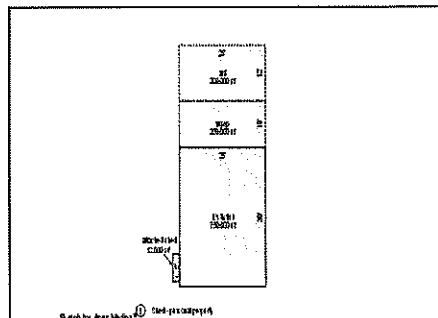
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 117,300	2021 Taxable: 100,588	Acreage: 0.29
Zoning: LR	Land Value: Tentative	Frontage: 44.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 121.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1.25 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: 938
Ground Area: 750
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Silver Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-226-009	9389 ANNE DR	08/13/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,900	33.96
D-04-03-300-008	8441 THURSTON	05/15/19	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$85,100	34.59
Totals:						\$496,000	\$170,000	
						Sale. Ratio =>		34.27
						Std. Dev. =>		0.45

Not Used Outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-207-006	9323 ANNE DR	07/13/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$216,700	65.27
D-04-03-226-002	9421 ANNE DR	06/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$126,600	32.71

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$231,985	\$183,773	\$66,227	\$48,212	1.374	624	\$106.13	00025	3.3806
\$216,214	\$148,714	\$97,286	\$67,500	1.441	938	\$103.72	00025	3.3806
\$448,199		\$163,513	\$115,712			\$104.92		0.5635
			E.C.F. =>	1.413		Std. Deviation=>	0.04780884	
			Ave. E.C.F. =>	1.407		Ave. Variance=>	3.3806	Coefficient of Var=>
Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$394,770	\$181,345	\$150,655	\$213,425	0.706	2,448	\$61.54	00025	70.5892
\$425,183	\$309,495	\$77,505	\$114,284	0.678	1,385	\$55.96	00025	67.8179

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$183,773		SILVERLAKE	408	54
1.25 STORY	\$148,714		SILVERLAKE	408	54

2.401898646

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY	\$181,345	D-04-03-206-024	SILVERLAKE	408	69
1 STORY	\$309,495	D-04-03-226-001, D-04-03-226-003	SILVERLAKE	408	59

Silver Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-226-001	ANNE DR	06/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$232,800	60.16
D-04-03-226-002	9421 ANNE DR	06/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$232,800	60.16
D-04-03-226-003	ANNE DR	06/29/20	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$232,800	60.16
D-04-03-226-009	9389 ANNE DR	08/13/19	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$84,900	33.96
D-04-03-300-008	8441 THURSTON	05/15/19	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$85,100	34.59
Totals:			\$1,657,000			\$1,657,000	\$868,400	
							Sale. Ratio =>	52.41
							Std. Dev. =>	14.18

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$484,932	\$211,563	\$309,495	40.0	114.0	0.12	0.12	\$5,289	\$1,792,907
\$484,932	\$211,563	\$309,495	40.0	70.0	0.06	0.06	\$5,289	\$3,305,672
\$484,932	\$211,563	\$309,495	40.0	70.0	0.06	0.06	\$5,289	\$3,305,672
\$244,716	\$180,575	\$175,291	56.5	70.0	0.10	0.10	\$3,193	\$1,805,750
\$238,160	\$149,691	\$141,851	45.8	121.0	0.29	0.29	\$3,271	\$517,962
\$1,937,672	\$964,955	\$1,245,627	222.3		0.64	0.64		
Average			Average		Average		Average	
per FF=>			\$4,341		per Net Acre=>		1,519,614.17	
							per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$41.16	40.00	00025	0536/0763	D-04-03-226-002, D-04-03-226-003	SILVERLAKE	408
\$75.89	40.00	00025	5366/0763	D-04-03-226-001, D-04-03-226-003	SILVERLAKE	408
\$75.89	40.00	00025	5366/0763	D-04-03-226-001, D-04-03-226-002	SILVERLAKE	401
\$41.45	60.00	00025	5316/0200		SILVERLAKE	408
\$11.89	44.00	00025	5304/0233		SILVERLAKE	408
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\$34.89						