

26

Neighborhoods Used: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

14038 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-06-460-005	10/25/2022 00035	401	320,000	155,232	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	80	164,768	144,093	1.143



14128 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-06-385-005	09/16/2022 00035	401	575,000	188,368	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	67	386,632	168,318	2.297



8790 DEXTER TOWNHALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-03-387-018	06/30/2022 00025	401	420,000	218,546	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	81	201,454	149,158	1.351



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	E.C.F.
Single Family	1.25 STORY	57	217,819	106,584	2.044



Neighborhoods Used: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

```

<<<<<<<<<<<   Single Family Computed Costs by Manual   >>>>>>>>>>
* Style *          91..100   81..90   71..80   61..70   51..60   0..50
1 STORY           0           0       144,093  0         0         0
1+ STORY          0           0         0         0         0         0
1.25 STORY        0       149,158   0         0       106,584   0
1.50 STORY         0           0         0       168,318   0         0
1.75 STORY         0           0         0         0         0         0
2 STORY           0           0         0         0         0         0
2.50 STORY         0           0         0         0         0         0
3 STORY           0           0         0         0         0         0
BI-LEVEL          0           0         0         0         0         0
DUPLEX            0           0         0         0         0         0
MODULAR           0           0         0         0         0         0
QUAD-LEVEL        0           0         0         0         0         0
TRI-LEVEL         0           0         0         0         0         0
                   0           0         0         0         0         0
  
```

```

Total Single Family Costs by Manual : 568,153
Total Mobile Home Costs by Manual   : 0
Total Town Home Costs by Manual     : 0
Total Agricultural Costs by Manual   : 0
Total Commercial Costs by Manual     : 0
  
```

```

<<<<<<<<<<<   Single Family Sale Residual Values   >>>>>>>>>>
* Style *          91..100   81..90   71..80   61..70   51..60   0..50
1 STORY           0           0       164,768  0         0         0
1+ STORY          0           0         0         0         0         0
1.25 STORY        0       201,454   0         0       217,819   0
1.50 STORY         0           0         0       386,632   0         0
1.75 STORY         0           0         0         0         0         0
2 STORY           0           0         0         0         0         0
2.50 STORY         0           0         0         0         0         0
3 STORY           0           0         0         0         0         0
BI-LEVEL          0           0         0         0         0         0
DUPLEX            0           0         0         0         0         0
MODULAR           0           0         0         0         0         0
QUAD-LEVEL        0           0         0         0         0         0
TRI-LEVEL         0           0         0         0         0         0
                   0           0         0         0         0         0
  
```

```

Total Single Family Sale Residual Values : 970,673
Total Mobile Home Sale Residual Values   : 0
Total Town Home Sale Residual Values     : 0
Total Agricultural Sale Residual Values   : 0
Total Commercial Sale Residual Values     : 0
  
```

```

<<<<<<<<<<<   Statistics for this Analysis   >>>>>>>>>>
# Valid # Invalid   Coefficient of   Coefficient of   Price Related
Sales   Sales      Dispersion (%)   Variation (%)   Differential
  4       1         14.78           21.35           1.025
After Application of E.C.F.s  0.00           0.00           1.000
  
```

```

<<<<<<<   Economic Condition Factor Estimates (# of data points)   >>>>>>
* Style *          91..100   81..90   71..80   61..70   51..60   0..50
1 STORY           1.000( 0)  1.000( 0)  1.143( 1)  1.000( 0)  1.000( 0)  1.000( 0)
1+ STORY          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
1.25 STORY        1.000( 0)  1.351( 1)  1.000( 0)  1.000( 0)  2.044( 1)  1.000( 0)
1.50 STORY         1.000( 0)  1.000( 0)  1.000( 0)  2.297( 1)  1.000( 0)  1.000( 0)
1.75 STORY         1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
2 STORY           1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
2.50 STORY         1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
3 STORY           1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
BI-LEVEL          1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
DUPLEX            1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
MODULAR           1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
QUAD-LEVEL        1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
TRI-LEVEL         1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
                   1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)  1.000( 0)
  
```

```

Single Family E.C.F. : 1.708 (4)
Mobile Home E.C.F.   : 1.000 (0)
Town Home E.C.F.     : 1.000 (0)
Agricultural E.C.F.  : 1.000 (0)
Commercial E.C.F.    : 1.000 (0)
  
```

Neighborhoods Used: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023

Terms Selected: 2

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

-----  
Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.60  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200

Minimum E.C.F. (Agricultural): 0.40  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200

Minimum E.C.F. (Commercial): 0.30  
Maximum E.C.F. (Commercial): 3.00

# Real Estate Summary Sheet

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

09/20/2023 12:02 PM

**Parcel:** D -04-06-460-005  
**Owner's Name:** WESTMORLAND PHIL & RENEE  
**Property Address:** 14038 EDGEWATER DR  
GREGORY, MI 48137  
**Liber/Page:** 5501/0944  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00035 HALFMOON/BLIND

**Mailing Address:**

WESTMORLAND PHIL & RENEE  
2995 SUNSET MEADOW DR  
HOWELL MI 48843

**Description:**

\*OLD SID - D 04-110-163-00 DE 41-209 LOT 9, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

## Most Recent Sale Information

Sold on 10/25/2022 for 320,000 by CB LANSING 300 LLP.

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

**Liber/Page:** 5501/0944

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 143,900	<b>2023 Taxable:</b> 143,900	<b>Acres:</b> 0.12
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 50.0
<b>FE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,078  
Ground Area: 1,078  
Garage Area: 374  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/20/2023 12:03 PM

<b>Parcel:</b>	D -04-06-385-005	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DRISKELL GRETCHEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14128 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5498/0232	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00035 HALFMOON/BLIND
<b>Mailing Address:</b>		<b>Description:</b>	
DRISKELL GRETCHEN 14128 EDGEWATER DR GREGORY MI 48137		*OLD SID - D 04-110-178-00 DE 41-242 LOT 16, BLOCK 22, ALSO THE W15 FT OF LOT 17, BLOCK 22 HALF MOON LAKE HILLS SUBDIVISION.	

## Most Recent Sale Information

Sold on 09/16/2022 for 575,000 by WHEELER GERALD F & JUDITH L.

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

**Liber/Page:** 5498/0232

## Most Recent Permit Information

Permit PE23-0022 on 01/24/2023 for \$0 category Electrical.

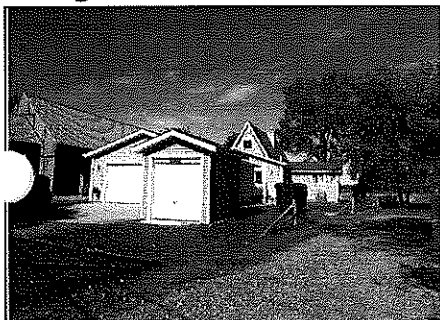
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	226,100	<b>2023 Taxable:</b>	226,100	<b>Acreeage:</b>	0.21
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	75.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	153.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C  
Style: 1.50 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 67  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,560  
Ground Area: 1,368  
Garage Area: 572  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/20/2023 12:11 PM

<b>Parcel:</b>	D -04-03-387-018	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OLSON GARRETT	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8790 DEXTER TOWNHALL RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5498/0197	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/04/2000	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	47080 PINCKNEY COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	00025 SILVERLAKE

## Mailing Address:

OLSON GARRETT  
LAURENTIUS ALEXANDREA  
8790 DEXTER TOWNHALL RD  
PINCKNEY MI 48169

## 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

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	173,900	<b>2023 Taxable:</b>	173,900	<b>Acres:</b>	0.45
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	45.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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\*\*\*

09/20/2023 12:11 PM

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

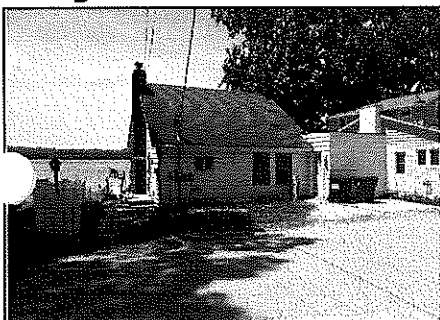
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	124,900	<b>2023 Taxable:</b>	124,900	<b>Acreeage:</b>	0.06
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	35.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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





Halfmoon & Blind Lakes ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	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-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARMI'S LENGTH	\$420,000	\$184,400
D-04-06-385-005	14128 EDGEWATER DR	09/16/22	\$575,000	WD	03-ARMI'S LENGTH	\$575,000	\$210,600
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$134,300
<b>Totals:</b>			<b>\$1,655,000</b>			<b>\$1,655,000</b>	<b>\$651,400</b>

Sale. Ratio =>

Std. Dev. =>

Due to a lack of sales on Halfmoon/Blind Lakes, utilization of a couple of sales from Silver Lake to develop 2024 ECF for Halfmoon/Blind Lakes.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
35.91	\$278,540	\$122,181	\$217,819	\$106,584	2.044	1,125	\$193.62	00025
43.90	\$437,361	\$218,546	\$201,454	\$149,158	1.351	1,105	\$182.31	00025
36.63	\$435,795	\$188,368	\$386,632	\$168,318	2.297	1,560	\$247.84	00035
41.97	\$367,049	\$155,232	\$164,768	\$144,093	1.143	1,078	\$152.85	00035
	<b>\$1,518,745</b>		<b>\$970,673</b>	<b>\$568,153</b>			<b>\$194.15</b>	
39.36				E.C.F. =>	<b>1.708</b>		Std. Deviation=>	<b>0.54955227</b>
3.94				Ave. E.C.F. =>	<b>1.709</b>		Ave. Variance=>	<b>46.1645</b>

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
33.4943	1.25 STORY	\$122,181	SILVERLAKE	401	57
35.8083	1.25 STORY	\$215,731	SILVERLAKE	401	81
58.8347	1.50 STORY	\$188,368	HALFMOON/BLIND	401	67
56.5208	1 STORY	\$155,232	HALFMOON/BLIND	401	80
<b>0.0219</b>					

Coefficient of Var=> 27.01750787

Halfmoon & Blind Lakes Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-385-005	14128 EDGEWATER DR	09/16/22	\$575,000	WD	03-ARMI'S LENGTH	\$575,000	\$210,600	36.63
D-04-06-385-006	14136 EDGEWATER DR	10/01/21	\$606,700	WD	03-ARMI'S LENGTH	\$606,700	\$279,900	46.13
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$134,300	41.97
<b>Totals:</b>			<b>\$1,501,700</b>			<b>\$1,501,700</b>	<b>\$624,800</b>	
							Sale. Ratio =>	<b>41.61</b>
							Std. Dev. =>	<b>4.77</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$464,962	\$327,573	\$217,535	60.8	153.0	0.21	0.21	\$5,391	\$1,552,479	\$35.64
\$747,212	\$220,309	\$360,821	100.8	114.0	0.47	0.47	\$2,186	\$473,783	\$10.88
\$391,084	\$108,183	\$179,267	50.1	101.0	0.12	0.12	\$2,160	\$932,612	\$21.41
<b>\$1,603,258</b>	<b>\$656,065</b>	<b>\$757,623</b>	<b>211.6</b>		<b>0.79</b>	<b>0.79</b>			
Average			Average		Average		Average		Average
per FF=>			\$3,100		per Net Acre=>		828,364.90		per SqFt=>
									\$19.02

Actual Front	ECF Area	Libet/Page	Land Table	Class	Rate Group 1
75.00	00035	5498/0232	HALFMOON/BLIND	401	A' FRONTAGE
231.00	00035	5450/0393	HALFMOON/BLIND	401	A' FRONTAGE
50.00	00035	5501/0944	HALFMOON/BLIND	401	A' FRONTAGE