

29

Neighborhoods Used: 00040.NORTHLAKE

7465 NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-100-014	11/02/2020 00040	408	912,500	223,475
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	83	689,025	514,508
				E.C.F. 1.339



7500 LAKE SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-380-004	08/14/2020 00040	408	375,000	45,067
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	329,933	153,980
				E.C.F. 2.143



7295 WEBBS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-179-020	06/05/2020 00040	408	270,000	89,542
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	59	180,458	65,499
				E.C.F. 2.755



14235 GILBERT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-211-009	05/08/2020 00040	408	285,000	165,720
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	49	119,280	47,696
				E.C.F. 2.501



13 SAUER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-132-001	12/18/2019 00040	408	485,000	121,182
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	82	363,818	251,088
				E.C.F. 1.449



7868 STONEHEDGE VALLEY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-210-005	08/30/2019 00040	408	580,000	160,682
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	68	419,318	271,081
				E.C.F. 1.547



WEBBS SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-179-011	08/22/2019 00040	409	300,000	174,146
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	63	125,854	74,768
				E.C.F. 1.683

!!MULTI-PARCEL SALE!!



7207 WEBBS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-179-032	05/31/2019 00040	408	480,000	112,320
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	367,680	219,716
				E.C.F. 1.673



Neighborhoods Used: 00040.NORTHLAKE

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	514,508	0	228,748	0	47,696
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	65,499	0
1.50 STORY	0	0	0	271,081	0	0
1.75 STORY	0	251,088	0	0	0	0
2 STORY	0	0	0	219,716	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 : 1,598,335
 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	689,025	0	455,787	0	119,280
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	180,458	0
1.50 STORY	0	0	0	419,318	0	0
1.75 STORY	0	363,818	0	0	0	0
2 STORY	0	0	0	367,680	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 : 2,595,366
 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	
8	5	10.24	15.04	0.976	
After Application of E.C.F.s		1.73	3.48	1.002	

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)	1.339(1)	1.000(0)	1.993(2)	1.000(0)	2.501(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)	2.755(1)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.547(1)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.449(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.673(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. : 1.624 (8)
 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: 00040.NORTHLAKE

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

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): 00040 - NORTHLAKE

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 2:26 PM

Parcel:	D -04-18-100-014	Current Class:	
Owner's Name:	COURTE JOHN & LAROCCA SHELLEY	Previous Class:	
Property Address:	7465 NOAHS LANDING GREGORY, MI 48137	Taxable Status:	TAXABLE
Libers/Page:	5390/0320	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE

Mailing Address:	Description:
COURTE JOHN & LAROCCA SHELLEY 7465 NOAHS LANDING GREGORY MI 48137	*OLD SID - D 04-018-024-00 DE 18-17A COMM AT SE COR OF NE 1/4 OF NE 1/4 OF SEC, TH S 226 FT, TH W 660 FT FOR POB, TH S 96.25 FT, TH W TO WATERS EDGE, TH NLY ALONG WATERS EDGE TO A POINT W OF POB, TH ELY TO POB, PART SE 1/4, NE 1/4 SEC 18 T1S R4E

Most Recent Sale Information

Sold on 11/02/2020 for 912,500 by SCHOOF PHILIP J & KIMBERLY J.

Terms of Sale: 03-ARM'S LENGTH **Libers/Page:** 5390/0320

Most Recent Permit Information

Permit 03-07808 on 09/26/2003 for \$0 category DEMOLISH.

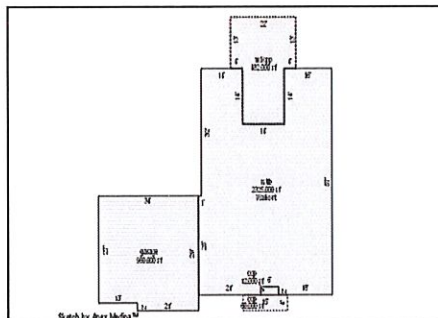
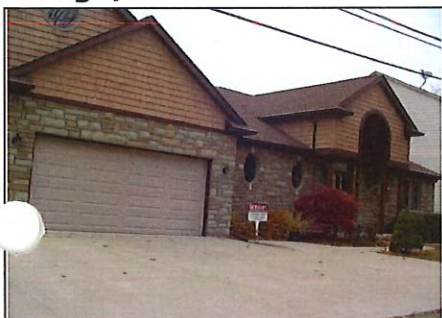
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	490,100	2021 Taxable:	490,100	Acreage:	0.39
Zoning:	LR	Land Value:	Tentative	Frontage:	96.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	175.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,325
Ground Area: 2,325
Garage Area: 960
Basement Area: 2,325
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:26 PM

Parcel:	D -04-18-132-001	Current Class:	
Owner's Name:	BROWN DAVID & ANDREA	Previous Class:	
Property Address:	13777 SAUER DR GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5337/0480	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE

Mailing Address:	Description:
BROWN DAVID & ANDREA 13777 SAUER DR GREGORY MI 48137	REWRITE PER WD L3993 P707 DE 18-38K COM AT N 1/4 COR SEC 18, TH S 00-21-00 W 628.90 FT, TH S 84-53-00 E 726.88 FT, TH S 50-53-00 E 168.87 FT TO A POB, TH CONT S 50-53-00 E 30.00 FT, TH S 84-53-00 E 25.13 FT, TH S 05-07-00 W 507.98 FT, TH N 89-39-00 W 50.17 FT, TH N 05-07-00 E 528.93 FT TO THE POB. PT OF NE 1/4 SEC 18, T1S-R4E. INCLUDES ASSESSMENT FOR D -04-18-133-019.

Most Recent Sale Information

Sold on 12/18/2019 for 485,000 by HOEHN MICHAEL J.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5337/0480

Most Recent Permit Information

Permit 02-04537 on 08/15/2002 for \$0 category NEW DWELLING.

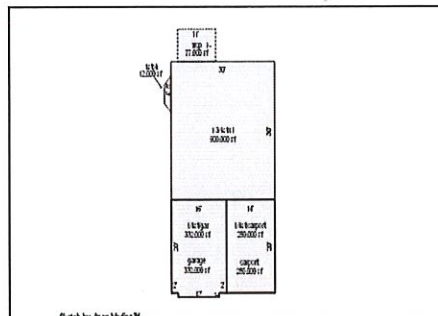
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	245,500	2021 Taxable:	245,500	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	51.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	126.0

Improvement Data

of Residential Buildings: 1
 Year Built: 2003
 Occupancy: Single Family
 Class: B-10
 Style: 1.75 STORY
 Exterior: Stone
 % Good (Physical): 82
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 4
 Full Baths: 2 Half Baths: 0
 Floor Area: 1,740
 Ground Area: 900
 Garage Area: 332
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:26 PM

Parcel: D -04-18-179-019
Owner's Name: STEINHAUER DAVID L & KELLY L
Property Address: 7301 WEBBS LANDING
 GREGORY, MI 48137
Liber/Page: 5310/0915 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00040 NORTHLAKE

Mailing Address:

STEINHAUER DAVID L & KELLY L
 1504 E PARK PLACE
 ANN ARBOR MI 48104

Description:

QCD L 2738 P866 AS PER ASSESSOR'S REQUEST *OLD SID - D 04-240-040-00 DE 51-39 REWRITTEN LOT 39 SUPERVISORS PLAT NO. 1 ALSO THAT PART OF THE S 1/2 OF SE 1/4 OF NE 1/4 SEC 18 LYING ADJACENT & NWLY TO SAID LOT 39 BETWEEN THE NWLY EXTENSION OF THE NLY AND SLY PROPERTY LINES. INCLUDES ASSESSMENT FOR DE 51-3

Most Recent Sale Information

Sold on 07/03/2019 for 200,000 by FAHLGREN ROBERT J & JESSICA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5310/0915

Most Recent Permit Information

None Found

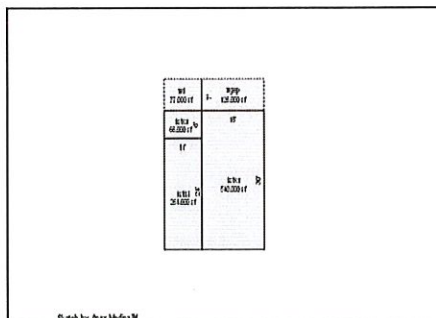
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 95,500	2021 Taxable: 93,693	Acreage: 0.14
Zoning: LR	Land Value: Tentative	Frontage: 72.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 81.4

Improvement Data

of Residential Buildings: 1
 Year Built: 1936
 Occupancy: Single Family
 Class: D+10
 Style: 1 STORY
 Exterior: Wood Siding
 % Good (Physical): 49
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 0
 # of Bedrooms: 1
 Full Baths: 1 Half Baths: 0
 Floor Area: 870
 Ground Area: 870
 Garage Area: 690
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:26 PM

Parcel:	D -04-18-179-020	Current Class:	
Owner's Name:	TARANTINO CHRISTOPHER S TRUST	Previous Class:	
Property Address:	7295 WEBBS LANDING GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5405/0093	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE

Mailing Address:	Description:
TARANTINO CHRISTOPHER S TRUST TARANTINO TRISHA M TRUST 14 CORTLAND LN SUDBURY MA 01776	QCD L2738 P866 AS PER ASSESSOR'S REQUEST *OLD SID - D 04-240-041-00 DE 51-40 REWRITTEN LOT 40 SUPERVISORS PLAT NO. 1. ALSO THAT PART OF THE S 1/2 OF SE 1/4 OF NE 1/4 SEC 18 LYING ADJACENT & NWLY TO SAID LOT 40 BETWEEN THE NWLY EXTENSION OF THE NLY AND SLY PROPERTY LINES.

Most Recent Sale Information

Sold on 01/21/2021 for 0 by TARANTINO CHRISTOPHER S & TRISHA M.

Terms of Sale: 14-INTO/OUT OF TRUST **Liber/Page:** 5405/0093

Most Recent Permit Information

Permit 08-20718 on 11/19/2008 for \$0 category ELECTRICAL.

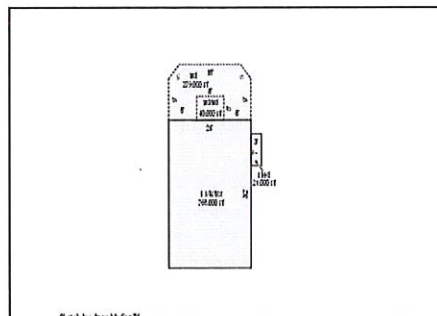
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	94,300	2021 Taxable:	94,300	Acreage:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	33.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	82.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 768
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 2:26 PM

Parcel: D -04-18-179-032
Owner's Name: PEZZICA DANIEL W & KATHRYN D
Property Address: 7207 WEBBS LANDING
GREGORY, MI 48137
Liber/Page: 5306/0271
Split: 12/20/2001
Created: 12/20/2001
Active: Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00040 NORTHLAKE

Mailing Address:

PEZZICA DANIEL W & KATHRYN D
7207 WEBBS LANDING
GREGORY MI 48137

Description:

OWNER REQUEST DE 51-47 LOT 47 SUPERVISORS PLAT NO.1. ALSO, BEG AT SW COR LOT 47, TH S 89-52-17 W 31.23 FT, TH N 57-02-00 W 38.39 FT, TH N 41-52-00 E 48.28 FT, TH S 00-00-00 W 17.07 FT. TH N 89-51-09 E 35.65 FT TO NW COR LOT 47, TH S 06-21-08 W 40.02 FT TO THE POB. SPLIT ON 09/04/2001 FROM D-04-18-179-027 D-04-18-430-001;

Most Recent Sale Information

Sold on 05/31/2019 for 480,000 by MONTANGE FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5306/0271

Most Recent Permit Information

None Found

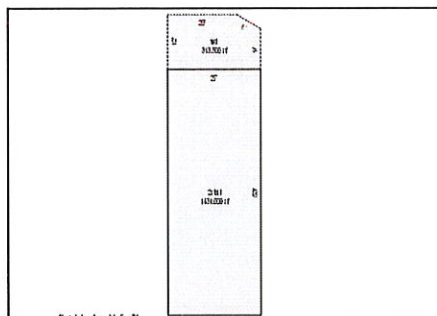
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	218,400	2021 Taxable:	218,400	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	142.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,862
Ground Area: 1,431
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 2:26 PM

Parcel: D -04-18-210-005
Owner's Name: POOL THEODORE
Property Address: 7868 STONEHEDGE VALLEY GREGORY, MI 48137
Liber/Page: 5319/0434 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00040 NORTHLAKE

Mailing Address:
 POOL THEODORE
 PO BOX 488
 CHELSEA MI 48118

Description:

DE 69-12 LOT 12 STONEHEDGE SUB EXC COM AT A POINT ON ELY LNOF STONEHEDGE VALLEY DRIVE, SAID POINT BEING COMMON BET LOTS 12 & 13, TH N 77-09-00 E 90 FT, TH S 08-47-35 W 172.61 FT TO A PT OF THE NLYLN OF SAID DRIVE, TH NELY ALNG NE SIDE OF SAID DRIVE TO POB T1S R4E

Most Recent Sale Information

Sold on 08/30/2019 for 580,000 by SOVIA BRIAN & SUE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0434

Most Recent Permit Information

None Found

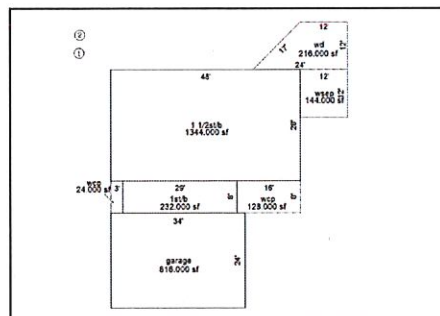
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	272,900	2021 Taxable:	272,900	Acreage:	1.78
Zoning:	RR	Land Value:	Tentative	Frontage:	144.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	222.5

Improvement Data

of Residential Buildings: 1
 Year Built: 1987
 Occupancy: Single Family
 Class: BC
 Style: 1.50 STORY
 Exterior: Wood Siding
 % Good (Physical): 68
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 1
 Floor Area: 2,248
 Ground Area: 1,576
 Garage Area: 816
 Basement Area: 1,576
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 2:26 PM

Parcel: D -04-18-211-009
Owner's Name: BERTOIA ANTHONY H & KRISTIN J
Property Address: 14235 GILBERT DR
GREGORY, MI 48137
Liber/Page: 5360/0368
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00040 NORTHLAKE

Mailing Address:

BERTOIA ANTHONY H & KRISTIN J
4322 LAKE VISTA DR
DEXTER MI 48130

Description:

*OLD SID - D 04-018-103-00 DE 18-41B COM AT THE NW COR OF E 1/2 OF NW FRL 1/4, TH S 1396 FT IN W LINE OF E 1/2 OF NW FRL 1/4, TH N 57 DEG 00' E 100 FT FOR A PL OF BEG, TH N 57 DEG 00' E 60 FT, TH S 250 FT, TH S 57 DEG 00' W 60 FT, TH N 250 FT TO PL OF BEG, BEING A PART OF E 1/2 OF NW FRL 1/4 SEC. 18 T1S R4E 0.31 AC.

Most Recent Sale Information

Sold on 05/08/2020 for 285,000 by HARSHBERGER AMY & MATTHEW.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5360/0368

Most Recent Permit Information

Permit P18-36451 on 10/25/2018 for \$3,500 category Res. Add/Alter/Repair.

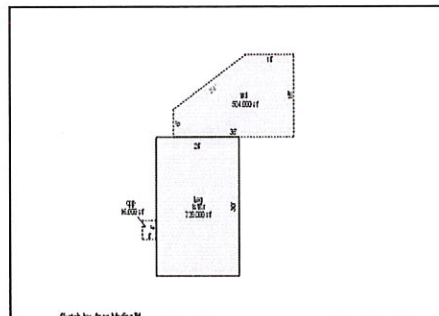
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	121,000	2021 Taxable:	121,000	Acreage:	0.34
Zoning:	LR	Land Value:	Tentative	Frontage:	60.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	250.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Log
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 720
Ground Area: 720
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 2:26 PM

Parcel:	D -04-18-380-004	Current Class:	
Owner's Name:	GRABER SHELBY	Previous Class:	
Property Address:	7500 LAKE SHORE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5370/0446	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, MARSH	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE

Description:	*OLD SID - D 04-018-118-00 DE 18-48C COM AT SW COR OF LOT 6 OF GLENOAKS, A RECORDED PLAT, TH N 89 DEG 37' 51" E 299.50FT, TH S 89 DEG 16' 35" E 312.77 FT FOR PL OF BEG, TH N 00 DEG 01' 40" E 278.42 FT, TH S 89 DEG 58' 20" E 150.00 FT TH S 00 DEG 01' 40" W 279.12 FT, TH S 89 DEG 26' W 49.47 FT, TH N 89 DEG 16' 35" W 100.53 FT TO PL OF BEG BEING PART OF SW 1/4 SEC 18 T1S-R4E 0.96 AC.
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Most Recent Sale Information

Sold on 08/14/2020 for 375,000 by KNISELY DAVID E & JANET P TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5370/0446

Most Recent Permit Information

Permit P21-40562 on 02/05/2021 for \$0 category Electrical.

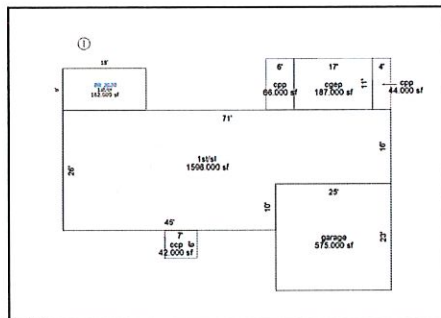
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	150,700	2021 Taxable:	150,700	Acreage:	0.96
Zoning:	LR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	278.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1969
 Occupancy: Single Family
 Class: C
 Style: 1 STORY
 Exterior: Wood Siding
 % Good (Physical): 64
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 1 Half Baths: 2
 Floor Area: 1,758
 Ground Area: 1,758
 Garage Area: 575
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



North Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMY'S LENGTH	\$912,500	\$550,000	60.27
D-04-18-132-001	13777 SAUER DR	12/18/19	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$221,900	45.75
D-04-18-179-019	7301 WEBBS LANDING	07/03/19	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$89,800	44.90
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARMY'S LENGTH	\$270,000	\$90,300	33.44
D-04-18-179-032	7207 WEBBS LANDING	05/31/19	\$480,000	WD	03-ARMY'S LENGTH	\$480,000	\$197,100	41.06
D-04-18-210-005	7868 STONEHEDGE VALLEY	08/30/19	\$580,000	WD	03-ARMY'S LENGTH	\$580,000	\$271,000	46.72
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMY'S LENGTH	\$285,000	\$121,200	42.53
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$146,000	38.93
Totals:			\$3,587,500			\$3,587,500	\$1,687,300	
							Sale. Ratio =>	47.03
							Std. Dev. =>	7.78

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$1,005,527	\$223,475	\$689,025	\$514,508	1.339	2,325	\$296.35	00040	54.7802
\$502,836	\$121,182	\$363,818	\$251,088	1.449	1,740	\$209.09	00040	43.8029
\$194,595	\$89,790	\$110,210	\$65,257	1.689	870	\$126.68	00040	19.8140
\$189,100	\$89,542	\$180,458	\$65,499	2.755	960	\$187.98	00040	86.8145
\$446,288	\$112,320	\$367,680	\$219,716	1.673	2,862	\$128.47	00040	21.3560
\$572,725	\$160,682	\$419,318	\$271,081	1.547	2,248	\$186.53	00040	34.0157
\$238,218	\$165,720	\$119,280	\$47,696	2.501	720	\$165.67	00040	61.3842
\$279,117	\$45,067	\$329,933	\$153,980	2.143	1,758	\$187.68	00040	25.5702
\$3,428,406		\$2,579,722	\$1,588,825			\$186.06		26.3328
			E.C.F. =>	1.624		Std. Deviation=>	0.51939411	
			Ave. E.C.F. =>	1.887		Ave. Variance=>	43.4422	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$223,475		NORTHLAKE	408	83
1.75 STORY	\$121,182		NORTHLAKE	408	82
1 STORY	\$89,364	D-04-18-180-008	NORTHLAKE	408	49
1.25 STORY	\$89,542		NORTHLAKE	408	59
2 STORY	\$112,320		NORTHLAKE	408	69
1.50 STORY	\$159,711		NORTHLAKE	408	68
1 STORY	\$165,720		NORTHLAKE	408	49
1 STORY	\$44,215		NORTHLAKE	408	64

23.0219081

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
\$1,547	\$337,948	\$7.76	96.00	00040	5390/0320		NORTHLAKE	408
\$2,260	\$840,211	\$19.29	51.00	00040	5337/0480		NORTHLAKE	408
\$1,788	\$743,578	\$17.07	71.00	00040	5310/0915	D -04-18-180-008	NORTHLAKE	408
\$5,044	\$2,749,065	\$63.11	33.00	00040	5361/0378		NORTHLAKE	408
\$3,445	\$1,123,323	\$25.79	40.00	00040	5306/0271		NORTHLAKE	408
\$713	\$93,812	\$2.15	144.00	00040	5319/0434		NORTHLAKE	408
\$3,398	\$617,738	\$14.18	60.00	00040	5360/0368		NORTHLAKE	408
\$1,109	\$146,393	\$3.36	150.00	00040	5370/0446		NORTHLAKE	408
Average								
per SqFt=> \$6.86								

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
\$1,547	\$337,948	\$7.76	96.00	00040	5390/0320		NORTHLAKE	408
\$2,260	\$840,211	\$19.29	51.00	00040	5337/0480		NORTHLAKE	408
\$1,788	\$743,578	\$17.07	71.00	00040	5310/0915	D -04-18-180-008	NORTHLAKE	408
\$5,044	\$2,749,065	\$63.11	33.00	00040	5361/0378		NORTHLAKE	408
\$3,445	\$1,123,323	\$25.79	40.00	00040	5306/0271		NORTHLAKE	408
\$3,398	\$617,738	\$14.18	60.00	00040	5360/0368		NORTHLAKE	408
Average								
per SqFt=> \$16.79								

\$713	\$93,812	\$2.15	144.00	00040	5319/0434		NORTHLAKE	408
Average								
per SqFt=> \$7.99								

Average
per SqFt=> \$5.39

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class
\$1,302	\$596,659	\$13.70	200.00	00041	5317/0079	D -04-18-180-004, D -04	NORTHLAKE N 401	401
(\$265)	(\$57,395)	(\$1.32)	100.00	00041	5345/0291		NORTHLAKE N 401	401
\$901	\$66,501	\$1.53	206.00	00041	5400/0861		NORTHLAKE N 401	401
\$1,127	\$392,756	\$9.02	103.00	00041	5380/0523	D -04-18-436-016	NORTHLAKE N 401	401
\$1,127	\$392,756	\$9.02	103.00	00041	5380/0523	D -04-18-436-015	NORTHLAKE N 401	401
\$497	\$158,881	\$3.65	240.00	00041	5308/0687	D -04-18-461-009, D -04	NORTHLAKE N 401	401
\$231	\$62,083	\$1.43	205.00	00041	5319/0381		NORTHLAKE N 401	401
\$14	\$2,674	\$0.06	100.00	00041	5311/0510		NORTHLAKE N 401	401
\$1,642	\$513,730	\$11.79	80.00	00041	5328/0304	D -04-18-463-019, D -04	NORTHLAKE N 401	401
\$757	\$222,122	\$5.10	80.00	00041	5326/0351		NORTHLAKE N 401	401
\$664	\$179,558	\$4.12	120.00	00041	5381/0186	D -04-18-467-004, D -04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D -04-18-467-002, D -04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D -04-18-467-002, D -04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D -04-18-467-002, D -04	NORTHLAKE N 401	401
\$568	\$129,390	\$2.97	246.00	00041	5371/0832		NORTHLAKE N 401	401

Average
per SqFt=> \$3.49

North Lake Land Analysis All Frontages

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMIS LENGTH	\$912,500	\$550,000	60.27
D-04-18-132-001	13777 SAUER DR	12/18/19	\$485,000	WD	03-ARMIS LENGTH	\$485,000	\$221,900	45.75
D-04-18-179-019	7301 WEBBS LANDING	07/03/19	\$200,000	WD	03-ARMIS LENGTH	\$200,000	\$89,800	44.90
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARMIS LENGTH	\$270,000	\$90,300	33.44
D-04-18-179-032	7207 WEBBS LANDING	05/31/19	\$480,000	WD	03-ARMIS LENGTH	\$480,000	\$197,100	41.06
D-04-18-210-005	7868 STONEHEDGE VALLEY	08/30/19	\$580,000	WD	03-ARMIS LENGTH	\$580,000	\$271,000	46.72
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMIS LENGTH	\$285,000	\$121,200	42.53
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARMIS LENGTH	\$375,000	\$146,000	38.93
Totals:			\$3,587,500			\$3,587,500	\$1,687,300	47.03
								Std. Dev. => 7.78

A, C, F Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMIS LENGTH	\$912,500	\$550,000	60.27
D-04-18-132-001	13777 SAUER DR	12/18/19	\$485,000	WD	03-ARMIS LENGTH	\$485,000	\$221,900	45.75
D-04-18-179-019	7301 WEBBS LANDING	07/03/19	\$200,000	WD	03-ARMIS LENGTH	\$200,000	\$89,800	44.90
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARMIS LENGTH	\$270,000	\$90,300	33.44
D-04-18-179-032	7207 WEBBS LANDING	05/31/19	\$480,000	WD	03-ARMIS LENGTH	\$480,000	\$197,100	41.06
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMIS LENGTH	\$285,000	\$121,200	42.53
Totals:			\$2,632,500			\$2,632,500	\$1,270,300	48.25
								Std. Dev. => 8.81

Stonehedge Frontage

D-04-18-210-005	7868 STONEHEDGE VALLEY	08/30/19	\$580,000	WD	03-ARMIS LENGTH	\$580,000	\$271,000	46.72
Totals:			\$3,212,500			\$3,212,500	\$1,541,300	47.98
								Std. Dev. => 22.34

Canal Frontage

D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARMIS LENGTH	\$375,000	\$146,000	38.93
Totals:			\$4,167,500			\$4,167,500	\$1,958,300	46.99
								Std. Dev. => 11.80

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
96.00	00040	5390/0320		NORTHLAKE	408
51.00	00040	5337/0480		NORTHLAKE	408
72.00	00040	5310/0915	D-04-18-180-008	NORTHLAKE	408
33.00	00040	5361/0378		NORTHLAKE	408
40.00	00040	5306/0271		NORTHLAKE	408
144.00	00040	5319/0434		NORTHLAKE	408
60.00	00040	5360/0368		NORTHLAKE	408
150.00	00040	5370/0446		NORTHLAKE	408

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
96.00	00040	5390/0320		NORTHLAKE	408
51.00	00040	5337/0480		NORTHLAKE	408
72.00	00040	5310/0915	D-04-18-180-008	NORTHLAKE	408
33.00	00040	5361/0378		NORTHLAKE	408
40.00	00040	5306/0271		NORTHLAKE	408
60.00	00040	5360/0368		NORTHLAKE	408

144.00	00040	5319/0434		NORTHLAKE	408
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150.00	00040	5370/0446		NORTHLAKE	408
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C

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North Lake Land Analysis All Frontages

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres		
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMS LENGTH	\$912,500	\$550,000	60.27	\$1,013,960	\$130,448	\$231,908	84.3	176.0	0.39	0.39		
D-04-18-132-001	13777 SAUER DR	12/18/19	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$221,900	45.75	\$507,409	\$103,346	\$125,755	45.7	126.0	0.12	0.12		
D-04-18-179-019	7301 WEBBS LANDING	07/03/19	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$89,800	44.90	\$194,595	\$100,383	\$94,978	56.1	81.4	0.14	0.14		
D-04-18-179-020	7295 WEBBS LANDING	06/08/20	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$90,300	39.44	\$192,479	\$170,442	\$92,921	33.8	82.0	0.06	0.06		
D-04-18-179-032	7207 WEBBS LANDING	05/31/19	\$480,000	WD	03-ARMS LENGTH	\$480,000	\$197,100	41.06	\$450,527	\$146,032	\$116,559	42.4	142.0	0.13	0.13		
D-04-18-210-005	7868 STONEHEDGE VALLEY	08/30/19	\$580,000	WD	03-ARMS LENGTH	\$580,000	\$271,000	46.72	\$562,513	\$166,986	\$149,499	234.2	222.5	1.78	1.78		
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$121,200	42.53	\$244,471	\$112,502	\$171,979	62.5	250.0	0.34	0.34		
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$975,000	WD	03-ARMS LENGTH	\$975,000	\$146,000	38.93	\$310,699	\$140,098	\$75,797	126.3	278.0	0.96	0.96		
Totals:			\$3,587,500			\$3,587,500	\$1,667,300	47.03	\$3,476,653	\$1,170,237	\$1,059,390	685.5		3.92	3.92		
							Sale Ratio =>	7.78						Average per FF=>	\$1,707	Average per Net Acre=>	298,758.49

A, C, F Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres		
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMS LENGTH	\$912,500	\$550,000	60.27	\$1,013,960	\$130,448	\$231,908	84.3	176.0	0.39	0.39		
D-04-18-132-001	13777 SAUER DR	12/18/19	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$221,900	45.75	\$507,409	\$103,346	\$125,755	45.7	126.0	0.12	0.12		
D-04-18-179-019	7301 WEBBS LANDING	07/03/19	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$89,800	44.90	\$194,595	\$100,383	\$94,978	56.1	81.4	0.14	0.14		
D-04-18-179-020	7295 WEBBS LANDING	06/08/20	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$90,300	39.44	\$192,479	\$170,442	\$92,921	33.8	82.0	0.06	0.06		
D-04-18-179-032	7207 WEBBS LANDING	05/31/19	\$480,000	WD	03-ARMS LENGTH	\$480,000	\$197,100	41.06	\$450,527	\$146,032	\$116,559	42.4	142.0	0.13	0.13		
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$121,200	42.53	\$244,471	\$112,502	\$171,979	62.5	250.0	0.34	0.34		
Totals:			\$2,632,500			\$2,632,500	\$1,270,300	48.25	\$2,603,441	\$68,153	\$84,094	324.9		1.18	1.18		
							Sale Ratio =>	8.81						Average per FF=>	\$2,657	Average per Net Acre=>	731,485.59

Stonehedge Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres		
D-04-18-210-005	7868 STONEHEDGE VALLEY	08/30/19	\$580,000	WD	03-ARMS LENGTH	\$580,000	\$271,000	46.72	\$562,513	\$166,986	\$149,499	234.2	222.5	1.78	1.78		
Totals:			\$3,212,500			\$3,212,500	\$1,541,300	47.98	\$3,165,954	\$1,030,139	\$983,593	3,215.8		2.96	731,488.55		
							Sale Ratio =>	22.34						Average per FF=>	\$320	Average per Net Acre=>	348,019.93

Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres		
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$975,000	WD	03-ARMS LENGTH	\$975,000	\$146,000	38.93	\$310,699	\$140,098	\$75,797	126.3	278.0	0.96	0.96		
Totals:			\$4,167,500			\$4,167,500	\$1,958,300	46.99	\$4,039,166	\$1,337,223	\$1,208,889	3,896.7		5.70	1,079,511.22		
							Sale Ratio =>	11.80						Average per FF=>	\$343	Average per Net Acre=>	234,724.07

North Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres		
D-04-18-180-005	7320 WEBBS SHORE DR	08/22/19	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$134,500	44.83	\$271,972	\$204,654	\$176,626	157.2	316.0	0.34	0.07		
D-04-18-180-012	14072 N TERRITORIAL RD	08/03/20	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$167,000	73.57	\$326,689	(329,673)	\$70,016	112.0	225.0	0.52	0.52		
D-04-18-390-009	14277 N TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$107,400	45.70	\$220,674	\$69,826	\$55,500	232.1	231.0	1.05	1.05		
D-04-18-436-015	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARMS LENGTH	\$251,000	\$103,300	41.16	\$200,808	\$112,721	\$62,529	100.0	200.0	0.29	0.29		
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARMS LENGTH	\$251,000	\$103,300	41.16	\$200,808	\$112,721	\$62,529	100.0	200.0	0.29	0.17		
D-04-18-461-003	13717 RECREATION DR	06/17/19	\$259,900	WD	03-ARMS LENGTH	\$259,900	\$146,400	56.33	\$285,374	\$99,142	\$124,616	199.4	417.0	0.62	0.44		
D-04-18-461-014	13760 N TERRITORIAL RD	08/29/19	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$109,100	66.12	\$216,033	\$29,924	\$81,007	129.6	115.0	0.48	0.48		
D-04-18-462-009	13850 N TERRITORIAL RD	07/01/19	\$489,500	WD	03-ARMS LENGTH	\$489,500	\$285,900	58.53	\$568,780	\$1,904	\$82,184	131.5	310.0	0.71	0.71		
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$93,400	36.63	\$184,359	\$114,048	\$43,407	69.5	111.0	0.22	0.22		
D-04-18-463-020	7061 GLEN CIRCLE DR	10/26/19	\$164,500	WD	03-ARMS LENGTH	\$164,500	\$76,700	46.63	\$151,156	\$76,632	\$63,288	101.3	375.0	0.35	0.35		
D-04-18-465-003	6751 LOWBARDY DR	10/17/19	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$118,400	45.54	\$280,723	\$65,359	\$86,082	98.4	132.0	0.36	0.12		
D-04-18-467-002	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$125,800	50.02	\$315,770	\$96,227	\$160,497	217.7	612.0	0.71	0.14		
D-04-18-467-003	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$125,800	50.02	\$315,850	\$96,227	\$160,577	217.7	612.0	0.71	0.14		
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$125,800	50.02	\$321,456	\$96,227	\$166,188	217.7	612.0	0.71	0.29		
D-04-18-467-005	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$125,800	50.02	\$315,796	\$96,227	\$160,523	217.7	612.0	0.71	0.14		
D-04-18-132-013	6505 LOWBARDY DR	08/19/20	\$339,900	WD	03-ARMS LENGTH	\$339,900	\$171,200	47.57	\$411,284	\$94,972	\$146,356	167.3	130.0	0.73	0.73		
Totals:			\$4,222,800			\$4,222,800	\$2,119,800	50.20	\$4,587,582	\$1,337,138	\$1,701,920	2,469.2		8.79	5.70		
							Sale Ratio =>	9.47						Average per FF=>	\$542	Average per Net Acre=>	152,172.30

Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libs/Page	Other Parcels in Sale	Land Table	Class
\$1,547	\$337,948	\$7.76	96.00	00040	5390/0920		NORTHLAKE	408
\$2,860	\$840,211	\$19.29	51.00	00040	5337/0480		NORTHLAKE	408
\$1,788	\$743,578	\$17.07	72.00	00040	5310/0915	D-04-18-180-008	NORTHLAKE	408
\$5,044	\$2,749,065	\$63.11	33.00	00040	5361/0378		NORTHLAKE	408
\$3,445	\$1,123,323	\$25.79	40.00	00040	5305/0271		NORTHLAKE	408
\$713	\$93,812	\$2.15	144.00	00040	5319/0434		NORTHLAKE	408
\$3,398	\$617,738	\$14.18	60.00	00040	5360/0368		NORTHLAKE	408
\$1,109	\$146,393	\$3.36	150.00	00040	5370/0446		NORTHLAKE	408
Average								
per Sqft=>								
\$6.86								

Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libs/Page	Other Parcels in Sale	Land Table	Class
\$1,547	\$337,948	\$7.76	96.00	00040	5390/0920		NORTHLAKE	408
\$2,260	\$840,211	\$19.29	51.00	00040	5337/0480		NORTHLAKE	408
\$1,788	\$743,578	\$17.07	72.00	00040	5310/0915	D-04-18-180-008	NORTHLAKE	408
\$5,044	\$2,749,065	\$63.11	33.00	00040	5361/0378		NORTHLAKE	408
\$3,445	\$1,123,323	\$25.79	40.00	00040	5305/0271		NORTHLAKE	408
\$3,398	\$617,738	\$14.18	60.00	00040	5360/0368		NORTHLAKE	408
Average								
per Sqft=>								
\$16.79								

\$713	\$93,812	\$2.15	144.00	00040	5319/0434		NORTHLAKE	408
Average								
per Sqft=>								
\$7.99								

Dollars/Ft	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libs/Page	Other Parcels in Sale	Land Table	Class
\$1,302	\$596,659	\$13.70	200.00	00041	5317/0079	D-04-18-180-004, D-04	NORTHLAKE N 401	401
(\$265)	(\$57,385)	(\$1.32)	100.00	00041	5345/0291		NORTHLAKE N 401	401
\$901	\$66,501	\$1.53	206.00	00041	5400/0861		NORTHLAKE N 401	401
\$1,127	\$392,756	\$9.02	103.00	00041	5380/0523	D-04-18-436-016	NORTHLAKE N 401	401
\$1,127	\$392,756	\$9.02	103.00	00041	5380/0523	D-04-18-436-015	NORTHLAKE N 401	401
\$497	\$158,881	\$3.65	240.00	00041	5308/0687	D-04-18-461-009, D-04	NORTHLAKE N 401	401
\$231	\$62,083	\$1.43	205.00	00041	5319/0381		NORTHLAKE N 401	401
\$14	\$2,674	\$0.06	100.00	00041	5311/0510		NORTHLAKE N 401	401
\$1,642	\$513,730	\$11.79	80.00	00041	5389/0993		NORTHLAKE N 401	401
\$757	\$222,122	\$5.10	80.00	00041	5328/0304	D-04-18-463-019, D-04	NORTHLAKE N 401	401
\$664	\$179,558	\$4.12	120.00	00041	5326/0351		NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D-04-18-467-004, D-04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D-04-18-467-002, D-04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D-04-18-467-002, D-04	NORTHLAKE N 401	401
\$442	\$136,492	\$3.13	200.00	00041	5381/0186	D-04-18-467-002, D-04	NORTHLAKE N 401	401
\$568	\$129,390	\$2.97	246.00	00041	5371/0832		NORTHLAKE N 401	401
Average								
per Sqft=>								
\$3.49								