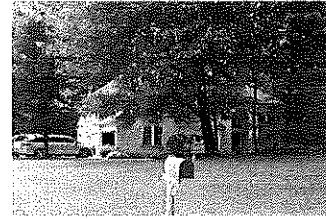


8A

Neighborhoods Used: 00012 - INVERNESS WOODS, 00013 - NORTH LAKE ORCHARD, 00060 - REILLY FARMS

13525 REDMONDS HILL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-034 02/15/2023 00012 407 565,000 71,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 493,500 478,563 1.031



13615 E QUAIL HOLLOW CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-010 09/15/2022 00012 407 475,000 71,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 403,500 412,784 0.978



13660 E QUAIL HOLLOW CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-003 07/29/2022 00012 407 540,000 71,500
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 84 468,500 506,752 0.925



13754 RIKER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-20-200-041 04/22/2022 00012 401 520,000 77,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 83 442,900 408,538 1.084



13525 REDMONDS HILL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-022 09/02/2021 00012 407 425,000 71,550
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 353,450 425,677 0.830



6396 WOODVINE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-040 07/09/2021 00012 407 461,000 71,600
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 83 389,400 423,840 0.919



7211 NORTH LAKE ORCHARD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-470-023 06/01/2021 00013 401 459,000 70,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 84 388,900 500,256 0.777



6626 WOODVINE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-110-013 05/28/2021 00012 407 549,900 73,000
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 82 476,900 535,226 0.891



Neighborhoods Used: 00012 - INVERNESS WOODS, 00013 - NORTH LAKE ORCHARD, 00060 - REILLY FARMS

7236 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-470-034	04/22/2021 00013	401	510,000	71,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	438,900	456,491	0.961



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel: D -04-18-470-023
Owner's Name: SHARER JUSTIN & NICKI
Property Address: 7211 NORTH LAKE ORCHARD
GREGORY, MI 48137
Liber/Page: 5431/0207
Split: 02/25/2000
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00013 NORTH LAKE ORCHARD

Mailing Address:

SHARER JUSTIN & NICKI
7211 NORTH LAKE ORCHARD
GREGORY MI 48137

Description:

NEW PLAT LOT 23 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;

Most Recent Sale Information

Sold on 06/01/2021 for 459,000 by NOLD MICHAEL F & JUDITH P.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5431/0207

Most Recent Permit Information

Permit P13-26790 on 08/26/2013 for \$3,000 category Res. Deck Construction.

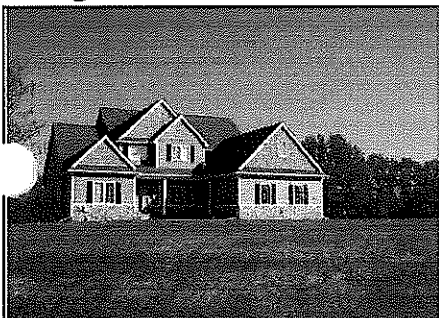
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	253,800	2023 Taxable:	253,800	Acreeage:	1.02
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
Area:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Stone/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,968
Ground Area: 1,765
Garage Area: 704
Basement Area: 1,765
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-18-470-034	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILER ASHLEY C & STEVE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7236 NORTH LAKE ORCHARD GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5421/0010	Prev. Taxable Stat:	TAXABLE
Split:	02/25/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00013 NORTH LAKE ORCHARD
Mailing Address:		Description:	
MILER ASHLEY C & STEVE 7236 NORTH LAKE ORCHARD GREGORY MI 48137		NEW PLAT LOT 34 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;	

Most Recent Sale Information

Sold on 04/22/2021 for 510,000 by GLAUBITZ JOCHEN & HEIDI A LIV TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5421/0010

Most Recent Permit Information

Permit 03-06082 on 03/04/2003 for \$159,000 category RES. NEW CONSTRUCTION.

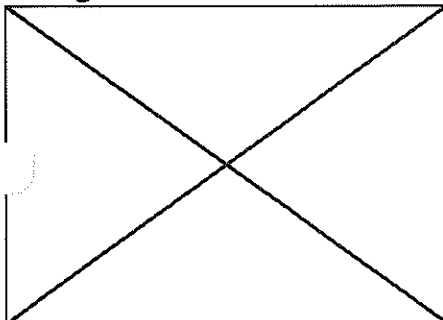
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	235,600	2023 Taxable:	235,600	Acreeage:	1.22
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: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,818
Ground Area: 1,399
Garage Area: 748
Basement Area: 1,399
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-003	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BROWN ERIC & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13660 E QUAIL HOLLOW CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5493/0185	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
BROWN ERIC & SARAH 13660 E QUAIL HOLLOW CT CHELSEA MI 48118		M.D. L4153 P988 UNIT 3 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 07/29/2022 for 540,000 by WALLS MATTHEW & KAREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5493/0185

Most Recent Permit Information

Permit P18-36635 on 11/29/2018 for \$0 category Mechanical.

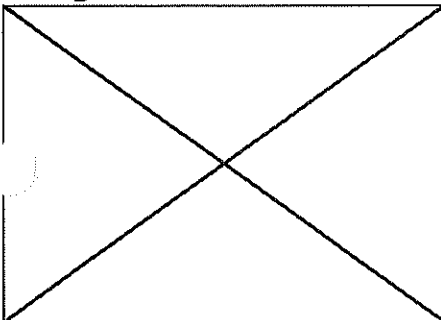
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	239,900	2023 Taxable:	239,900	Acres:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B-10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,598
Ground Area: 1,432
Garage Area: 600
Basement Area: 1,432
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-010	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HEATH THOMAS D & SUSAN M (LE)	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13615 E QUAIL HOLLOW CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5503/0937	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped, GENERATOR	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00012 INVERNESS WOODS
Description:	M.D. L4153 P988 UNIT 10 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 11/11/2022 for 0 by HEATH THOMAS & SUSAN M.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5503/0937

Most Recent Permit Information

Permit PB22-0689 on 11/22/2022 for \$7,900 category Res. Add/Alter/Repair.

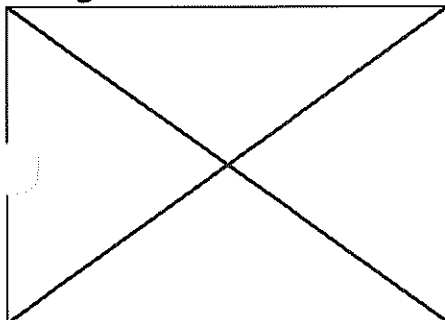
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	199,300	2023 Taxable:	199,300	Acreage:	1.00
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: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,084
Ground Area: 2,060
Garage Area: 726
Basement Area: 2,060
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SMITH JERRY W & DEBORAH M REV TR	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6626 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5478/0544	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
SMITH JERRY W & DEBORAH M REV TRUST SMITH JOHN G 822 ASA GRAY DRIVE ANN ARBOR MI 48105		M.D. L4153 P988 UNIT 13 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 04/05/2022 for 0 by SMITH JERRY W & DEBORAH M REV TRUST.

Terms of Sale: 09-FAMILY

Liber/Page: 5478/0544

Most Recent Permit Information

Permit PE22-0257 on 07/19/2022 for \$0 category Electrical.

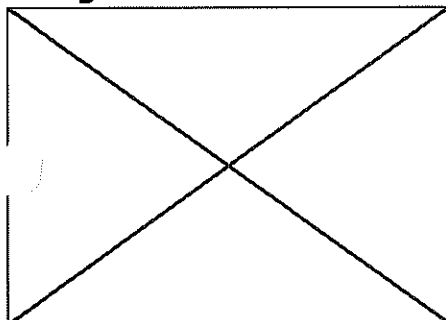
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	252,200	2023 Taxable:	252,200	Acreage:	1.30
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: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 3,144
Ground Area: 1,644
Garage Area: 660
Basement Area: 1,644
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS		
Owner's Name:	SPIEWAK ARIANA NICOLE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS		
Property Address:	13366 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE		
Liber/Page:	5446/0350	Created:	11/06/2002	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Active:	Active	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		MAP #	DAFD	
Topography:	Rolling, Landscaped, GENERATOR		School:	81040 CHELSEA SCHOOL DISTRICT	
		Neighborhood:	00012 INVERNESS WOODS		
Mailing Address:	Description:				
SPIEWAK ARIANA NICOLE 13366 REDMONDS HILL CT CHELSEA MI 48118	M.D. L4153 P988 UNIT 22 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;				

Most Recent Sale Information

Sold on 09/02/2021 for 425,000 by LAMORTE VIVIAN I. TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5446/0350

Most Recent Permit Information

Permit 08-20143 on 07/22/2008 for \$0 category MECHANICAL.

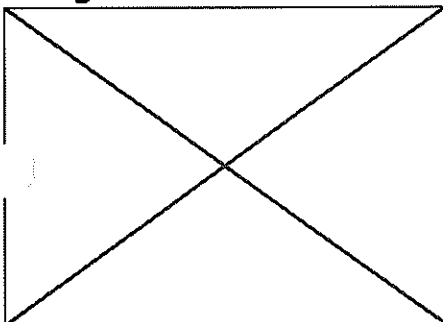
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	204,900	2023 Taxable:	204,900	Acreeage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,088
Ground Area: 2,056
Garage Area: 720
Basement Area: 2,056
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-034	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MILLER RACHEL & JOSEPH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13525 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5511/0630	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
MILLER RACHEL & JOSEPH 13525 REDMONDS HILL CT CHELSEA MI 48118		M.D. L4153 P988 UNIT 34 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 02/15/2023 for 565,000 by NICHOLS GARY & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5511/0630

Most Recent Permit Information

Permit PP23-0003 on 01/06/2023 for \$0 category Plumbing.

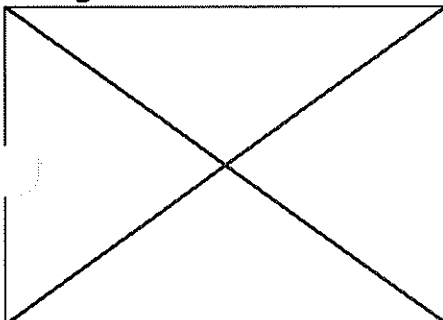
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	227,800	2023 Taxable:	227,800	Acreeage:	1.00
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: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,908
Ground Area: 1,468
Garage Area: 660
Basement Area: 1,468
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-19-110-040	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MUNOZ ARMANDO & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6396 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5435/0222	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
MUNOZ ARMANDO & SARAH 6396 WOODVINE DR CHELSEA MI 48118		M.D. L4153 P988 UNIT 40 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 07/09/2021 for 461,000 by GORENFLO JOHN B & JUDITH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5435/0222

Most Recent Permit Information

Permit P21-40391 on 01/05/2021 for \$0 category Mechanical.

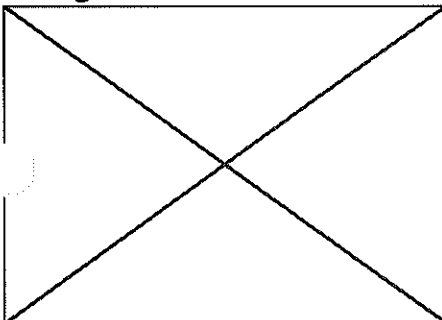
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	204,200	2023 Taxable:	204,200	Acreeage:	1.02
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,378
Ground Area: 1,384
Garage Area: 660
Basement Area: 1,384
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/27/2023 3:02 PM

Parcel:	D -04-20-200-041	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KARAVITE DEAN & AUGUSTA BARBARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13754 RIKER RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5480/0334	Prev. Taxable Stat:	TAXABLE
Split:	08/31/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
KARAVITE DEAN & AUGUSTA BARBARA 13754 RIKER RD CHELSEA MI 48118	BNDRY ADJ 10/14/04 DE 20-5F-3C-1C-1 PCL "C" COM AT NW COR SEC 20, TH N 88-51-32 E 1291.57 FT, TH S 00-32-19 E 1189.54 FT, TH S 88-31-33 W 300.00 FT TO POB, TH S 00-15-47 E 260.47 FT, TH N 78-23-07 W 293.22 FT, TH TH N 12-14-33 E 466.15 FT, TH S 73-03-24 E 68.11 FT, TH S 43-41-15 E 175.94 FT, TH S 00-15-47 E 107.04 FT TO POB. PT OF NW 1/4 SEC 20, T1S-R4E. 2.42 AC. SPLIT ON 06/17/2004 FROM D -04-20-200-038;		

Most Recent Sale Information

Sold on 04/22/2022 for 520,000 by NESTALE GERALD J & CATHERINE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5480/0334

Most Recent Permit Information

Permit P17-33697 on 07/27/2017 for \$0 category Mechanical.

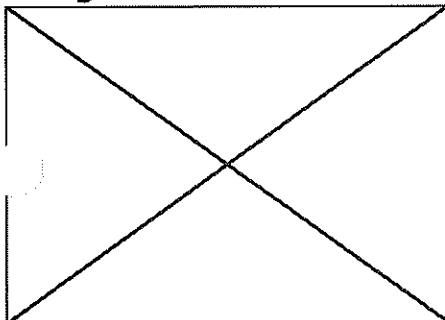
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	203,800	2023 Taxable:	203,800	Acreeage:	2.42
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,068
Ground Area: 2,056
Garage Area: 660
Basement Area: 2,056
Basement Walls:
Estimated TCV: Tentative

Image



Riley Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$245,400
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$222,900
D-04-19-110-003	13660 E QUAIL HOLLOW CT	07/29/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$228,800
D-04-19-110-010	13615 E QUAIL HOLLOW CT	09/15/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$196,900
D-04-19-110-013	6626 WOODVINE DR	05/28/21	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$248,400
D-04-19-110-022	13366 REDMONDS HILL CT	09/02/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,200
D-04-19-110-034	13525 REDMONDS HILL CT	02/15/23	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$225,000
D-04-19-110-040	6396 WOODVINE DR	07/09/21	\$461,000	WD	03-ARM'S LENGTH	\$461,000	\$200,000
D-04-20-200-041	13754 RIKER RD	04/22/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$201,500
Totals:						\$4,504,900	\$1,971,100

Sale. Ratio =>

Std. Dev. =>

Due to a lack of improved sales in the Riley Farms ECF neighborhood, sales from Inverness Woods and North Lake Orchard were used to develop the Riker Farms ECF for the 2024 year.

Asc/Adj Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area
53.46	\$502,821	\$70,100	\$388,900	\$500,256	0.777	2,968	\$131.03	00013
43.71	\$465,965	\$71,100	\$438,900	\$456,491	0.961	2,818	\$155.75	00013
42.37	\$552,408	\$71,500	\$468,500	\$506,752	0.925	2,598	\$180.33	00012
41.45	\$463,232	\$71,500	\$403,500	\$412,784	0.978	2,084	\$193.62	00012
45.17	\$580,929	\$73,000	\$476,900	\$535,226	0.891	3,144	\$151.69	00012
47.58	\$475,517	\$71,550	\$353,450	\$425,677	0.830	2,088	\$169.28	00012
39.82	\$525,656	\$71,500	\$493,500	\$478,563	1.031	2,908	\$169.70	00012
43.38	\$473,824	\$71,600	\$389,400	\$423,840	0.919	2,378	\$163.75	00012
38.75	\$464,803	\$77,100	\$442,900	\$408,538	1.084	2,068	\$214.17	00012
	\$4,505,155		\$3,855,950	\$4,148,126			\$169.92	
43.75				E.C.F. =>	0.930		Std. Deviation=>	0.09490808
4.45				Ave. E.C.F. =>	0.933		Ave. Variance=>	7.1689

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
15.5520	2 STORY		\$70,100	No	/ /		NORTH LAKE ORCHARD
2.8541	2 STORY		\$71,100	No	/ /		NORTH LAKE ORCHARD
0.8408	2 STORY		\$70,000	No	/ /		INVERNESS WOODS
4.4586	1 STORY		\$70,000	No	/ /		INVERNESS WOODS
4.1897	2 STORY		\$71,500	No	/ /		INVERNESS WOODS
10.2598	1 STORY		\$70,050	No	/ /		INVERNESS WOODS
9.8290	2 STORY		\$70,000	No	/ /		INVERNESS WOODS
1.4180	2 STORY		\$70,100	No	/ /		INVERNESS WOODS
15.1185	1 STORY		\$77,100	No	/ /		INVERNESS WOODS
0.3359							

Coefficient of Var=> 7.684388401

Property Class Building Depr.

401	84
401	82
407	84
407	83
407	82
407	85
407	83
407	83
401	83

Riley Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-17-300-013	6570 REILLY DR	06/29/22	\$150,000	WD	03-ARMY'S LENGTH	\$150,000	\$41,900
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARMY'S LENGTH	\$459,000	\$245,400
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARMY'S LENGTH	\$510,000	\$222,900
Totals:			\$1,119,000			\$1,119,000	\$510,200

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
27.93	\$90,965	\$111,535	\$52,500	1.00	1.00	\$111,535	\$2.56	00060	5489/0443
53.46	\$502,821	\$26,279	\$70,100	1.02	1.02	\$25,764	\$0.59	00013	5431/0207
43.71	\$465,965	\$115,135	\$71,100	1.22	1.22	\$94,373	\$2.17	00013	5421/0010
45.59	\$1,059,751	\$252,949	\$193,700	3.24	3.24	Average	Average		
12.88			Average per FF=>	Average per Net Acre=>	78,070.68	Average per SqFt=>	\$1.79		

Land Table	Class
REILLY FARMS	401
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401

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