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North Lake Orchard ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARMI'S LENGTH	\$459,000	\$245,400	53.46	
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARMI'S LENGTH	\$510,000	\$222,900	43.71	
Totals:			\$969,000			\$969,000	\$468,300		
								Sale. Ratio =>	48.33
								Std. Dev. =>	6.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$562,453	\$80,100	\$378,900	\$472,895	0.801	2,968	\$127.66	00013	10.8726
\$510,553	\$81,100	\$428,900	\$421,032	1.019	2,818	\$152.20	00013	10.8726
\$1,073,006		\$807,800	\$893,927			\$139.93		0.6308
			E.C.F. =>	0.904		Std. Deviation=>	0.1537616	
			Ave. E.C.F. =>	0.910		Ave. Variance=>	10.8726	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$80,100	NORTH LAKE ORCHARD	401	85
2 STORY	\$81,100	NORTH LAKE ORCHARD	401	83

11.9484171

North Orchard Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-18-470-023	7211 NORTH LAKE ORCHARD	06/01/21	\$459,000	WD	03-ARMI'S LENGTH	\$459,000	\$245,400	53.46	
D-04-18-470-034	7236 NORTH LAKE ORCHARD	04/22/21	\$510,000	WD	03-ARMI'S LENGTH	\$510,000	\$222,900	43.71	
Totals:			\$969,000			\$969,000	\$468,300		
								Sale. Ratio =>	48.33
								Std. Dev. =>	6.90

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$562,453	(\$23,353)	\$80,100	1.02	1.02	(\$22,895)	(\$0.53)	00013	5431/0207
\$510,553	\$80,547	\$81,100	1.22	1.22	\$66,022	\$1.52	00013	5421/0010
\$1,073,006	\$57,194	\$161,200	2.24	2.24				
			Average		Average			
			per Net Acre=>	25,533.04	per SqFt=>	\$0.59		

Land Table	Class
NORTH LAKE ORCHARD	401
NORTH LAKE ORCHARD	401

Neighborhoods Used: 00013.NORTH LAKE ORCHARD

7211 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-04-18-470-023	06/01/2021 00013	401	459,000	80,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	378,900	472,895	0.801



7236 NORTH LAKE ORCHARD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-04-18-470-034	04/22/2021 00013	401	510,000	81,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	428,900	421,032	1.019



Neighborhoods Used: 00013.NORTH LAKE ORCHARD

	91..100	81..90	71..80	61..70	51..60	0..50
Style *						
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	893,927	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

Total Single Family Costs by Manual : 893,927
 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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	807,800	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

Total Single Family Sale Residual Values : 807,800
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	9.14	14.22	1.005
After Application of E.C.F.s		9.07	14.10	1.005

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1.000(0)	1.000(0)	1.000(0)	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)	1.000(0)	1.000(0)	1.000(0)	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)	0.904(2)	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)

Single Family E.C.F. : 0.904 (2)
 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)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:57 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.

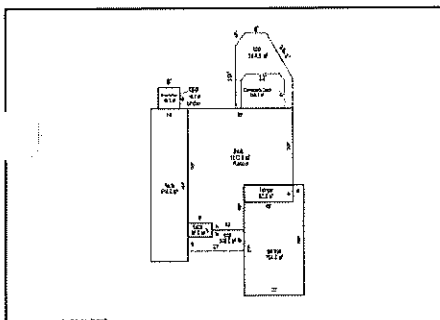
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	260,000	2022 Taxable:	260,000	Acreage:	1.02
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 85
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:57 PM

Parcel: D -04-18-470-034
Owner's Name: MILER ASHLEY C & STEVE
Property Address: 7236 NORTH LAKE ORCHARD
GREGORY, MI 48137
Liber/Page: 5421/0010
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:

MILER ASHLEY C & STEVE
7236 NORTH LAKE ORCHARD
GREGORY MI 48137

Description:

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

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	236,400	2022 Taxable:	236,400	Acreage:	1.22
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 83
Heating System: Forced Air w/ Ducts
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

Sketch

