

30

Neighborhoods Used: 00041.NORTHLAKE NON-LF

14277 N TERRITORIAL RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-390-009		01/25/2021		00041	401	235,000	58,814
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	59		176,186	129,488		1.361



13957 ABERDEEN							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-463-001		11/13/2020		00041	401	255,000	38,540
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1.25 STORY	74		216,460	112,488		1.924



7125 GLENCOE DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-436-016		09/16/2020		00041	401	251,000	55,026
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1.50 STORY	54		195,974	110,623		1.772
!!MULTI-PARCEL SALE!!							



6900 EASTBOURNE DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-467-004		09/15/2020		00041	401	251,500	125,983
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	64		113,042	113,566		0.995
Agricultural Buildings:		ResidualValue		CostByManual		E.C.F.	
		12475		12533		0.995	
!!MULTI-PARCEL SALE!!							



61 LOMBARDY DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-19-132-013		08/18/2020		00041	401	359,900	96,177
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	64		263,723	211,942		1.244



14072 N TERRITORIAL RD							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-380-012		03/03/2020		00041	401	227,000	62,981
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	BI-LEVEL	64		164,019	204,245		0.803



7061 GLEN CIRCLE DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-463-020		10/28/2019		00041	401	164,500	60,113
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	54		104,387	70,294		1.485
!!MULTI-PARCEL SALE!!							



6751 LOMBARDY DR							
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue	
D -04-18-465-003		10/17/2019		00041	401	260,000	56,568
Occupancy	Style	%Good		ResidualValue	CostByManual		E.C.F.
Single Family	1 STORY	64		203,432	155,713		1.306



Neighborhoods Used: 00041.NORTHLAKE NON-LF

13760 N TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-461-014	08/29/2019 00041	401	165,000	72,614	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	59	92,386	106,998	0.863



7320 WEBBS SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-180-005	08/22/2019 00041	401	300,000	168,814	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	131,186	74,768	1.755

!!MULTI-PARCEL SALE!!



13850 N TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-462-009	07/01/2019 00041	401	488,500	74,877	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	413,623	387,233	1.068



13717 RECREATION DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-461-003	06/13/2019 00041	401	259,900	115,946	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	64	143,954	128,606	1.119

!!MULTI-PARCEL SALE!!



Neighborhoods Used: 00041.NORTHLAKE NON-LF

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	387,233	0	555,989	199,782	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	112,488	0	106,998	0
1.50 STORY	0	0	0	0	110,623	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	332,851	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 : 1,805,965  
 Total Mobile Home Costs by Manual : 0  
 Total Town Home Costs by Manual : 0  
 Total Agricultural Costs by Manual : 12,533  
 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	413,623	0	711,383	280,573	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	216,460	0	92,386	0
1.50 STORY	0	0	0	0	195,974	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	307,973	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 : 2,218,372  
 Total Mobile Home Sale Residual Values : 0  
 Total Town Home Sale Residual Values : 0  
 Total Agricultural Sale Residual Values : 12,475  
 Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
12	7	14.96	18.47	1.002
After Application of E.C.F.s		4.57	6.71	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)	1.068( 1)	1.000( 0)	1.279( 4)	1.404( 2)	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)	1.000( 0)	1.924( 1)	1.000( 0)	0.863( 1)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.772( 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)	1.000( 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)	0.925( 2)	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. : 1.228 (12)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.995 (1)  
 Commercial E.C.F. : 1.000 (0)



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-180-005	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DUGAS WENDI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7320 WEBBS SHORE DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5317/0079	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

<b>Mailing Address:</b>	<b>Description:</b>
DUGAS WENDI 7320 WEBBS SHORE DR GREGORY MI 48137	*OLD SID - D 04-240-007-00 DE 51-7 LOT 7 SUPERVISORS PLAT NO. 1.

## Most Recent Sale Information

Sold on 08/22/2019 for 300,000 by BRANHAM JOSHUA A & ROBERT J.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5317/0079
-----------------------	-----------------	--------------------	-----------

## Most Recent Permit Information

Permit P16-30497 on 01/19/2016 for \$38,000 category Res. Add/Alter/Repair.

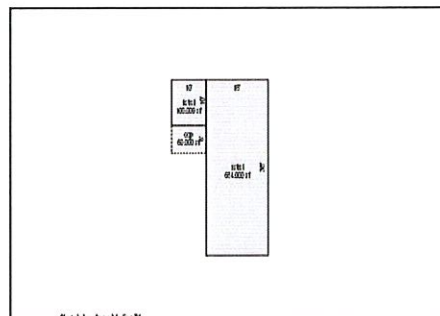
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	53,700	<b>2021 Taxable:</b>	53,700	<b>Acreage:</b>	0.07
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	80.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1945  
Occupancy: Single Family  
Class: D+10  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 77  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 784  
Ground Area: 784  
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 3:02 PM

**Parcel:** D -04-18-380-012  
**Owner's Name:** MCVITTIE MATTHEW S  
**Property Address:** 14072 N TERRITORIAL RD  
GREGORY, MI 48137  
**Liber/Page:** 5345/0291  
**Split:** / /  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling

**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:** 00041 NORTHLAKE NON-LF

## Mailing Address:

MCVITTIE MATTHEW S  
14072 N TERRITORIAL RD  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-018-132-00 DE 18-52C-2 COM AT A PT IN N LINE OF N. TERRITORIAL RD 150 FT W FROME LINE OF SE 1/4 OF SW 1/4, TH N TO N LINE OF SE 1/4 OF SW 1/4, TH W 250 FT, TH S TO N LINE OF N. TERRITORIAL RD FOR PL OF BEG, TH N 275 FT, TH E 100 FT, TH SLY TO NLINE OF SAID RD, TH WLY IN N LINE OF SAID ROAD TO PL OF BEG BEING PART OF SE 1/4 OF SW 1/4 SEC 18 T1S-R4E 0.60 AC.

## Most Recent Sale Information

Sold on 03/03/2020 for 227,000 by FERRETT RICHARD & REBECCA.

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

**Liber/Page:** 5345/0291

## Most Recent Permit Information

Permit 10-22606 on 09/07/2010 for \$0 category MECHANICAL.

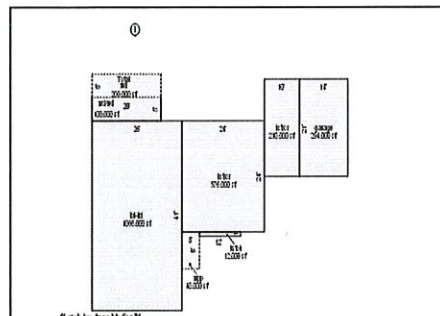
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	158,300	<b>2021 Taxable:</b>	158,300	<b>Acreage:</b>	0.52
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	225.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+5  
Style: BI-LEVEL  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,930  
Ground Area: 1,852  
Garage Area: 294  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

**Parcel:** D -04-18-390-009  
**Owner's Name:** BELT JOSHUA & KARLIE  
**Property Address:** 14277 N TERRITORIAL RD  
CHELSEA, MI 48118  
**Liber/Page:** 5400/0861  
**Split:** / /  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**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:** 00041 NORTHLAKE NON-LF

## Mailing Address:

BELT JOSHUA & KARLIE  
14277 N TERRITORIAL RD  
CHELSEA MI 48118

## Description:

\*OLD SID - D 04-018-140-00 DE 18-52K COM AT S 1/4 COR OF SEC, TH S 89 DEG 11' W 962.6 FT IN SLINE OF SEC FOR PL OF BEG, TH S 89 DEG 11' W 149.3 FT IN S LINE OF SEC, TH N 23 DEG 39' W 196.4 FT, TH NELY 206.25 FT IN S LINE OF N TERRITORIAL RD, TH SLY TO PLOF BEG, BEING PART OF SW FRL 1/4 SEC 18 T1S-R4E 1.05 AC.

## Most Recent Sale Information

Sold on 01/25/2021 for 235,000 by SAYOMAC DENVER & JENNIFER.

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

**Liber/Page:** 5400/0861

## Most Recent Permit Information

Permit P16-31947 on 09/20/2016 for \$8,500 category Res. Window Replace.

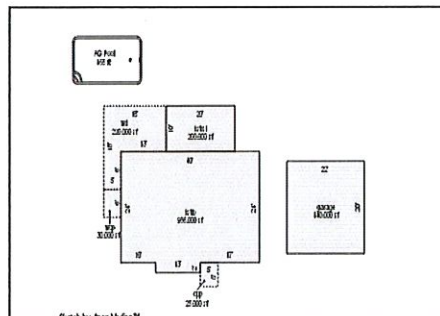
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	107,100	<b>2021 Taxable:</b>	74,935	<b>Acreage:</b>	1.05
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	206.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	231.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 59  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,186  
Ground Area: 1,186  
Garage Area: 440  
Basement Area: 986  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-436-016	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JEKABSON ILGVARS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7125 GLENCOE DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5380/0523	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF
		<b>Description:</b>	
JEKABSON ILGVARS GISLASON LAILA 7125 GLENCOE DR GREGORY MI 48137			*OLD SID - D 04-160-045-00 DE 44-45 LOT 83 PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 09/16/2020 for 251,000 by BOYCE ALAN & VIRGINIA.

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

**Liber/Page:** 5380/0523

## Most Recent Permit Information

None Found

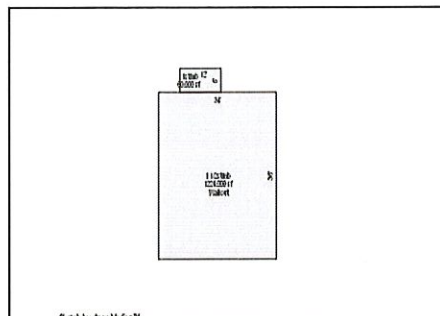
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	80,400	<b>2021 Taxable:</b>	80,400	<b>Acreage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	45.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	90.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1935  
Occupancy: Single Family  
Class: D+10  
Style: 1.50 STORY  
Exterior: Wood Siding  
% Good (Physical): 54  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,896  
Ground Area: 1,284  
Garage Area: 0  
Basement Area: 1,284  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-461-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WHITESALL DANIEL T & CHRISTINA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13717 RECREATION DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5308/0687	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

## Mailing Address:

WHITESALL DANIEL T & CHRISTINA M  
13717 RECREATION DR  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-160-065-00 DE 44-71 LOTS 109 - 112 INCL. PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 06/13/2019 for 259,900 by DIEDRICH DOROTHEA L.

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

**Liber/Page:** 5308/0687

## Most Recent Permit Information

Permit P21-40495 on 01/19/2021 for \$6,075 category Res. Window Replace.

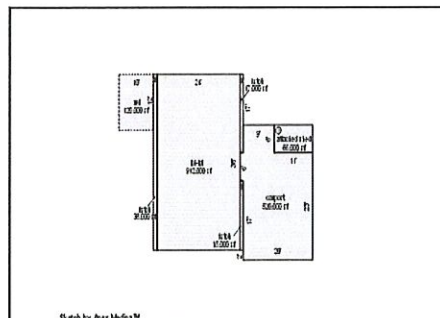
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	113,300	<b>2021 Taxable:</b>	113,300	<b>Acreage:</b>	0.44
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	160.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	112.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1960  
Occupancy: Single Family  
Class: C+5  
Style: BI-LEVEL  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,894  
Ground Area: 912  
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 3:02 PM

<b>Parcel:</b>	D -04-18-461-014	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PRESTON AMANDA & LUNGO SEAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13760 N TERRITORIAL RD GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5319/0381	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

<b>Mailing Address:</b>	<b>Description:</b>
PRESTON AMANDA & LUNGO SEAN 13760 N TERRITORIAL RD GREGORY MI 48137	DE 44-84A (-008,-013) (1-90 PER ASSESSOR'S REQUEST LOTS 122-126 PARK LAWN BEACH SUB. NO. 1

## Most Recent Sale Information

Sold on 08/29/2019 for 165,000 by INVERARITY SAMANTHA.

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

**Liber/Page:** 5319/0381

## Most Recent Permit Information

None Found

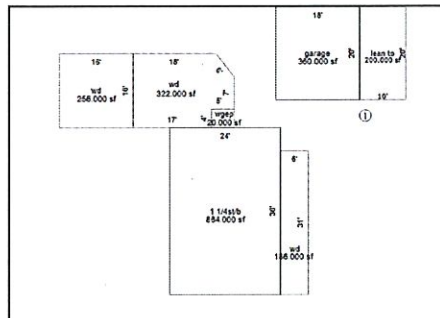
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	105,500	<b>2021 Taxable:</b>	105,500	<b>Acreage:</b>	0.48
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	205.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	115.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C  
Style: 1.25 STORY  
Exterior: Wood Siding  
% Good (Physical): 59  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,080  
Ground Area: 864  
Garage Area: 360  
Basement Area: 864  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

**Parcel:** D -04-18-462-009  
**Owner's Name:** PARR KENNETH & CARISSA D  
**Property Address:** 13850 N TERRITORIAL RD  
GREGORY, MI 48137  
**Liber/Page:** 5311/0510  
**Split:** / /  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Rolling

**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:** 00041 NORTHLAKE NON-LF

## Mailing Address:

PARR KENNETH & CARISSA D  
13850 N TERRITORIAL RD  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-160-080-00 DE 44-91 LOTS 129 & 130 ALSO LOTS 131- 133 INC. PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 07/01/2019 for 488,500 by GRUDZINSKI ELIZABETH & KENNETH.

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

**Liber/Page:** 5311/0510

## Most Recent Permit Information

Permit P14-27667 on 05/20/2014 for \$5,000 category Res. Deck Construction.

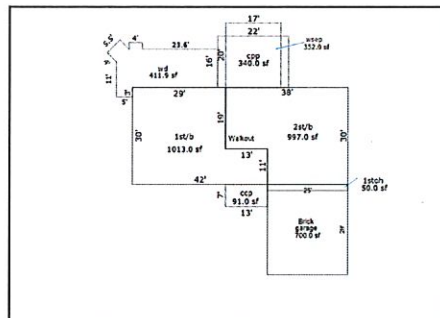
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	273,900	<b>2021 Taxable:</b>	273,900	<b>Acreage:</b>	0.71
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	310.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Brick  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,057  
Ground Area: 2,010  
Garage Area: 700  
Basement Area: 2,010  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-463-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROMIG MICHELLE M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13957 ABERDEEN GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5389/0993	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

## Mailing Address:

ROMIG MICHELLE M  
13957 ABERDEEN  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-160-109-00 DE 44-124 LOTS 162 & 163 PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 11/13/2020 for 255,000 by HEITZER RAIZEL W.

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

**Liber/Page:** 5389/0993

## Most Recent Permit Information

Permit P21-40874 on 04/07/2021 for \$14,338 category Res. Add/Alter/Repair.

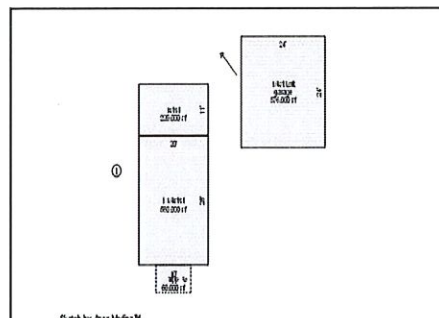
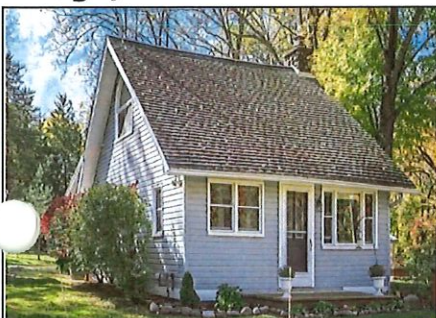
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	89,200	<b>2021 Taxable:</b>	89,200	<b>Acreage:</b>	0.22
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	111.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C+5  
Style: 1.25 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 920  
Ground Area: 780  
Garage Area: 576  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

**Parcel:** D -04-18-463-020  
**Owner's Name:** HEINIG THOMAS A & CHARLENE K  
**Property Address:** 7061 GLEN CIRCLE DR  
GREGORY, MI 48137  
**Liber/Page:** 5328/0304  
**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 Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00041 NORTHLAKE NON-LF

## Mailing Address:

HEINIG THOMAS A & CHARLENE K  
7061 GLEN CIRCLE DR  
GREGORY MI 48137

## 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 10/28/2019 for 164,500 by HINTZEN MARGARET A TRUST.

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

**Liber/Page:** 5328/0304

## Most Recent Permit Information

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

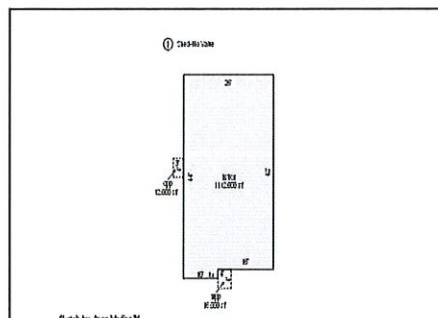
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	55,500	<b>2021 Taxable:</b>	55,500	<b>Acreage:</b>	0.12
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	127.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: D+10  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 54  
Heating System: Forced Air w/ Ducts  
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/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-465-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MICKEVICIUS KATHRYN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6751 LOMBARDY DR CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5326/0351	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

## Mailing Address:

MICKEVICIUS KATHRYN  
6751 LOMBARDY DR  
CHELSEA MI 48118

## Description:

\*OLD SID - D 04-160-167-00 DE 44-192 LOT 230, 231 & 232 PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 10/17/2019 for 260,000 by EBERTS HAROLD & LORNA.

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

**Liber/Page:** 5326/0351

## Most Recent Permit Information

Permit 08-20385 on 09/01/2008 for \$0 category RES. RE-ROOF.

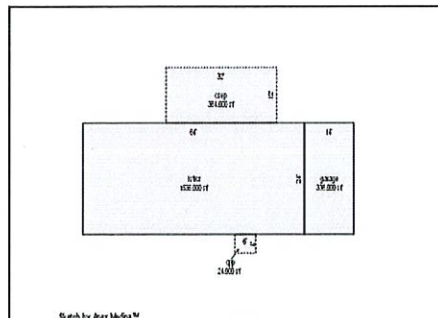
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	127,900	<b>2021 Taxable:</b>	120,159	<b>Acreage:</b>	0.36
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	120.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: C+5  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 64  
Heating System: Forced Hot Water  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,536  
Ground Area: 1,536  
Garage Area: 336  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 3:02 PM

<b>Parcel:</b>	D -04-18-467-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MAYRAND ROBERT N	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6900 EASTBOURNE DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5381/0186	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

## Mailing Address:

MAYRAND ROBERT N  
MAYRAND NILES N  
6900 EASTBOURNE DR  
GREGORY MI 48137

## Description:

OLD SID D0416020600 DE 44-239 LOTS 277 & 278 PARK LAWN BEACH SUB NO 1

## Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

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

**Liber/Page:** 5381/0186

## Most Recent Permit Information

None Found

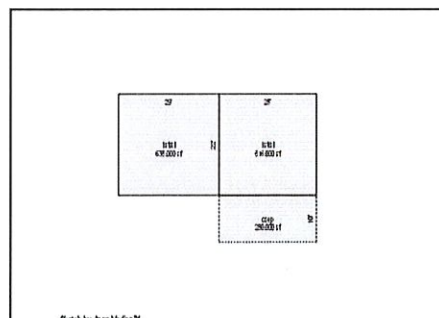
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	95,700	<b>2021 Taxable:</b>	95,700	<b>Acreage:</b>	0.29
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	155.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,254  
Ground Area: 1,254  
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 3:02 PM

<b>Parcel:</b>	D -04-19-132-013	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DOAN BRAD S	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6505 LOMBARDY DR CHELSEA, MI 48118	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5371/0832	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00041 NORTHLAKE NON-LF

<b>Mailing Address:</b>	<b>Description:</b>
DOAN BRAD S 6505 LOMBARDY DR CHELSEA MI 48118	ASSR REQUEST FRM 0419132006/0419132008 4/15/96 DE 44-178A LOTS 211-216 INCLUSIVE, PARK LAWN BEACH SUB NO. 1.

## Most Recent Sale Information

Sold on 08/18/2020 for 359,900 by LONDON DAVID & MANETTE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5371/0832

## Most Recent Permit Information

Permit P14-27814 on 06/18/2014 for \$1,500 category Res. Deck Construction.

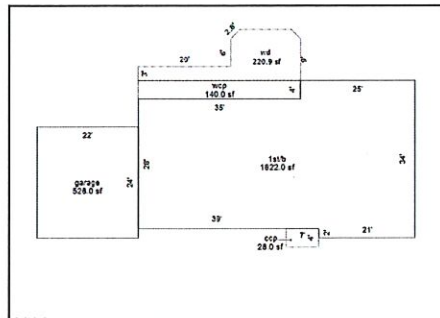
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	185,700	<b>2021 Taxable:</b>	185,700	<b>Acreage:</b>	0.73
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	246.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	130.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Stone/Siding  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,822  
Ground Area: 1,822  
Garage Area: 528  
Basement Area: 1,822  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



North Lake Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-18-390-009	14277 N TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,400	45.70
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,400	36.63
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$103,300	41.16
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$125,800	50.02
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$171,200	47.57
D-04-18-380-012	14072 N TERRITORIAL RD	03/03/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$167,000	73.57
D-04-18-463-020	7061 GLEN CIRCLE DR	10/28/19	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$76,700	46.63
D-04-18-465-003	6751 LOMBARDY DR	10/17/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,400	45.54
D-04-18-461-014	13760 N TERRITORIAL RD	08/29/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$109,100	66.12
D-04-18-180-005	7320 WEBBS SHORE DR	08/22/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,500	44.83
D-04-18-462-009	13850 N TERRITORIAL RD	07/01/19	\$488,500	WD	03-ARM'S LENGTH	\$488,500	\$285,900	58.53
D-04-18-461-003	13717 RECREATION DR	06/13/19	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$146,400	56.33
<b>Totals:</b>			<b>\$3,217,300</b>			<b>\$3,217,300</b>	<b>\$1,639,100</b>	

Sale. Ratio => 50.95

Std. Dev. => 10.68

Cur. Appraisal	Land + Yrld	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$220,674	\$58,814	\$176,186	\$129,488	1.361	1,186	\$148.55	00041	136.0636
\$179,150	\$38,540	\$216,460	\$112,488	1.924	920	\$235.28	00041	61.7838
\$197,492	\$59,213	\$191,787	\$110,623	1.734	1,896	\$101.15	00041	52.2382
\$297,860	\$143,369	\$108,131	\$126,099	0.858	1,254	\$86.23	00041	44.8950
\$361,105	\$96,177	\$263,723	\$211,942	1.244	1,822	\$144.74	00041	6.2142
\$318,287	\$62,981	\$164,019	\$204,245	0.803	2,930	\$55.98	00041	80.3051
\$147,981	\$60,113	\$104,387	\$70,294	1.485	1,112	\$93.87	00041	148.4997
\$251,209	\$56,568	\$203,432	\$155,713	1.306	1,536	\$132.44	00041	130.6457
\$206,362	\$72,614	\$92,386	\$106,998	0.863	1,080	\$85.54	00041	86.3433
\$269,452	\$175,315	\$124,685	\$74,768	1.668	784	\$159.04	00041	166.7634
\$558,918	\$74,877	\$413,623	\$387,233	1.068	3,057	\$135.30	00041	106.8151
\$276,704	\$115,946	\$143,954	\$128,606	1.119	1,894	\$76.01	00041	111.9338
<b>\$3,285,194</b>		<b>\$2,202,773</b>	<b>\$1,818,498</b>			<b>\$121.18</b>		<b>7.4811</b>
		E.C.F. =>		1.211	Std. Deviation=>		0.36574529	
		Ave. E.C.F. =>		1.286	Ave. Variance=>		94.3751 Coefficient of Var=>	

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building	Depr.
1 STORY	\$55,500		NORTHLAKE NON-LF	401		59
1.25 STORY	\$38,198		NORTHLAKE NON-LF	401		74
1.50 STORY	\$59,213	D-04-18-436-015	NORTHLAKE NON-LF	401		54
1 STORY	\$142,587	D-04-18-467-002, D-04-18-467-003, D-04-18-467-005	NORTHLAKE NON-LF	401		64
1 STORY	\$96,177		NORTHLAKE NON-LF	401		64
BI-LEVEL	\$61,614		NORTHLAKE NON-LF	401		64
1 STORY	\$60,113	D-04-18-463-019, D-04-18-463-007	NORTHLAKE NON-LF	401		54
1 STORY	\$56,568		NORTHLAKE NON-LF	401		64
1.25 STORY	\$71,286		NORTHLAKE NON-LF	401		59
1 STORY	\$174,106	D-04-18-180-004, D-04-18-180-003, D-04-18-179-011	NORTHLAKE NON-LF	401		63
1 STORY	\$72,322		NORTHLAKE NON-LF	401		82
BI-LEVEL	\$115,946	D-04-18-461-009, D-04-18-461-010, D-04-18-461-011	NORTHLAKE NON-LF	401		64

73.37935685

North Lake 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-04-18-180-005	7320 WEBBS SHORE DR	08/22/19	\$300,000	WD	03-ARMIS LENGTH	\$300,000	\$134,500	44.83
D-04-18-380-012	14072 N TERRITORIAL RD	03/03/20	\$227,000	WD	03-ARMIS LENGTH	\$227,000	\$167,000	73.57
D-04-18-390-009	14277 N TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARMIS LENGTH	\$235,000	\$107,400	45.70
D-04-18-436-015	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARMIS LENGTH	\$251,000	\$103,300	41.16
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARMIS LENGTH	\$251,000	\$103,300	41.16
D-04-18-461-003	13717 RECREATION DR	06/13/19	\$259,900	WD	03-ARMIS LENGTH	\$259,900	\$146,400	56.33
D-04-18-461-014	13760 N TERRITORIAL RD	08/29/19	\$165,000	WD	03-ARMIS LENGTH	\$165,000	\$109,100	66.12
D-04-18-462-009	13850 N TERRITORIAL RD	07/01/19	\$488,500	WD	03-ARMIS LENGTH	\$488,500	\$285,900	58.53
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARMIS LENGTH	\$255,000	\$93,400	36.63
D-04-18-463-020	7061 GLEN CIRCLE DR	10/28/19	\$164,500	WD	03-ARMIS LENGTH	\$164,500	\$76,700	46.63
D-04-18-465-003	6751 LOMBARDY DR	10/17/19	\$260,000	WD	03-ARMIS LENGTH	\$260,000	\$118,400	45.54
D-04-18-467-002	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMIS LENGTH	\$251,500	\$125,800	50.02
D-04-18-467-003	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMIS LENGTH	\$251,500	\$125,800	50.02
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMIS LENGTH	\$251,500	\$125,800	50.02
D-04-18-467-005	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMIS LENGTH	\$251,500	\$125,800	50.02
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARMIS LENGTH	\$359,900	\$171,200	47.57
<b>Totals:</b>			<b>\$4,222,800</b>			<b>\$4,222,800</b>	<b>\$2,119,800</b>	<b>50.20</b>
								<b>Std. Dev. =&gt; 9.47</b>

North Lake Inverness Golf Course Frontage

D-04-18-465-003	6751 LOMBARDY DR	10/17/19	\$260,000	WD	03-ARMIS LENGTH	\$260,000	\$118,400	45.54
D-04-18-465-011	6735 LOMBARDY DR	11/12/19	\$65,000	WD	03-ARMIS LENGTH	\$65,000	\$14,500	22.31
D-04-18-467-005	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARMIS LENGTH	\$251,500	\$125,800	50.02
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARMIS LENGTH	\$359,900	\$171,200	47.57
<b>Totals:</b>			<b>\$936,400</b>			<b>\$936,400</b>	<b>\$429,900</b>	<b>45.91</b>
								<b>Std. Dev. =&gt; 13.78</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft.
\$271,972	\$204,654	\$176,626	157.2	316.0	0.34	0.07	\$1,302	\$596,659	\$13.70
\$326,689	(\$29,673)	\$70,016	112.0	225.0	0.52	0.52	(\$265)	(\$57,395)	(\$1.32)
\$220,674	\$69,826	\$55,500	232.1	231.0	1.05	1.05	\$301	\$66,501	\$1.53
\$200,808	\$112,721	\$62,529	100.0	200.0	0.29	0.17	\$1,127	\$392,756	\$9.02
\$200,808	\$112,721	\$62,529	100.0	200.0	0.29	0.12	\$1,127	\$392,756	\$9.02
\$285,374	\$99,142	\$124,616	199.4	417.0	0.62	0.44	\$497	\$158,881	\$3.65
\$216,083	\$29,924	\$81,007	129.6	115.0	0.48	0.48	\$231	\$62,083	\$1.43
\$568,780	\$1,904	\$82,184	131.5	310.0	0.71	0.71	\$14	\$2,674	\$0.06
\$184,359	\$114,048	\$43,407	69.5	111.0	0.22	0.22	\$1,642	\$513,730	\$11.79
\$151,156	\$76,632	\$63,288	101.3	375.0	0.35	0.12	\$757	\$222,122	\$5.10
\$280,723	\$65,359	\$86,082	98.4	132.0	0.36	0.36	\$664	\$179,558	\$4.12
\$315,770	\$96,227	\$160,497	217.7	612.0	0.71	0.14	\$442	\$186,492	\$3.13
\$315,850	\$96,227	\$160,577	217.7	612.0	0.71	0.14	\$442	\$186,492	\$3.13
\$321,456	\$96,227	\$166,183	217.7	612.0	0.71	0.29	\$442	\$186,492	\$3.13
\$315,796	\$96,227	\$160,523	217.7	612.0	0.71	0.14	\$442	\$186,492	\$3.13
\$411,284	\$94,972	\$146,356	167.3	130.0	0.73	0.73	\$568	\$129,390	\$2.97
<b>\$4,587,582</b>	<b>\$1,337,138</b>	<b>\$1,701,920</b>	<b>2,469.2</b>		<b>8.79</b>	<b>5.70</b>			
Average		per FF=>		Average		per Net Acre=>		Average	
			\$542		per Net Acre=>	152,172.30		per SqFt=>	\$3.49
\$280,723	\$65,359	\$86,082	98.4	132.0	0.36	0.36	\$664	\$179,558	\$4.12
\$31,600	\$63,218	\$63,218	78.4	135.0	0.24	0.24	\$806	\$260,156	\$5.97
\$315,796	\$96,227	\$160,523	217.7	612.0	0.71	0.14	\$442	\$186,492	\$3.13
\$411,284	\$94,972	\$146,356	167.3	130.0	0.73	0.73	\$568	\$129,390	\$2.97
<b>\$1,039,403</b>	<b>\$319,776</b>	<b>\$456,179</b>	<b>561.8</b>		<b>2.05</b>	<b>1.48</b>			
Average		per FF=>		Average		per Net Acre=>		Average	
			\$569		per Net Acre=>	156,293.26		per SqFt=>	\$3.59

Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class
200.00	00041	5317/0079	D-04-18-180-004, D-04-18-180-003, D-04-18-179-011	NORTHLAKE NON-LF	401
100.00	00041	5345/0291		NORTHLAKE NON-LF	401
206.00	00041	5400/0861		NORTHLAKE NON-LF	401
103.00	00041	5380/0523	D-04-18-436-016	NORTHLAKE NON-LF	401
103.00	00041	5380/0523	D-04-18-436-015	NORTHLAKE NON-LF	401
240.00	00041	5308/0687	D-04-18-461-009, D-04-18-461-010, D-04-18-461-011	NORTHLAKE NON-LF	401
205.00	00041	5319/0381		NORTHLAKE NON-LF	401
100.00	00041	5311/0510		NORTHLAKE NON-LF	401
80.00	00041	5389/0993		NORTHLAKE NON-LF	401
80.00	00041	5328/0304	D-04-18-463-019, D-04-18-463-007	NORTHLAKE NON-LF	401
120.00	00041	5326/0351		NORTHLAKE NON-LF	401
200.00	00041	5381/0186	D-04-18-467-004, D-04-18-467-003, D-04-18-467-005	NORTHLAKE NON-LF	401
200.00	00041	5381/0186	D-04-18-467-002, D-04-18-467-004, D-04-18-467-005	NORTHLAKE NON-LF	401
200.00	00041	5381/0186	D-04-18-467-002, D-04-18-467-003, D-04-18-467-005	NORTHLAKE NON-LF	401
200.00	00041	5381/0186	D-04-18-467-002, D-04-18-467-003, D-04-18-467-004	NORTHLAKE NON-LF	401
246.00	00041	5371/0832		NORTHLAKE NON-LF	401
120.00	00041	5326/0351		NORTHLAKE NON-LF	401
78.40	41			NORTHLAKE NON-LF	401
200.00	00041	5381/0186	D-04-18-467-002, D-04-18-467-003, D-04-18-467-004	NORTHLAKE NON-LF	401
246.00	00041	5371/0832		NORTHLAKE NON-LF	401