

29

Neighborhoods Used: 00041.NORTHLAKE NON-LF

6773 LOMBARDY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-465-002	09/23/2022 00041	401	211,900	43,427	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	168,473	132,354	1.273



7061 GLEN CIRCLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-463-020	08/18/2022 00041	401	250,000	75,945	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	174,055	134,468	1.294

!!MULTI-PARCEL SALE!!



13995 ABERDEEN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-463-025	04/06/2022 00041	401	465,000	40,952	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	79	424,048	230,724	1.838



13960 NORTH TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-463-030	12/07/2021 00041	401	157,000	50,589	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	102,978	74,451	1.383
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			3433	2482	1.383



70 LAKE SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-385-011	11/29/2021 00041	401	370,250	115,284	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	254,966	239,332	1.065



6760 LOMBARDY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-466-011	09/30/2021 00041	401	275,000	69,712	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	57	205,288	160,271	1.281



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 3:02 PM

Parcel:	D -04-18-385-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TARASOW SHEILA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7081 LAKE SHORE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5460/0135	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
TARASOW SHEILA 7081 LAKE SHORE DR CHELSEA MI 48118	*OLD SID - D 04-100-003-00 DE 59-3 LOT 3 GLENOAKS.

Most Recent Sale Information

Sold on 11/29/2021 for 370,250 by GERMAN ROBERT M & MARJORIE A TRUST.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5460/0135
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Most Recent Permit Information

Permit P17-33511 on 07/05/2017 for \$0 category Mechanical.

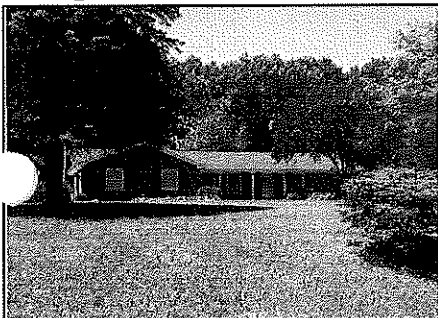
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	202,200	2023 Taxable:	177,915	Acreeage:	0.78
Zoning:	LR	Land Value:	Tentative	Frontage:	150.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	227.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,652
Ground Area: 1,652
Garage Area: 576
Basement Area: 1,316
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 3:02 PM

Parcel: D -04-18-463-020
Owner's Name: BREWSTER TREVOR & TRACY
Property Address: 7061 GLEN CIRCLE DR
GREGORY, MI 48137
Liber/Page: 5495/0119
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 Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00041 NORTHLAKE NON-LF

Mailing Address:

BREWSTER TREVOR & TRACY
3307 BROAD ST
DEXTER MI 48130

Description:

*OLD SID - D 04-160-106-00 DE 44-121 LOT 159 PARK LAWN BEACH SUB.NO. 1.

Most Recent Sale Information

Sold on 08/18/2022 for 250,000 by HEINIG THOMAS A & CHARLENE K.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 5495/0119

Most Recent Permit Information

Permit P19-38110 on 09/16/2019 for \$8,800 category Res. Add/Alter/Repair.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 64,600	2023 Taxable: 64,600	Acreeage: 0.12
Zoning: RR	Land Value: Tentative	Frontage: 40.0
RE: 100.000	Land Impr. Value: Tentative	Average Depth: 127.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,112
Ground Area: 1,112
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 3:02 PM

Parcel: D -04-18-463-025
Owner's Name: BEAVER DAVID A & CHERYL (LE)
Property Address: 13995 ABERDEEN
GREGORY, MI 48137
Liber/Page: 5511/0214
Split: // **Created:** //
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling

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: 00041 NORTHLAKE NON-LF

Mailing Address:

BEAVER DAVID A & CHERYL (LE)
13995 ABERDEEN
GREGORY MI 48137

Description:

W.D. L3337 P586 *** FROM 0418463003,-004,-005 10/21/96 DE 44-129-A LOT 167 & THE W 20.00 FT OF LOT 166 PARK
LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 11/11/2022 for 0 by BEAVER DAVID A & GARNER CHERYL.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5511/0214

Most Recent Permit Information

Permit P15-29996 on 09/29/2015 for \$0 category Electrical.

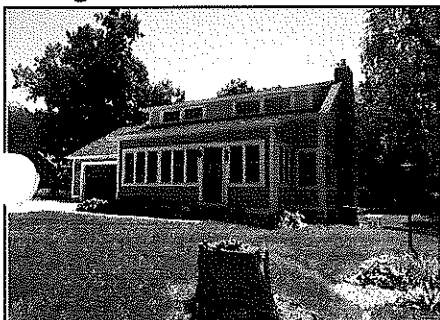
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	159,500	2023 Taxable:	159,500	Acreage:	0.15
Zoning:	LR	Land Value:	Tentative	Frontage:	65.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	102.0

Improvement Data

of Residential Buildings: 1
Year Built: 1947
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,705
Ground Area: 996
Garage Area: 638
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 3:02 PM

Parcel:	D -04-18-463-030	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLARK ASHLEY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13960 NORTH TERRITORIAL RD GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5524/0597	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas, Standard Utilities	MAP #	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:

CLARK ASHLEY J
11445 TRINKLE RD
DEXTER MI 48130

Description:

OWNER REQUEST DE 44-114A LOTS 152 & 153 PARK LAWN BEACH SUB.NO. 1.
SPLIT ON 06/06/2008 FROM D -04-18-463-016, D -04-18-463-028;

Most Recent Sale Information

Sold on 06/15/2023 for 159,000 by WIESENBERG CHRISTIAN & SARAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5524/0597

Most Recent Permit Information

None Found

Physical Property Characteristics

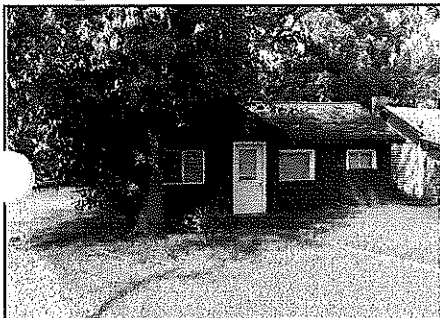
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	50,400	2023 Taxable:	42,735	Acreeage:	0.21
Zoning:	C-1	Land Value:	Tentative	Frontage:	80.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 592
Ground Area: 592
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 3:03 PM

Parcel:	D -04-18-465-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BUTLER KYLE & ANDREA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6773 LOMBARDY DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5498/0376	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:

BUTLER KYLE & ANDREA
6773 LOMBARDY DR
CHELSEA MI 48118

Description:

*OLD SID - D 04-160-169-00 DE 44-195 LOTS 233 - 235 INCL. PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 09/23/2022 for 211,900 by PERCHA STEPHEN P & LORI ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0376

Most Recent Permit Information

Permit PB23-0205 on 05/09/2023 for \$5,680 category Res. Door & Window Replace.

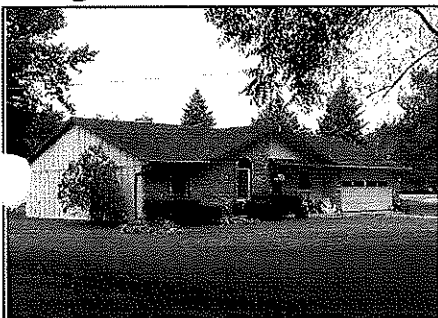
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	103,800	2023 Taxable:	103,800	Acreeage:	0.31
Zoning:	RR	Land Value:	Tentative	Frontage:	120.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,086
Ground Area: 1,086
Garage Area: 560
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/20/2023 3:03 PM

Parcel: D -04-18-466-011
Owner's Name: BORDEN EDWARD J & DEANA L
Property Address: 6760 LOMBARDY DR
CHELSEA, MI 48118
Liber/Page: 5451/0438
Split: / /
Public Impr.: Dirt Road, Electric, Gas
Topography: Rolling

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: 00041 NORTHLAKE NON-LF

Mailing Address:

BORDEN EDWARD J & DEANA L
6760 LOMBARDY DRIVE
CHELSEA MI 48118

Description:

DE 44-200-201A-1 (002,003) PER OWNERS REQUEST 9/90 LOTS 238-241 INCL & N 1/2 LOT 242 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/30/2021 for 275,000 by KOPPERT JOHANNA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5451/0438

Most Recent Permit Information

Permit PB22-0315 on 06/16/2022 for \$11,900 category Res. Re-Roof.

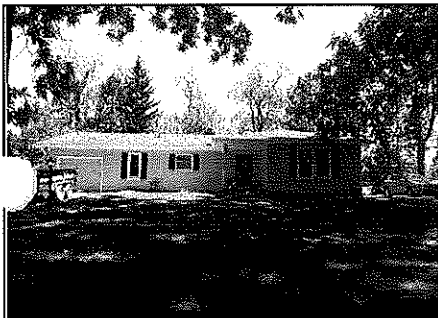
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	135,200	2023 Taxable:	133,665	Acres:	0.58
Zoning:	RR	Land Value:	Tentative	Frontage:	220.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 57
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,681
Ground Area: 1,681
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



North Lake Non Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-385-011	7081 LAKE SHORE DR	11/29/21	\$370,250	WD	03-ARM'S LENGTH	\$370,250
D-04-18-463-020	7061 GLEN CIRCLE DR	08/18/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000
D-04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000
D-04-18-463-030	13960 NORTH TERRITORIAL RD	12/07/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000
D-04-18-465-002	6773 LOMBARDY DR	09/23/22	\$211,900	WD	03-ARM'S LENGTH	\$211,900
D-04-18-466-011	6760 LOMBARDY DR	09/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
Totals:						\$1,729,150

Asc. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$167,900	45.35	\$420,193	\$115,284	\$254,966	\$239,332	1.065	1,652	\$154.34	00041
\$70,700	28.28	\$291,452	\$75,945	\$174,055	\$134,468	1.294	1,112	\$156.52	00041
\$134,600	28.95	\$334,894	\$40,952	\$424,048	\$230,724	1.838	1,705	\$248.71	00041
\$43,000	27.39	\$147,922	\$50,589	\$106,411	\$76,933	1.383	592	\$179.75	00041
\$96,500	45.54	\$212,046	\$43,427	\$168,473	\$132,354	1.273	1,086	\$155.13	00041
\$135,100	49.13	\$273,897	\$69,712	\$205,288	\$160,271	1.281	1,681	\$122.12	00041
\$647,800		\$1,680,404		\$1,333,241	\$974,082			\$169.43	
Sale. Ratio =>	37.46				E.C.F. =>	1.369		Std. Deviation=>	0.25838152
Std. Dev. =>	10.22				Ave. E.C.F. =>	1.356		Ave. Variance=>	16.9847

Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
29.0437	1 STORY	\$114,386		NORTHLAKE NON-LF	401	67
6.1362	1 STORY	\$75,945	D-04-18-463-019, D-04-18-463-007	NORTHLAKE NON-LF	401	85
48.2143	1.50 STORY	\$40,952		NORTHLAKE NON-LF	401	79
2.7398	1 STORY	\$50,589		NORTHLAKE NON-LF	401	85
8.2864	1 STORY	\$43,427		NORTHLAKE NON-LF	401	62
7.4879	1 STORY	\$68,721		NORTHLAKE NON-LF	401	57
1.2955						

Coefficient of Var=> 12.52780569

North Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-385-011	7081 LAKE SHORE DR	11/29/21	\$370,250	WD	03-ARMS LENGTH	\$370,250
D-04-18-463-020	7061 GLEN CIRCLE DR	08/18/22	\$250,000	WD	19-MULTI PARCEL ARMS LENGTH	\$250,000
D-04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	03-ARMS LENGTH	\$465,000
D-04-18-463-030	13960 NORTH TERRITORIAL RD	12/07/21	\$157,000	WD	03-ARMS LENGTH	\$157,000
D-04-18-465-002	6773 LOMBARDY DR	09/23/22	\$211,900	WD	03-ARMS LENGTH	\$211,900
D-04-18-466-011	6760 LOMBARDY DR	09/30/21	\$275,000	WD	03-ARMS LENGTH	\$275,000
Totals:						\$1,729,150

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$167,900	45.35	\$420,193	\$64,443	\$114,386	152.5	227.0	0.78	0.78	\$423
\$70,700	28.28	\$291,452	\$78,688	\$75,945	101.3	375.0	0.35	0.12	\$777
\$134,600	28.95	\$334,894	\$171,058	\$40,952	54.6	102.0	0.15	0.15	\$3,133
\$43,000	27.39	\$147,922	\$59,667	\$50,589	67.5	114.0	0.21	0.21	\$885
\$96,500	45.54	\$216,160	\$43,281	\$47,541	91.4	114.0	0.31	0.31	\$473
\$135,100	49.13	\$280,407	\$69,824	\$75,231	144.7	115.0	0.58	0.58	\$483
\$647,800		\$1,691,028	\$486,961	\$404,644	611.9		2.38	2.16	
Sale. Ratio =>	37.46			Average			Average		
Std. Dev. =>	10.22			per FF=>	\$796		per Net Acre=>	204,347.88	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	
\$82,408	\$1.89	150.00	00041	5460/0135		NORTHLAKE NON-LF	401	
\$228,081	\$5.24	80.00	00041	5495/0119	D -04-18-463-019, D -04-18-463-007	NORTHLAKE NON-LF	401	
\$1,125,382	\$25.84	65.00	00041	5477/0709		NORTHLAKE NON-LF	401	
\$285,488	\$6.55	80.00	00041	5461/0672		NORTHLAKE NON-LF	401	
\$137,838	\$3.16	120.00	00041	5498/0376		NORTHLAKE NON-LF	401	
\$120,179	\$2.76	220.00	00041	5451/0438		NORTHLAKE NON-LF	401	
Average								
per SqFt=>							\$4.69	

Rate Group 1

NORTH LK NON FR

NORTH LK NON FR

NORTH LK NON FR

NORTH LK NON FR

GOLF COURSE

GOLF COURSE

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