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Neighborhoods Used: 00026.SILVERLAKE NON-LF

9208 THUMM 4

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.

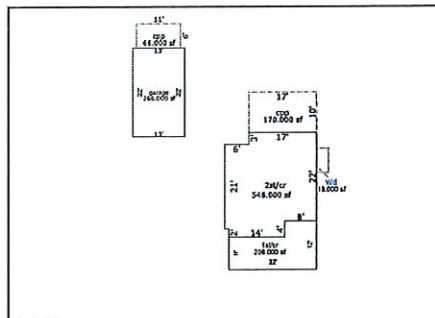
## Physical Property Characteristics

<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>\$94,600</b>	<b>47.32</b>
							Sale. Ratio =>	#DIV/0!
							Std. Dev. =>	

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		
				E.C.F. => 1.254			Std. Deviation=>	
				Ave. E.C.F. => 1.254			Ave. Variance=>	#DIV/0!
								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

0

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