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West Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-30-200-025	14135 ISLAND LAKE RD	05/29/18	\$481,000	WD	03-ARMI'S LENGTH	\$481,000	\$196,500	40.85
D-04-30-100-009	13535 ISLAND LAKE RD	02/25/21	\$410,000	WD	03-ARMI'S LENGTH	\$410,000	\$224,100	54.65
D-04-30-200-027	14045 ISLAND LAKE RD	03/26/18	\$242,000	WD	03-ARMI'S LENGTH	\$242,000	\$108,900	45.00
Totals:			\$1,133,000			\$1,133,000	\$529,500	
							Sale. Ratio =>	46.73
							Std. Dev. =>	7.08

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.25 STORY	\$84,000	WESTLAKE	401	74
2 STORY	\$189,200	WESTLAKE	401	69
1 STORY	\$48,000	WESTLAKE	401	64

6.913080342

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 2:39 PM

Parcel:	D -04-30-100-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SEIFERT DAVID W & DAWN C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13535 ISLAND LAKE RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5414/0379	Prev. Taxable Status:	TAXABLE
Split:	10/28/2020	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Level, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00030 WESTLAKE

Mailing Address:

SEIFERT DAVID W & DAWN C
13511 ISLAND LAKE RD
CHELSEA MI 48118

Description:

OWNER REQUEST DE 30-3B-1 PCL " 3 " COM AT E 1/4 COR SEC 30, TH N 89-33-16 W 633.33 FT, TH N 54-52-54 W 214.00 FT TO A POB, TH N 84-01-42 W 525.39 FT, TH N 00-10-25 E 313.57 FT, TH S 89-49-35 E 262.41 FT, TH N 48-42-53 E 175.19 FT, TH S 68-42-10 E 446.45 FT, TH S 20-19-45 W 144.07 FT, TH S 52-04-13 W 302.22 FT TO THE POB. PT OF NE 1/4 SEC 30, T1S-R4E. 6.21 AC.
SPLIT ON 11/02/2020 FROM D -04-30-100-007;

Most Recent Sale Information

Sold on 02/25/2021 for 410,000 by MONIER DIANNE & VAN GORDER DJ & DA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5414/0379

Most Recent Permit Information

None Found

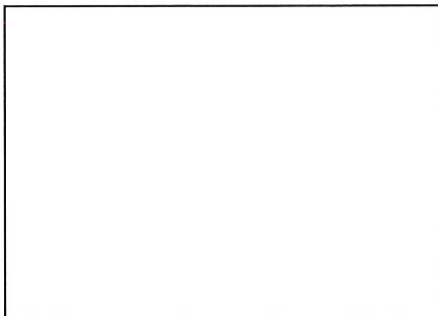
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	224,100	2021 Taxable:	109,115	Acreage:	6.21
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Stone
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,500
Ground Area: 918
Garage Area: 594
Basement Area: 918
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 2:40 PM

Parcel: D -04-30-200-027
Owner's Name: SCHWIMMER PAUL & AUDREY
Property Address: 14045 ISLAND LAKE RD
CHELSEA, MI 48118
Liber/Page: 5253/0100
Split: / /
Public Impr.: Dirt Road, Electric, Gas
Topography: Rolling, Waterfront, LAKE

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAJD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00030 WESTLAKE

Mailing Address:

SCHWIMMER PAUL & AUDREY
2936 S MADRORO CT
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-030-017-90 DE 30-6L COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 704.29 FT TO POB, TH S 88-22-20 E 125.85 FT, TH S 69-52-30 E 78.6 FT, TH S 0-46 -50 W 2187.28 FT, TH S 89-10-20 W 200.08 FT, TH N 0-46-50 E 2220.79 FT TO POB PART W 1/2 SEC 30 T1S R4E 10.20 AC

Most Recent Sale Information

Sold on 03/26/2018 for 242,000 by KOCH NORMAN E (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5253/0100

Most Recent Permit Information

Permit P20-39808 on 09/11/2020 for \$0 category Mechanical.

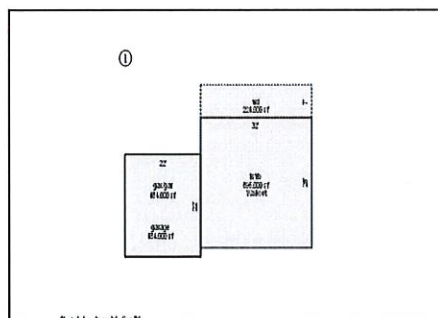
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	128,500	2021 Taxable:	121,925	Acreage:	10.20
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 896
Ground Area: 896
Garage Area: 484
Basement Area: 896
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 2:40 PM

Parcel:	D -04-30-200-025	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUTCHER KURT R & DENISE D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14135 ISLAND LAKE RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5259/0587	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00030 WESTLAKE

Mailing Address:	Description:
DUTCHER KURT R & DENISE D 14135 ISLAND LAKE RD CHELSEA MI 48118	*OLD SID - D 04-030-017-70 DE 30-6J COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 304.25 FT TO POB, TH S 88-22-20 E 200.02 FT, TH S 0-46-50 W 2229.36 FT, TH S 89-10-20 W 200.08 FT, TH N 0-46-50 E 2237.94 FT TO POB PART W 1/2 SEC 30 T1S R4E 10.30 AC

Most Recent Sale Information

Sold on 05/29/2018 for 481,000 by OSTLER JAMES & MEGAN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5259/0587

Most Recent Permit Information

Permit 02-04046 on 06/18/2002 for \$0 category RES. DECK CONSTRUCTION.

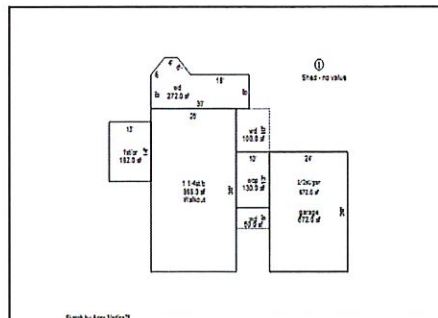
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	237,000	2021 Taxable:	224,734	Acres:	10.30
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: BC
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,753
Ground Area: 1,170
Garage Area: 672
Basement Area: 988
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Westlake Vacant Land Analysis

Parcel Number	Date of Sale	Adjusted Sale Price	ECF Neighborhood	Lot Size	Front Foot	Price/Front Foot	Cost Per Lot/Acre	Comments
04-30-100-011	12/15/2020	\$210,000.00	00030 West Lake	4.96				\$42,338.71 Lake Front
04-30-100-010	5/10/2021	136250	00030 West Lake	8.26				\$16,495.16 Non Lake Front