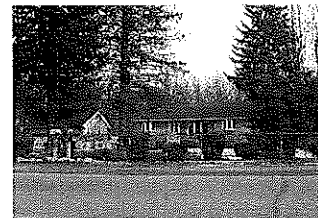


31

Neighborhoods Used: 00050 - HURONRIVER, 00022 - PORTAGE LK RIVER

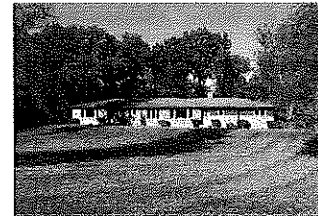
9220 MCGREGOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-480-007	10/31/2022 00022	401	450,000	219,602	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	67	230,398	176,894	1.302



9357 HURON RIVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-13-100-007	09/09/2022 00050	401	800,000	331,161	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	62	437,835	310,023	1.412
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		31004	21953	1.412	



9108 MCGREGOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-480-015	11/10/2020 00022	401	418,000	129,948	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	288,052	260,733	1.105



Neighborhoods Used: 00050 - HURONRIVER, 00022 - PORTAGE LK RIVER

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.50 STORY, 2 STORY, etc.

Total Single Family Costs by Manual : 747,650
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 21,953
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.50 STORY, 2 STORY, etc.

Total Single Family Sale Residual Values : 956,285
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 31,004
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows for 'After Application of E.C.F.s'.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1.50 STORY, 2 STORY, etc.

Single Family E.C.F. : 1.279 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.412 (1)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: 00050 - HURONRIVER, 00022 - PORTAGE LK RIVER

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

Settings for this Analysis

>>>>>>>>>>>>>

Starting Date: 10/01/2020
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): 00050 - HURONRIVER, 00022 - PORTAGE LK RIVER

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.50
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

09/27/2023 2:41 PM

Parcel:	D -04-01-480-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	YAX FELICIA M & MICHOS DEMETRIOS	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9220 MCGREGOR RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5503/0670	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00022 PORTAGE LK RIVER

Mailing Address:

YAX FELICIA M & MICHOS DEMETRIOS
9220 MCGREGOR RD
PINCKNEY MI 48169

Description:

*OLD SID - D 04-001-036-00 DE 1-33A-1 COM AT NE COR OF SEC, TH S 2696.5 FT IN E LINE OF SEC, TH S 16 DEG 30' W 307.5 FT, TH N 20 DEG E 60.23 FT FOR PL OF BEG, TH N 65 DEG W 101.37 FT, TH NLY 90.55 FT IN ARC OF CURVE LEFT OF 344.78 FT RADIUS, THE CHORD BEARS N 14 DEG 59' 30" E 90.44 FT, TH S 65 DEG 14' E 109.24 FT, TH SWLY TO PL OF BEG, BEING PART OF SE 1/4 SEC 1 T1S-R4E.

Most Recent Sale Information

Sold on 10/31/2022 for 450,000 by FREEMAN REBECCA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5503/0670

Most Recent Permit Information

Permit P19-38329 on 10/18/2019 for \$3,000 category Res. Re-Roof.

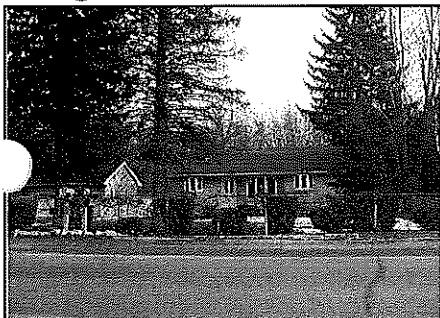
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	188,500	2023 Taxable:	188,500	Acreeage:	0.23
Zoning:	LR	Land Value:	Tentative	Frontage:	92.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	108.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,640
Ground Area: 1,640
Garage Area: 440
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 2:41 PM

Parcel:	D -04-13-100-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GUZI WILLIAM & LINDSEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9357 HURON RIVER DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5496/0973	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00050 HURONRIVER

Mailing Address:

GUZI WILLIAM & LINDSEY
HINCKLE PEGGY
9357 HURON RIVER DR
DEXTER MI 48130

Description:

*OLD SID - D 04-013-006-00 DE 13-1D COM AT E 1/4 POST OF SEC, THN 1462.21 FT IN E LN OF SEC, TH N 81 DEG 03' W 1646.88 FT FOR PL OF BEG, THSOUTH 81 DEG 03' E 690.4 FT, TH N 230.53 FT TH N 81 DEG 03' W 179.86 FT, TH NORTH 1 DEG 42' E 70.30 FT, TH N 86 DEG 26' WEST 523.02 FT, TH SLY IN E BANK OF HURON RIVER TO A POINT N 81 DEG 03' W OF PL OF BEG, TH S81 DEG 03' E TO PL OF BEG, BEING PART OF NE FRL 1/4 SEC 13 T1S R4E 4.22 AC.

Most Recent Sale Information

Sold on 09/09/2022 for 800,000 by WEST DAVID W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5496/0973

Most Recent Permit Information

None Found

Physical Property Characteristics

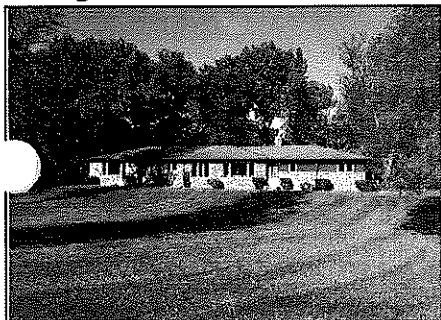
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	323,200	2023 Taxable:	323,200	Acreeage:	4.22
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick
% Good (Physical): 62
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,844
Ground Area: 1,844
Garage Area: 2,158
Basement Area: 0
Basement Walls:
Estimated TCv: Tentative

of Agricultural Buildings: 2
Estimated TCv: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 2:41 PM

Parcel:	D -04-01-480-015	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GOBLE STEPHEN D & AMY K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9108 MCGREGOR RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5396/0391	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00022 PORTAGE LK RIVER

Mailing Address:	Description:
GOBLE STEPHEN D & AMY K 4098 PROCEEDS DR PINCKNEY MI 48169	*OLD SID - D 04-280-034-00 DE 54-32 LOT 33 WOODLAND BEACH.

Most Recent Sale Information

Sold on 11/10/2020 for 418,000 by MURPHY CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5396/0391

Most Recent Permit Information

Permit PB22-0238 on 05/09/2022 for \$50,000 category Res. Add/Alter/Repair.

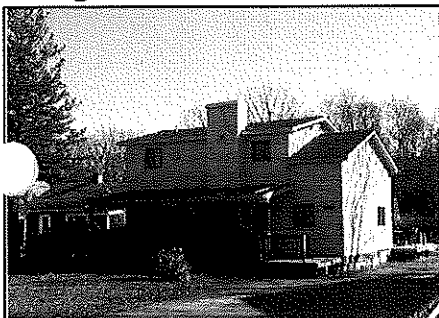
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	209,000	2023 Taxable:	201,202	Acres:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
AGE:	0.000	Land Impr. Value:	Tentative	Average Depth:	126.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,528
Ground Area: 956
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Huron River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-01-480-007	9220 MCGREGOR RD	10/31/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$183,500	40.78	
D-04-01-480-015	9108 MCGREGOR RD	11/10/20	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$151,700	36.29	
D-04-13-100-007	9357 HURON RIVER DR	09/09/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$284,700	35.59	
Totals:						\$1,668,000	\$619,900		
								Sale. Ratio =>	37.16
								Std. Dev. =>	2.82

Due to a lack of improved sales in the Huron River ECF neighborhood, sales from Portage River were used to develop the Huron River ECF for the 2024 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$449,918	\$219,602	\$230,398	\$176,894	1.302	1,640	\$140.49	00022	2.9294
\$434,745	\$129,948	\$288,052	\$260,733	1.105	1,528	\$188.52	00022	16.8392
\$662,827	\$331,161	\$468,839	\$331,976	1.412	1,844	\$254.25	00050	13.9098
\$1,547,490		\$987,289	\$769,603			\$194.42		0.9685
			E.C.F. =>	1.283		Std. Deviation=>	0.15582424	
			Ave. E.C.F. =>	1.273		Ave. Variance=>	11.2261	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$219,602	PORTAGELAKE	401	67
2 STORY	\$129,948	PORTAGELAKE	401	84
1 STORY	\$330,500	HURON RIVER	401	62

8.817481908

Huron River Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-12-100-016	9835 HURON RIVER DR	03/20/20	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$100,000	31.25
D-04-13-100-007	9357 HURON RIVER DR	09/09/22	\$800,000	WD	03-ARMY'S LENGTH	\$800,000	\$284,700	35.59
Totals:						\$1,120,000	\$384,700	
							Sale. Ratio =>	34.35
							Std. Dev. =>	3.07

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libar/Page
\$300,000	\$320,000	\$300,000	3.00	3.00	\$106,667	\$2.45	00050	5360/0975
\$662,827	\$467,673	\$330,500	4.22	4.22	\$110,823	\$2.54	00050	5496/0973
\$962,827	\$787,673	\$630,500	7.22	7.22	Average	Average		
			Average					
			per Net Acre=>	109,095.98	per SqFt=>	\$2.50		

Land Table Class

HURON RIVER 402

HURON RIVER 401
