

27

Neighborhoods Used: 00035.HALFMOON/BLIND

14318 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-355-009	09/30/2020 00035	408	430,000	174,186
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	255,814	133,773
E.C.F. 1.912				



EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-460-013	08/07/2020 00035	401	430,000	309,089
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family		70	120,911	117,860
E.C.F. 1.026				

!!MULTI-PARCEL SALE!!



14112 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-385-012	07/31/2020 00035	408	395,000	190,096
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	79	204,904	100,888
E.C.F. 2.031				



9220 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-400-004	12/06/2019 00035	401	640,000	325,464
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	314,536	272,723
E.C.F. 1.153				

!!MULTI-PARCEL SALE!!



14112 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-460-006	07/19/2019 00035	408	299,500	171,759
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	127,741	101,333
E.C.F. 1.261				



14116 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-385-002	05/13/2019 00035	408	349,000	184,278
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	164,722	63,782
E.C.F. 2.583				



9437 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-176-012	04/22/2019 00035	401	350,000	121,395
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	75	228,605	174,341
E.C.F. 1.311				

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 00035.HALFMOON/BLIND

Single Family Computed Costs by Manual

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 964,701
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

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 1,417,233
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

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 7, 0, 11.43, 12.85, 0.990. After Application of E.C.F.s: 9.52, 11.83, 1.007.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.469 (7)
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: 00035.HALFMOON/BLIND

<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 1

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): 00035 - HALFMOON/BLIND

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.40

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\*\*\*

08/04/2021 3:43 PM

**Parcel:** D -04-06-176-012  
**Owner's Name:** BENNETT BRIAN D & JENNIFER  
**Property Address:** 9437 LAKEVIEW DR  
PINCKNEY, MI 48169  
**Liber/Page:** 5301/0942  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront

**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:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00035 HALFMOON/BLIND

**Mailing Address:**

BENNETT BRIAN D & JENNIFER  
9437 LAKEVIEW DR  
PINCKNEY MI 48169

**Description:**

OLD SID D0426004800 DE 52-48 LOT 48 SUPERVISORS PLAT NO 2

## Most Recent Sale Information

Sold on 04/22/2019 for 350,000 by STAHL VINCENT P JR.

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

**Liber/Page:** 5301/0942

## Most Recent Permit Information

None Found

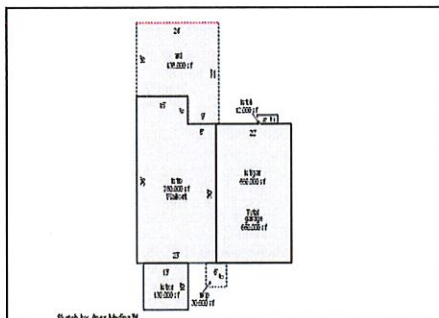
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	181,000	<b>2021 Taxable:</b>	153,316	<b>Acreage:</b>	0.11
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	49.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	99.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Stone/Siding  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,582  
Ground Area: 910  
Garage Area: 660  
Basement Area: 780  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

08/04/2021 3:43 PM

<b>Parcel:</b>	D -04-06-355-009	<b>Current Class:</b>	
<b>Owner's Name:</b>	KOWALSKI KURT P & KIMBERLY S	<b>Previous Class:</b>	
<b>Property Address:</b>	14318 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5380/0647	<b>Prev. Taxable Status:</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>Mailing Address:</b>		<b>Neighborhood:</b>	00035 HALFMOON/BLIND
		<b>Description:</b>	
KOWALSKI KURT P & KIMBERLY S 13545 MCKINLEY RD CHELSEA MI 48118		*OLD SID - D 04-110-328-00 DE 41-504 LOT 14, BLOCK 54 HALF MOON LAKE HILLS SUBDIVISION.	

## Most Recent Sale Information

Sold on 09/30/2020 for 430,000 by SABA JANICE.

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

**Liber/Page:** 5380/0647

## Most Recent Permit Information

Permit P20-40275 on 12/09/2020 for \$0 category Plumbing.

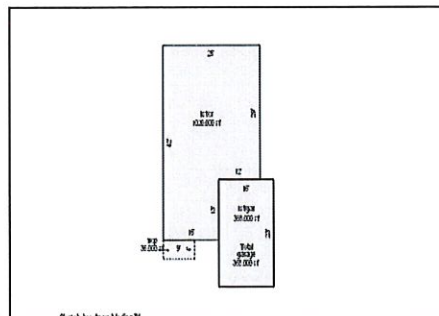
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	171,700	<b>2021 Taxable:</b>	171,700	<b>Acreage:</b>	0.13
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	112.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1953  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,388  
Ground Area: 1,020  
Garage Area: 368  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/04/2021 3:43 PM

<b>Parcel:</b>	D -04-06-385-002	<b>Current Class:</b>	
<b>Owner's Name:</b>	RUSSELL JAMES	<b>Previous Class:</b>	
<b>Property Address:</b>	14116 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5306/0198	<b>Prev. Taxable Status:</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

## Mailing Address:

RUSSELL JAMES  
6700 WOODVINE  
CHELSEA MI 48118

## Description:

REWRITE PER SURVEY 08/31/98 DE 41-245 BEG AT SE COR LOT 19, BLK 22 HALF MOON LAKE HILLS SUBDIVISION, TH N 71 -28-40 W 39.82 FT, TH N 14-51-35 E 174.92 FT, TH CONT N 14-51-35 E +/- 2 FT TO WATER'S EDGE, TH ELY +/- 54 FT TO A PT N 19-21-30 E FROM POB, TH S 19-21-30 W +/- 8 FT, TH CONT S 19-21-30 W 167.66 FT TO POB.

## Most Recent Sale Information

Sold on 05/13/2019 for 349,000 by MEHURON CHRISTINE M (LL).

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

**Liber/Page:** 5306/0198

## Most Recent Permit Information

Permit P17-34032 on 09/14/2017 for \$6,900 category Res. Add/Alter/Repair.

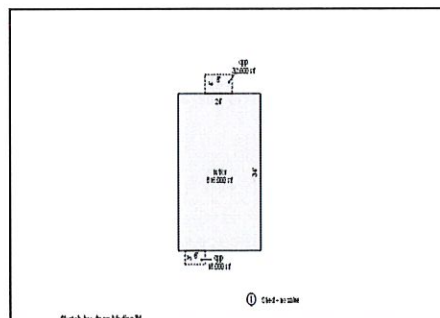
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	130,400	<b>2021 Taxable:</b>	125,431	<b>Acreage:</b>	0.18
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	54.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	170.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 816  
Ground Area: 816  
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 3:43 PM

<b>Parcel:</b>	D -04-06-385-012	<b>Current Class:</b>	
<b>Owner's Name:</b>	SHERMAN LAURA & SHAFER SHAWNA	<b>Previous Class:</b>	
<b>Property Address:</b>	14112 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5373/0591	<b>Prev. Taxable Status:</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>Mailing Address:</b>		<b>Neighborhood:</b>	00035 HALFMOON/BLIND
<b>Description:</b>	OWNER REQUEST DE 04-247A-2 PCL "B" LOT 20 BLK 22, HALF MOON LAKE HILLS SUBDIVISION. SPLIT ON 10/22/1997 FROM D -04-06-385-001		
<b>Mailing Address:</b>	SHERMAN LAURA & SHAFER SHAWNA 4641 CROSTICK CT SYLVANIA OH 43560		

## Most Recent Sale Information

Sold on 07/31/2020 for 395,000 by DONALDSON BRENDA S TRUST.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5373/0591

## Most Recent Permit Information

Permit P21-41304 on 06/24/2021 for \$0 category Plumbing.

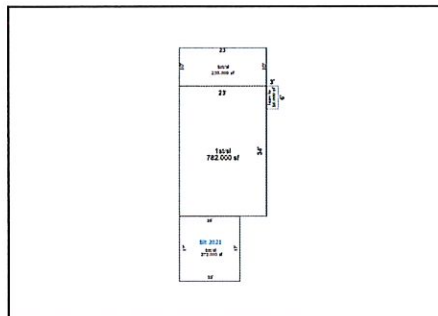
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	157,500	<b>2021 Taxable:</b>	157,500	<b>Acreage:</b>	0.19
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	163.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1996  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,012  
Ground Area: 1,012  
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 3:43 PM

<b>Parcel:</b>	D -04-06-400-004	<b>Current Class:</b>	
<b>Owner's Name:</b>	HAMILTON FAMILY TRUST	<b>Previous Class:</b>	
<b>Property Address:</b>	9220 LAKEVIEW DR PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5336/0748	<b>Prev. Taxable Status</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, LAKE	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00035 HALFMOON/BLIND
<b>Description:</b>	DE 6-6A-1 (002 & 176-027) SURVEY 10/88 THE W 7.43 AC OF THE N 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SEC 6, ALSO BEG AT SW COR OF SUPERVISOR'S PLAT NO 2, TH S 89-02-40 E 200.00FT, TH S 01-46-20 W 3.0 FT, TH S 89-54-00 E 417.54 FT, TH N 02-00-00 W 10.7 FT, TH S 89-02-40 E 218.06 FT TO POB. T1S R4E 7.50 AC.		

## Most Recent Sale Information

Sold on 12/06/2019 for 640,000 by VANDERYACHT DAVID H & MARY K TRUST.

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

**Liber/Page:** 5336/0748

## Most Recent Permit Information

Permit P12-24267 on 02/24/2012 for \$0 category MECHANICAL.

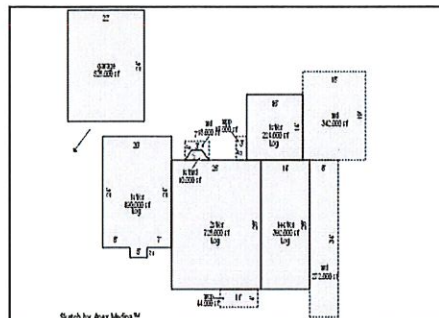
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	330,700	<b>2021 Taxable:</b>	325,494	<b>Acreage:</b>	7.50
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	400.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Log  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,572  
Ground Area: 1,834  
Garage Area: 528  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/04/2021 3:44 PM

<b>Parcel:</b>	D -04-06-460-006	<b>Current Class:</b>	
<b>Owner's Name:</b>	TITUS JOHN L & BEVERLY J	<b>Previous Class:</b>	
<b>Property Address:</b>	14042 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5313/0037	<b>Prev. Taxable Status:</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>
TITUS JOHN L & BEVERLY J 14042 EDGEWATER DR GREGORY MI 48137	*OLD SID - D 04-110-162-00 DE 41-208 LOT 8, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

## Most Recent Sale Information

Sold on 07/19/2019 for 299,500 by SCHERER TARYN (LL).

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5313/0037

## Most Recent Permit Information

Permit P19-38240 on 10/04/2019 for \$17,000 category Res. Add/Alter/Repair.

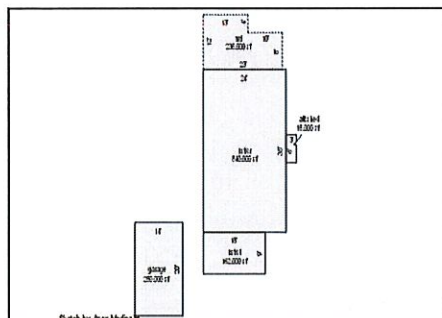
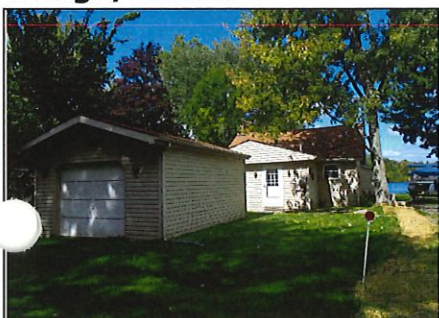
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	149,200	<b>2021 Taxable:</b>	143,785	<b>Acreage:</b>	0.12
<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>	102.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,002  
Ground Area: 1,002  
Garage Area: 280  
Basement Area: 840  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/04/2021 3:47 PM

<b>Parcel:</b>	D -04-06-460-013	<b>Current Class:</b>	
<b>Owner's Name:</b>	NORMAN JAMES P & TERRI	<b>Previous Class:</b>	
<b>Property Address:</b>	14050 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5372/0889	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00035 HALFMOON/BLIND
		<b>Description:</b>	
NORMAN JAMES P & TERRI 14050 EDGEWATER DR GREGORY MI 48137		OWNER REQUEST DE 41-206A LOTS 5 & 6, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION. COMBINED ON 11/18/2020 FROM D -04-06-460-008, D -04-06-460-009;	

## Most Recent Sale Information

Sold on 08/07/2020 for 430,000 by LAWRENCE DANIEL F TRUST.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5372/0889

## Most Recent Permit Information

Permit P21-41321 on 06/25/2021 for \$0 category Electrical.

## 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>	200,800	<b>2021 Taxable:</b>	200,800	<b>Acreage:</b>	0.28
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<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: 1970  
Occupancy: Single Family  
Class: C  
Style: 1+ STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,044  
Ground Area: 1,044  
Garage Area: 672  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





Halfmoon Blind Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-176-012	9437 LAKEVIEW DR	04/22/19	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$116,000	33.14
D-04-06-355-009	14318 EDGEWATER DR	09/30/20	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$165,400	38.47
D-04-06-385-002	14116 EDGEWATER DR	05/13/19	\$349,000	WD	03-ARMY'S LENGTH	\$349,000	\$90,800	26.02
D-04-06-385-012	14112 EDGEWATER DR	07/31/20	\$395,000	WD	03-ARMY'S LENGTH	\$395,000	\$188,000	47.59
D-04-06-400-004	9220 LAKEVIEW DR	12/06/19	\$640,000	WD	03-ARMY'S LENGTH	\$640,000	\$309,100	48.30
D-04-06-460-006	14042 EDGEWATER DR	07/19/19	\$299,500	WD	03-ARMY'S LENGTH	\$299,500	\$102,300	34.16
D-04-06-460-013	14050 EDGEWATER DR	08/07/20	\$430,000	WD	03-ARMY'S LENGTH	\$430,000	\$236,700	55.05
<b>Totals:</b>						<b>\$2,893,500</b>	<b>\$1,208,300</b>	
							<b>Sale. Ratio =&gt;</b>	<b>41.76</b>
							<b>Std. Dev. =&gt;</b>	<b>10.25</b>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$361,986	\$121,395	\$228,605	\$174,341	1.311	1,582	\$144.50	00035	29.9742
\$358,793	\$174,186	\$255,814	\$133,773	1.912	1,388	\$184.30	00035	30.1304
\$272,297	\$184,278	\$164,722	\$63,782	2.583	816	\$201.87	00035	97.1591
\$329,321	\$190,096	\$204,904	\$100,888	2.031	1,012	\$202.47	00035	42.0019
\$701,822	\$325,464	\$314,536	\$272,723	1.153	2,572	\$122.29	00035	45.7676
\$311,599	\$171,759	\$127,741	\$101,333	1.261	1,002	\$127.49	00035	35.0390
\$468,200	\$309,089	\$120,911	\$117,860	1.026	1,044	\$115.82	00035	58.5105
<b>\$2,804,018</b>		<b>\$1,417,233</b>	<b>\$964,701</b>			<b>\$156.96</b>		<b>14.1901</b>
E.C.F. =>				<b>1.469</b>	Std. Deviation=>		<b>0.573821</b>	
Ave. E.C.F. =>				<b>1.611</b>	Ave. Variance=>		<b>48.3690</b>	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$121,395	D-04-06-176-010	HALFMOON/BLIND	401	75
1 STORY	\$174,186		HALFMOON/BLIND	408	74
1 STORY	\$184,278		HALFMOON/BLIND	408	64
1 STORY	\$184,272		HALFMOON/BLIND	408	79
2 STORY	\$325,464	D-04-06-289-009	HALFMOON/BLIND	401	70
1 STORY	\$171,759		HALFMOON/BLIND	408	68
	\$308,124	D-04-06-460-008	HALFMOON/BLIND	401	70

30.02434005

Halfmoon Blind Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-176-012	9437 LAKEVIEW DR	04/22/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$116,000	33.14
D-04-06-355-009	14318 EDGEWATER DR	09/30/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$165,400	38.47
D-04-06-355-025	14486 EDGEWATER DR	06/22/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$102,900	42.88
D-04-06-385-002	14116 EDGEWATER DR	05/13/19	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$90,800	26.02
D-04-06-460-006	14042 EDGEWATER DR	07/19/19	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$102,300	34.16
D-04-06-460-013	14050 EDGEWATER DR	08/07/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$236,700	55.05
<b>Totals:</b>			<b>\$2,098,500</b>			<b>\$2,098,500</b>	<b>\$814,100</b>	<b>38.79</b>
								<b>9.96</b>

Sale. Ratio =>  
Std. Dev. =>

Not Used Outliers

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-206-001	9601 LAKEVIEW DR	05/09/19	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$147,900	38.42
D-04-06-460-005	14038 EDGEWATER DR	09/14/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$118,500	66.95
D-04-06-400-004	9220 LAKEVIEW DR	12/06/19	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$309,100	48.30

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$361,986	\$109,409	\$121,395	49.4	99.0	0.11	0.11	\$2,214	\$985,667	\$22.63
\$351,164	\$245,393	\$166,557	50.9	112.0	0.13	0.13	\$4,825	\$1,902,271	\$43.67
\$224,579	\$240,000	\$224,579	68.6	81.5	0.19	0.19	\$3,500	\$1,283,422	\$29.46
\$264,227	\$260,981	\$176,208	53.8	170.5	0.18	0.18	\$4,851	\$1,418,375	\$32.56
\$304,077	\$159,660	\$164,237	50.1	102.0	0.12	0.12	\$3,184	\$1,364,615	\$31.33
\$468,200	\$269,924	\$308,124	102.7	239.0	0.28	0.28	\$2,628	\$981,542	\$22.53
<b>\$1,974,233</b>	<b>\$1,285,367</b>	<b>\$1,161,100</b>	<b>375.5</b>		<b>1.00</b>	<b>1.00</b>			
Average									
per FF=>			<b>\$3,423</b>			<b>1,281,522.43</b>			<b>\$29.42</b>
Average									
per Net Acre=>									
Average									
per SqFt=>									

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$589,117	\$13,808	\$217,925	66.5	138.0	0.22	0.22	\$208	\$61,643	\$1.42
\$255,811	\$85,184	\$163,995	50.1	101.0	0.12	0.12	\$1,701	\$734,345	\$16.86
\$701,822	\$263,642	\$325,464	144.7	457.6	7.57	7.50	\$1,822	\$34,836	\$0.80



Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
49.00	00035	5301/0942	D-04-06-176-010	HALFMOON/BLIND	401
50.00	00035	5380/0647		HALFMOON/BLIND	408
100.00	00035	5363/0475		HALFMOON/BLIND	409
54.00	00035	5306/0198		HALFMOON/BLIND	408
50.00	00035	5313/0037		HALFMOON/BLIND	408
100.00	00035	5372/0889	D-04-06-460-008	HALFMOON/BLIND	408

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
100.10	00035			HALFMOON/BLIND	408
50.00	00035	5384/0298		HALFMOON/BLIND	408
199.00	00035	5336/0748	D-04-06-289-009	HALFMOON/BLIND	408