

24

Neighborhoods Used: 00026.SILVERLAKE NON-LF

| Parcel Number    | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
|------------------|------------------|----------|---------------|--------------|--------|
| D -04-03-205-011 | 06/03/2019 00026 | 401      | 199,900       | 30,618       |        |
| Occupancy        | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family    | 2 STORY          | 77       | 169,282       | 134,944      | 1.254  |







# Real Estate Summary Sheet

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

08/04/2021 1:36 PM

**Parcel:** D -04-03-205-011  
**Owner's Name:** SHREWSBURY KASEY M & ADAM  
**Property Address:** 9208 THUMM 4  
 PINCKNEY, MI 48169  
**Liber/Page:** 5311/0088  
**Split:** / /  
**Public Impr.:** Dirt 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:** 00026 SILVERLAKE NON-LF

**Mailing Address:**

SHREWSBURY KASEY M & ADAM  
 9208 THUMM  
 PINCKNEY MI 48169

**Description:**

OLD SID - D 04-003-033-00 DE 3-5P COM AT SE COR LOT 50 CLARKS SILVER LAKE SUB, TH N 87 DEG 37' 30" E 167.06 FT, TH N 8 DEG 52' 40" W 31.98 FT, TH N 11 DEG 04' W 75 FT FOR A PL OF BEG, TH N'LY IN ARC OF A CIRC CURVE LEFT OF 981.45 FT RADIUS THRU A CENT ANGLE OF 2 DEG 55' 10" THE CHORD BEARS N 14 DEG 42' 55" W 50 FT, TH N 73 DEG 49' 30" E 120 FT, TH S'LY IN ARC OF A CIRC CURVE RIGHT OF 1101.45 FT RADIUS, CENT. ANGLE OF 2 DEG 55' 10" THE CHORD BEARS S 14 DEG 42' 55 E 56.11 FT, TH S 76 DEG 44' 40 W 120 FT TO PL OF BEG BEING PART OF NW FRL 1/4 SEC. 3 T1S R4E 0.15 AC.

## Most Recent Sale Information

Sold on 06/03/2019 for 199,900 by KB MOBILE MAINTENANCE CO.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5311/0088

## Most Recent Permit Information

Permit P20-39480 on 07/20/2020 for \$0 category Mechanical.

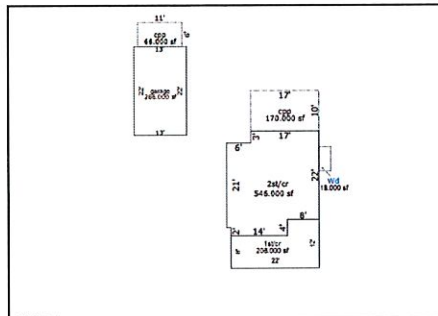
## Physical Property Characteristics

|                               |                                    |                             |
|-------------------------------|------------------------------------|-----------------------------|
| <b>2022 S.E.V.:</b> Tentative | <b>2022 Taxable:</b> Tentative     | <b>Lot Dimensions:</b>      |
| <b>2021 S.E.V.:</b> 99,500    | <b>2021 Taxable:</b> 87,787        | <b>Acreage:</b> 0.15        |
| <b>Zoning:</b> LR             | <b>Land Value:</b> Tentative       | <b>Frontage:</b> 50.0       |
| <b>PRE:</b> 100.000           | <b>Land Impr. Value:</b> Tentative | <b>Average Depth:</b> 120.0 |

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1965  
 Occupancy: Single Family  
 Class: C  
 Style: 2 STORY  
 Exterior: Alum., Vinyl  
 % Good (Physical): 77  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,300  
 Ground Area: 754  
 Garage Area: 286  
 Basement Area: 0  
 Basement Walls:  
 Estimated TCV: Tentative

## Image/Sketch



Silver Lake Non Lake front ECF Analysis

| Parcel Number   | Street Address | Sale Date | Sale Price       | Instr. | Terms of Sale   | Adj. Sale \$     | Asd. when Sold  | Asd/Adj. Sale  |
|-----------------|----------------|-----------|------------------|--------|-----------------|------------------|-----------------|----------------|
| D-04-03-205-011 | 9208 THUMM     | 06/03/19  | \$199,900        | CD     | 03-ARM'S LENGTH | \$199,900        | \$94,600        | 47.32          |
| <b>Totals:</b>  |                |           | <b>\$199,900</b> |        |                 | <b>\$199,900</b> | <b>\$94,600</b> | <b>47.32</b>   |
|                 |                |           |                  |        |                 |                  |                 | <b>#DIV/0!</b> |

Not Used Outlier

| Parcel Number   | Street Address     | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|--------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|
| D-04-03-300-049 | DEXTER TOWNHALL RD | 11/06/20  | \$355,000  | WD     | 03-ARM'S LENGTH | \$355,000    | \$252,400      | 71.10         |
| D-04-03-386-019 | 8754 GLENWOOD      | 11/06/20  | \$355,000  | WD     | 03-ARM'S LENGTH | \$355,000    | \$252,400      | 71.10         |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         | Floor Area | \$/Sq.Ft. | ECF Area         | Dev. by Mean (%)            |
|----------------|-------------|----------------|--------------|----------------|------------|-----------|------------------|-----------------------------|
| \$203,346      | \$30,618    | \$169,282      | \$134,944    | 1.254          | 1,300      | \$130.22  | 00026            | 0.0000                      |
| \$203,346      |             | \$169,282      | \$134,944    |                |            | \$130.22  |                  | 0.0000                      |
|                |             |                |              | E.C.F. =>      |            |           | Std. Deviation=> | #DIV/0!                     |
|                |             |                |              | Ave. E.C.F. => | 1.254      |           | Ave. Variance=>  | 0.0000 Coefficient of Var=> |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|------------------|
| \$575,819      | \$103,960   | \$251,040      | \$371,161    | 0.676  | 2,208      | \$113.70  | 00026    | 67.6364          |
| \$575,819      | \$103,960   | \$251,040      | \$371,161    | 0.676  | 2,208      | \$113.70  | 00026    | 67.6364          |

| Building Style | Land Value | Other Parcels in Sale | Land Table        | Property Class | Building Depr. |
|----------------|------------|-----------------------|-------------------|----------------|----------------|
| 2 STORY        | \$30,618   |                       | SILVERLAKE NON-LF | 401            | 77             |

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| Building Style | Land Value | Other Parcels in Sale | Land Table        | Property Class | Building Depr. |
|----------------|------------|-----------------------|-------------------|----------------|----------------|
| 1 STORY        | \$103,960  | D-04-03-386-019       | SILVERLAKE NON-LF | 401            | 87             |
| 1 STORY        | \$103,960  | D-04-03-300-049       | SILVERLAKE NON-LF | 401            | 87             |



Silver Lake Non Lakefront Land Analysis

| Parcel Number   | Street Address | Sale Date | Sale Price       | Instr. | Terms of Sale    | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale  |       |
|-----------------|----------------|-----------|------------------|--------|------------------|------------------|------------------|----------------|-------|
| D-04-03-205-011 | 9208 THUMM     | 06/03/19  | \$199,900        | CD     | 03-ARMI'S LENGTH | \$199,900        | \$94,600         | 47.32          |       |
| D-04-03-206-013 | THUMM RD       | 06/30/20  | \$53,000         | WD     | 03-ARMI'S LENGTH | \$53,000         | \$24,600         | 46.42          |       |
| <b>Totals:</b>  |                |           | <b>\$252,900</b> |        |                  | <b>\$252,900</b> | <b>\$119,200</b> |                |       |
|                 |                |           |                  |        |                  |                  |                  | Sale. Ratio => | 47.13 |
|                 |                |           |                  |        |                  |                  |                  | Std. Dev. =>   | 0.64  |



| Actual Front | ECF Area | Libel/Page | Land Table        | Class |
|--------------|----------|------------|-------------------|-------|
| 50.00        | 00026    | 5311/0088  | SILVERLAKE NON-LF | 401   |
| 111.00       | 00026    | 5362/0920  | SILVERLAKE NON-LF | 402   |

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