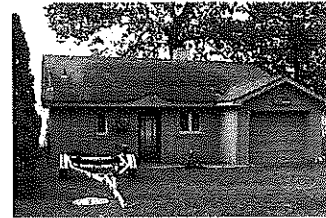


30

Neighborhoods Used: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

9455 ANNE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-225-008	11/17/2022 00025	401	240,000	131,317
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	67	108,683	114,053
				E.C.F.
				0.953



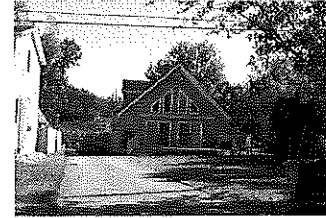
14038 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-460-005	10/25/2022 00035	401	320,000	155,232
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	80	164,768	144,093
				E.C.F.
				1.143



8790 DEXTER TOWNHALL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-03-387-018	06/30/2022 00025	401	420,000	218,546
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	81	201,454	149,158
				E.C.F.
				1.351



14136 EDGEWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-06-385-006	10/01/2021 00035	401	606,700	314,028
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	99	292,672	261,773
				E.C.F.
				1.118



Neighborhoods Used: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	261,773	0	144,093	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	149,158	0	114,053	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	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
	0	0	0	0	0	0

Total Single Family Costs by Manual : 669,077  
 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	292,672	0	164,768	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	201,454	0	108,683	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	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
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 767,577  
 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	
4	3	4.23	5.54	1.008	
After Application of E.C.F.s		0.00	0.00	1.000	

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.118( 1)	1.000( 0)	1.143( 1)	1.000( 0)	1.000( 0)	1.000( 0)
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)	1.351( 1)	1.000( 0)	0.953( 1)	1.000( 0)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	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)	1.000( 0)	1.000( 0)	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)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.147 (4)  
 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: 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 2  
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): 00025 - SILVERLAKE, 00035 - HALFMOON/BLIND

---

Max # of Res. Buildings: 200	Minimum E.C.F. (Residential): 0.92 Maximum E.C.F. (Residential): 1.36
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\*\*\*

09/27/2023 2:30 PM

**Parcel:** D -04-03-225-008  
**Owner's Name:** JONES WESLEY & LORI  
**Property Address:** 9455 ANNE DR  
PINCKNEY, MI 48169  
**Liber/Page:** 5504/0048  
**Split:** // **Created:** //  
**Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront

**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:** 47080 PINCKNEY COMMUNITY SCHOOLS  
**Neighborhood:** 00025 SILVERLAKE

## Mailing Address:

JONES WESLEY & LORI  
WINKEL THOMAS M  
57622 HIDDEN TIMBERS DR  
SOUTH LYON MI 48178

## Description:

REWRITE PER WD L5273 P666 DE 3-5R COM AT MOST W'LY COR OF LOT 24, CLARKS SILVER LAKE SUB, TH N 49-27-10 W 28 FT, TH N 58-27-10 W 120 FT, TH N 63-12-10 W 120 FT, TH N 71-12-10 W 120 FT, TH N 79-12-10 W 230 FT TO A POB, TH CONT N 79-12-10 W 40 FT, TH N 10-47-50 E 70 FT, TH S 79-12-10 E 40 FT, TH S 10-47-50 W 70 FT TO POB. ALSO LAND BET SW'LY LN AND SHORE OF BIG SILVER LAKE BEING BET SIDELINES EXTENDED. PT OF NW FRL 1/4 SEC 3, T15-R4E, 0.06 AC.

## Most Recent Sale Information

Sold on 11/17/2022 for 240,000 by WINKEL GARY W.

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

**Liber/Page:** 5504/0048

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	133,800	<b>2023 Taxable:</b>	133,800	<b>Acres:</b>	0.06
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>AE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	70.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C-5  
Style: 1.25 STORY  
Exterior: Wood Siding  
% Good (Physical): 67  
Heating System: No Heating/Cooling  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,185  
Ground Area: 948  
Garage Area: 110  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/27/2023 2:31 PM

**Parcel:** D -04-06-460-005  
**Owner's Name:** WESTMORLAND PHIL & RENEE  
**Property Address:** 14038 EDGEWATER DR  
GREGORY, MI 48137  
**Liber/Page:** 5501/0944  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront

**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:** 00035 HALFMOON/BLIND

**Mailing Address:**

WESTMORLAND PHIL & RENEE  
2995 SUNSET MEADOW DR  
HOWELL MI 48843

**Description:**

\*OLD SID - D 04-110-163-00 DE 41-209 LOT 9, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

## Most Recent Sale Information

Sold on 10/25/2022 for 320,000 by CB LANSING 300 LLP.

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

**Liber/Page:** 5501/0944

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,900	<b>2023 Taxable:</b>	143,900	<b>Acres:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,078  
Ground Area: 1,078  
Garage Area: 374  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/27/2023 2:31 PM

<b>Parcel:</b>	D -04-06-385-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BARRY J DANIEL & WILSON KAY L (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14136 EDGEWATER DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5460/0693	<b>Prev. Taxable Stat</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>	
BARRY J DANIEL & WILSON KAY L (LE) 614 RIVERVIEW DR ANN ARBOR MI 48104		OLD SID 04-110-176-00 DE 41-240 LOTS 11 THRU 15 EXC THAT PT OF LOT 11 LYING S OF N BANK OF CANAL.BLK 22 HALF MOON LAKE HILLS SUBDIVISION	

## Most Recent Sale Information

Sold on 11/12/2021 for 0 by WILSON KAY L & BARRY DANIEL J.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5460/0693

## Most Recent Permit Information

Permit PE22-0403 on 10/07/2022 for \$0 category Electrical.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	362,800	<b>2023 Taxable:</b>	350,335	<b>Acres:</b>	0.47
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	231.0
<b>AGE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	114.0

## Improvement Data

# of Residential Buildings: 2  
Year Built: 1963  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Stone/Siding  
% Good (Physical): 99  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 5 Half Baths: 0  
Floor Area: 3,776  
Ground Area: 3,776  
Garage Area: 1,152  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

09/27/2023 2:31 PM

**Parcel:** D -04-06-460-005  
**Owner's Name:** WESTMORLAND PHIL & RENEE  
**Property Address:** 14038 EDGEWATER DR  
GREGORY, MI 48137  
**Liber/Page:** 5501/0944  
**Split:** / /  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront

**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:** 00035 HALFMOON/BLIND

**Mailing Address:**

WESTMORLAND PHIL & RENEE  
2995 SUNSET MEADOW DR  
HOWELL MI 48843

**Description:**

\*OLD SID - D 04-110-163-00 DE 41-209 LOT 9, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

## Most Recent Sale Information

Sold on 10/25/2022 for 320,000 by CB LANSING 300 LLP.

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

**Liber/Page:** 5501/0944

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	143,900	<b>2023 Taxable:</b>	143,900	<b>Acreeage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,078  
Ground Area: 1,078  
Garage Area: 374  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





Riker Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$136,400
D-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$184,400
D-04-06-385-006	14136 EDGEWATER DR	10/01/21	\$606,700	WD	03-ARM'S LENGTH	\$606,700	\$279,900
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,300
<b>Totals:</b>			<b>\$1,586,700</b>			<b>\$1,586,700</b>	<b>\$735,000</b>

Sale. Ratio =>

Std. Dev. =>

Due to lack of improved sales in Riker Lake ECF Neighborhood, use of similar style houses on both Silver Lake and Halfmoon/Blind Lakes utilized to develop the 2024 ECF for Riker Lake.

Asd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
56.83	\$298,633	\$131,317	\$108,683	\$114,053	0.953	1,185	\$91.72	00025
43.90	\$437,361	\$218,546	\$201,454	\$149,158	1.351	1,105	\$182.31	00025
46.13	\$747,212	\$362,406	\$244,294	\$261,773	0.933	3,776	\$64.70	00035
41.97	\$391,084	\$179,267	\$140,733	\$144,093	0.977	1,078	\$130.55	00035
	<b>\$1,874,290</b>		<b>\$695,164</b>	<b>\$669,077</b>			<b>\$117.32</b>	
46.32				E.C.F. =>	1.039		Std. Deviation=>	0.1989606
6.64				Ave. E.C.F. =>	1.053		Ave. Variance=>	14.8624

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
10.0443	1.25 STORY	\$131,317	SILVERLAKE	401	67
29.7249	1.25 STORY	\$215,731	SILVERLAKE	401	81
12.0129	1 STORY	\$360,821	HALFMOON/BLIND	401	99
7.6678	1 STORY	\$179,267	HALEMOON/BLIND	401	80
<b>1.4369</b>					

Coefficient of Var=> 14.10958923

Riker Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-20-300-009	RIKER RD	01/13/20	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$39,200
D-04-20-300-022	RIKER RD	11/17/22	\$625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$625,000	\$142,600
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$203,200
<b>Totals:</b>						<b>\$1,259,500</b>	<b>\$385,000</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libert/Page
49.31	\$66,780	\$79,500	\$66,780	1.65	1.65	\$48,182	\$1.11	00045	5338/0841
22.82	\$288,952	\$596,133	\$260,085	37.70	37.70	\$15,813	\$0.36	00045	5504/0087
36.61	\$468,125	\$236,875	\$150,000	13.90	13.90	\$17,041	\$0.39	00030	5495/0446
	\$823,857	\$912,508	\$476,865	53.25	53.25				
30.57				Average		Average			
13.25				per Net Acre=>	17,136.30	per SqFt=>	\$0.39		

**Other Parcels in Sale**

**Land Table Class**

RIKER LAKE 402

D -04-20-400-022, D -04-20-400-023 RIKER LAKE 401

WESTLAKE 401

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