

28

Neighborhoods Used: 00036.HALFMOON/BLIND NON-LF

14049 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-461-018	10/02/2020 00036	401	380,000	80,494
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	74	299,506	221,873
				E.C.F. 1.350



13910 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-176-005	08/19/2020 00036	401	220,000	38,047
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	181,953	120,427
				E.C.F. 1.511



13533 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-07-108-004	01/31/2020 00036	401	150,000	38,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	45	112,000	52,644
				E.C.F. 2.127



8750 BEECHWOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-461-011	08/29/2019 00036	401	233,000	76,245
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	156,755	131,626
				E.C.F. 1.191



93 LAKEVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-176-021	08/09/2019 00036	401	285,000	231,654
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	54	53,346	78,354
				E.C.F. 0.681

!!MULTI-PARCEL SALE!!



8670 HILLSDALE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-07-101-007	07/01/2019 00036	401	217,000	112,106
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	104,894	59,244
				E.C.F. 1.771

!!MULTI-PARCEL SALE!!



13720 RIDGEMONT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-07-103-012	06/05/2019 00036	401	251,500	70,545
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	68	180,955	189,120
				E.C.F. 0.957



Neighborhoods Used: 00036.HALFMOON/BLIND NON-LF

<<<<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	179,671	0	131,626	0	52,644
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	78,354	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	221,873	189,120	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

Total Single Family Costs by Manual : 853,289
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	286,847	0	156,755	0	112,000
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	53,346	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	299,506	180,955	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

Total Single Family Sale Residual Values : 1,089,409
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 Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	4	16.12	19.63	0.979
After Application of E.C.F.s				
		1.35	2.52	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)	1.597(2)	1.000(0)	1.191(1)	1.000(0)	2.127(1)
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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.681(1)	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)	1.350(1)	0.957(1)	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)

Single Family E.C.F. : 1.277 (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)

08/18/2021
01:59 PM

ECF Analysis for: 04 - DEXTER TOWNSHIP

Page: 3/3
DB: Dexter Twp 2022

Neighborhoods Used: 00036.HALFMOON/BLIND NON-LF

<<<<<<<<<<<<<< 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): 00036 - HALFMOON/BLIND NON-LF

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

08/18/2021 2:00 PM

Parcel:	D -04-06-176-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OLK JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13910 LAKEVIEW DR PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5371/0681	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:

OLK JENNIFER
13910 LAKEVIEW DR
PINCKNEY MI 48169

Description:

OLD SID D0426005400 DE 52-54 LOT 54, ALSO A PART OF SEC 6DESC AS BEG AT NE COR OF LOT 54, TH N 1 DEG 22'E 24.75 FT, TH N 88 DEG 38'W 49.50 FT, TH S 1 DEG 22 W 24.75 FT TO THE NW COR OF LOT 54, TH S 88 DEG 38'E 49.5 FT TO THE POB, SUPERVISORS PLAT NO 2

Most Recent Sale Information

Sold on 08/19/2020 for 220,000 by KELLY JOSEPH & PATRICIA A & LEIDNER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5371/0681

Most Recent Permit Information

Permit 06-17656 on 11/28/2006 for \$22,000 category RES. RE-ROOF.

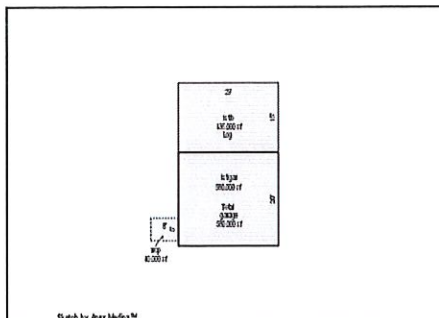
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	98,200	2021 Taxable:	98,200	Acreage:	0.14
Zoning:	LR	Land Value:	Tentative	Frontage:	49.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	124.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Log
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,015
Ground Area: 435
Garage Area: 580
Basement Area: 435
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel:	D -04-06-176-021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NELSEN ERIC & TRACY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9328 LAKEVIEW DR PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5316/0642	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:

NELSEN ERIC & TRACY
9328 LAKEVIEW DR
PINCKNEY MI 48169

Description:

OLD SID D0426004200 DE 52-42 LOT 42 ALSO BEG AT THE NE COR OF LOT 42, TH S 89 DEG 02'40" E 49.5 FT TO THE NE COR OF LOT 43, TH S O DEG 57'20" W 99 FT, TH N 89 DEG 02' 40" W 49.5 FT TO SE COR OF LOT 42, TH N O DEG 57' 20"E 49.5 FT TO POB, PART OF SE 1/4 OF SEC 6 & SUPERVISORS PLAT NO 2 OWNED & ACCUPIED AS ONE PARCEL

Most Recent Sale Information

Sold on 08/09/2019 for 285,000 by JENNINGS RICHARD & PHYLLIS FAMILY T.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5316/0642

Most Recent Permit Information

Permit P21-41302 on 06/23/2021 for \$0 category Plumbing.

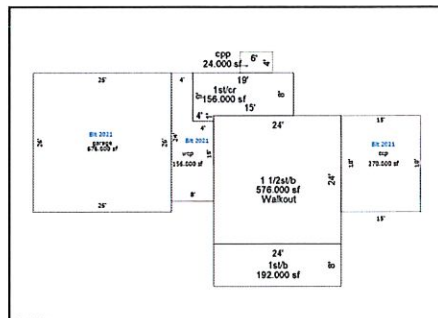
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	79,300	2021 Taxable:	77,571	Acreeage:	0.23
Zoning:	LR	Land Value:	Tentative	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	99.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,212
Ground Area: 924
Garage Area: 0
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel:	D -04-06-461-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GARTLEY DOUGLAS W	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8750 BEECHWOOD GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5319/0412	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:

GARTLEY DOUGLAS W
8750 BEECHWOOD DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-153-00 DE 41-199 LOTS 23 & 24, BLOCK 19 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 08/29/2019 for 233,000 by ARMSTRONG CHARLES JR & JUDY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0412

Most Recent Permit Information

Permit 04-10707 on 08/23/2004 for \$8,000 category RES. ADD/ALTER/REPAIR.

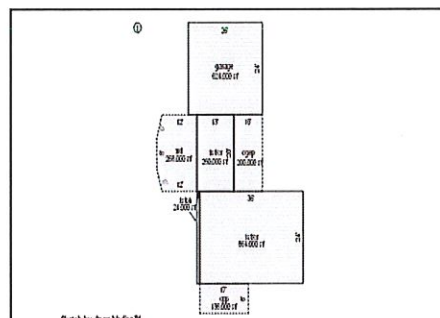
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	123,500	2021 Taxable:	122,998	Acreage:	0.36
Zoning:	LR	Land Value:	Tentative	Frontage:	112.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	125.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
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: 1,148
Ground Area: 1,124
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel: D -04-06-461-018
Owner's Name: RENDELL DANIEL L JR & TRACY
Property Address: 14049 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5381/0369
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level

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: 00036 HALFMOON/BLIND NON-LF

Mailing Address:

RENDELL DANIEL L JR & TRACY
14049 EDGEWATER DR
GREGORY MI 48137

Description:

OLD SID D 04-110-136-00 DE 41-181 LOTS 5,6 & 20 BLK 19 HALF MOON LAKE HILLS SUBDIVISION

Most Recent Sale Information

Sold on 10/02/2020 for 380,000 by VAUGHAN TOMMY & MARIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5381/0369

Most Recent Permit Information

Permit 11-ZP-5044 on 06/06/2011 for \$0 category DEMOLISH.

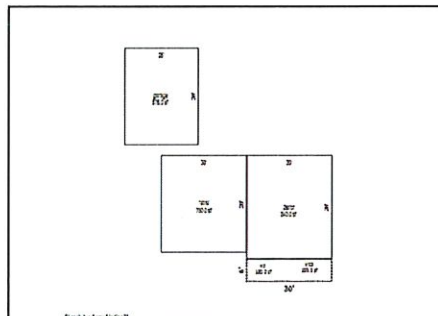
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	185,900	2021 Taxable:	185,900	Acreage:	0.45
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	195.5

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,460
Ground Area: 1,620
Garage Area: 676
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel:	D -04-07-101-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHOFIELD KAROLYNN & RONALD C JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8670 HILLSDALE GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5312/0263	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00036 HALFMOON/BLIND NON-LF
Description:	Description: OLD SID D-04-110-010-00 DE 41-10 LOT 10, BLOCK 1 HALF MOON LAKE HILLS SUBDIVISION.		
SCHOFIELD KAROLYNN & RONALD C JR 7273 DELL RD SALINE MI 48176			

Most Recent Sale Information

Sold on 07/01/2019 for 217,000 by HARPER WILLIAM G & DALEEN E..

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5312/0263

Most Recent Permit Information

Permit P20-38758 on 01/07/2020 for \$6,670 category Res. Add/Alter/Repair.

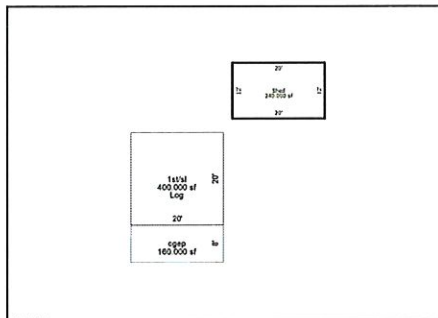
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	59,100	2021 Taxable:	57,771	Acreage:	0.14
Zoning:	LR	Land Value:	Tentative	Frontage:	50.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Log
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 400
Ground Area: 400
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel:	D -04-07-103-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAZE LANCE & NICOLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13720 RIDGEMONT GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5307/0709	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Level, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00036 HALFMOON/BLIND NON-LF
Description:	OLD SID D-04-110-069-00 DE 41-100 LOTS 18 & 19, BLOCK 5 HALF MOON LAKE HILLS SUBDIVISION.		

Most Recent Sale Information

Sold on 06/05/2019 for 251,500 by CABOSE NIGEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5307/0709

Most Recent Permit Information

Permit P19-38633 on 12/02/2019 for \$0 category Electrical.

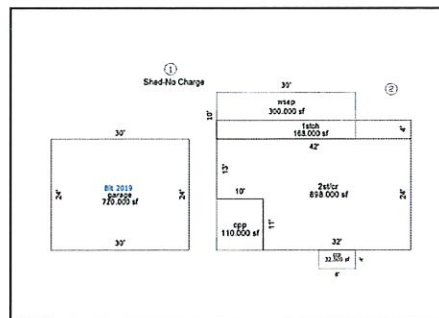
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	159,400	2021 Taxable:	159,400	Acreage:	0.34
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	146.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,964
Ground Area: 898
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:00 PM

Parcel:	D -04-07-108-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OATES PATRICK & FOULIS ALEXANDRIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13533 EDGEWATER DR GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5341/0648	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:	Description:
OATES PATRICK & FOULIS ALEXANDRIA 13533 EDGEWATER DR GREGORY MI 48137	OLD SID D-04-110-019-00 DE 41-23 LOT 2, BLOCK 2 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 01/31/2020 for 150,000 by FITZPATRICK KATRINA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5341/0648

Most Recent Permit Information

None Found

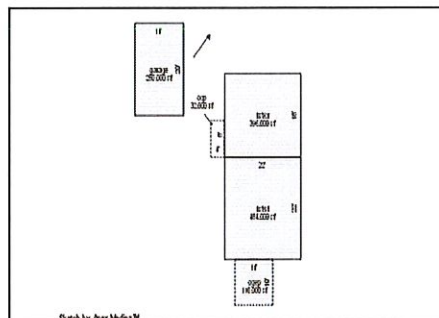
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	52,300	2021 Taxable:	52,300	Acreage:	0.14
Zoning:	LR	Land Value:	Tentative	Frontage:	50.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1948
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Electric Baseboard
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 880
Ground Area: 880
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Halfmoon Blind Non Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-176-005	13910 LAKEVIEW DR	08/19/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,900	31.77
D-04-06-176-021	9328 LAKEVIEW DR	08/09/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,400	44.00
D-04-06-461-011	8750 BEECHWOOD	08/29/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$105,300	45.19
D-04-06-461-018	14049 EDGEWATER DR	10/02/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,200	49.00
D-04-07-101-007	8670 HILLSDALE	07/01/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$54,700	25.21
D-04-07-103-012	13720 RIDGEMONT	06/05/19	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$104,300	41.47
D-04-07-108-004	13533 EDGEWATER DR	01/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,600	29.07
Totals:			\$1,736,500			\$1,736,500	\$689,400	
								39.70
								9.16

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land + Yard	Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$206,645	\$38,047		\$181,953	\$120,427	1.511	1,015	\$179.26	00036	14.1270
\$341,350	\$231,654		\$53,346	\$78,354	0.681	1,212	\$44.01	00036	68.8796
\$260,521	\$76,245		\$156,755	\$131,626	1.191	1,148	\$136.55	00036	17.8712
\$391,116	\$80,494		\$299,506	\$221,873	1.350	2,460	\$121.75	00036	1.9728
\$195,048	\$112,106		\$104,894	\$59,244	1.771	400	\$262.24	00036	40.0907
\$335,313	\$70,545		\$180,955	\$189,120	0.957	1,964	\$92.14	00036	41.2800
\$111,702	\$38,000		\$112,000	\$52,644	2.127	880	\$127.27	00036	75.7860
\$1,841,695			\$1,089,409	\$853,289			\$137.60		
					E.C.F. =>	1.277	Std. Deviation=>	0.48857041	
					Ave. E.C.F. =>	1.370	Ave. Variance=>	37.1439	Coefficient of Var=>
									9.2909

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$38,047		HALFMOON/BLIND NON-LF	401	84
1.50 STORY	\$231,654	D -04-06-176-019, D -04-06-288-002	HALFMOON/BLIND NON-LF	401	54
1 STORY	\$75,561		HALFMOON/BLIND NON-LF	401	69
2 STORY	\$80,494		HALFMOON/BLIND NON-LF	401	74
1 STORY	\$108,000	D -04-07-101-008, D -04-07-101-009	HALFMOON/BLIND NON-LF	401	83
2 STORY	\$70,492		HALFMOON/BLIND NON-LF	401	68
1 STORY	\$38,000		HALFMOON/BLIND NON-LF	401	45

27.11972207

Halfmoon Blind Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-176-005	13910 LAKEVIEW DR	08/19/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$69,900	31.77
D-04-06-176-010	LAKEVIEW DR	04/22/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$117,000	33.43
D-04-06-176-021	9328 LAKEVIEW DR	08/09/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$125,400	44.00
D-04-06-461-011	8750 BEECHWOOD	08/29/19	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$105,300	45.19
D-04-06-461-018	14049 EDGEWATER DR	10/02/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,200	49.00
D-04-07-101-007	8670 HILLSDALE	07/01/19	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$54,700	25.21
D-04-07-103-012	13720 RIDGEMONT	06/05/19	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$104,300	41.47
D-04-07-108-004	13533 EDGEWATER DR	01/31/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,600	29.07
Totals:						\$2,086,500	\$806,400	
						Sale. Ratio =>		38.65
						Std. Dev. =>		8.63

Outlier Not Used

D-04-06-289-009	LAKEVIEW DR	12/06/19	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$309,100	48.30
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Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$203,642	\$51,402	\$35,044	50.1	124.0	0.14	0.14	\$1,027	\$369,799	\$8.49
\$375,931	\$98,898	\$124,829	69.0	198.0	0.14	0.03	\$1,432	\$711,496	\$16.33
\$503,979	\$175,304	\$227,105	218.1	357.0	0.95	0.23	\$804	\$184,531	\$4.24
\$254,556	\$48,040	\$69,596	99.4	125.0	0.36	0.36	\$483	\$132,342	\$3.04
\$384,761	\$69,378	\$74,139	105.9	195.5	0.45	0.45	\$655	\$154,517	\$3.55
\$247,942	\$129,952	\$105,000	150.0	360.0	0.41	0.14	\$866	\$313,894	\$7.21
\$329,748	(\$13,321)	\$64,927	92.8	146.0	0.34	0.34	(\$144)	(\$39,764)	(\$0.91)
\$108,702	\$76,298	\$35,000	50.0	120.0	0.14	0.14	\$1,526	\$552,884	\$12.69
\$2,409,261	\$635,951	\$735,640	835.3		2.93	1.82			
Average		Average		Average		Average		Average	
per FF=>		\$761		per Net Acre=>		217,270.58		per SqFt=>	
								\$4.99	

\$979,073	\$247,556	\$325,464	144.7	457.6	7.57	0.13	\$1,711	\$32,711	\$0.75
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Actual Front	EGF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
49.00	00036	5371/0681		HALFMOON/BLIND NON-LF	401
73.00	00036	5301/0942	D -04-06-176-012	HALFMOON/BLIND NON-LF	402
141.00	00036	5316/0642	D -04-06-176-019, D -04-06-288-002	HALFMOON/BLIND NON-LF	401
112.00	00036	5319/0412		HALFMOON/BLIND NON-LF	401
100.00	00036	5381/0369		HALFMOON/BLIND NON-LF	401
150.00	00036	5312/0263	D -04-07-101-008, D -04-07-101-009	HALFMOON/BLIND NON-LF	401
100.00	00036	5307/0709		HALFMOON/BLIND NON-LF	401
50.00	00036	5341/0648		HALFMOON/BLIND NON-LF	401

199.00	00036	5336/0748	D -04-06-400-004	HALFMOON/BLIND NON-LF	402
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