

14A

Dexter Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
D-04-02-400-011	9615 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000	
D-04-14-400-001	9500 NORTH TERRITORIAL RD	12/31/20	\$470,000	LC	03-ARM'S LENGTH	\$470,000	\$389,000	
D-04-24-300-007	6100 DEXTER PINCKNEY RD	05/18/21	\$650,000	WD	03-ARM'S LENGTH	\$277,000	\$171,000	
D-04-01-480-006	9260 MCGREGOR RD	09/06/19	\$337,500	WD	03-ARM'S LENGTH	\$233,300	\$80,700	
G-07-17-400-016	12671 E OLD US 12	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,400	
Totals:						\$2,440,500	\$1,946,300	\$983,100

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area
28.23	\$380,738	\$239,911	\$426,089	\$182,770	2.331	8,736	\$48.77	00201
82.77	\$536,456	\$206,077	\$263,923	\$428,507	0.616	8,774	\$30.08	00201
61.73	\$431,266	\$159,713	\$117,287	\$352,209	0.333	1,566	\$74.90	00201
34.59	\$171,889	\$86,306	\$146,994	\$118,865	1.237	1,800	\$81.66	00201
51.47	\$345,700	\$105,987	\$194,013	\$427,681	0.454	8,184	\$23.71	200
	\$1,866,049		\$1,148,306	\$1,510,032			\$51.25	
50.51				E.C.F. =>	0.760			Std. Deviation=> 1.08133125
27.51				Ave. E.C.F. =>	0.994			Ave. Variance=> 79.2155

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
133.7188		\$224,352	D -04-02-400-010, D -04-02-400-009, D -04-02-400-013	DEXTER COMMERCIAL
37.8184		\$202,305	D -04-14-400-030	DEXTER COMMERCIAL
66.1093		\$122,426		DEXTER COMMERCIAL
24.2547			Parcel In Webster C-03-06-300-010	DEXTER COMMERCIAL
54.0457				
23.3646				

Coefficient of Var=> 79.68588179

Property Class Building Depr.

202	29
201	0
201	0
07/19/00	0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Pct. Trans.			
MCDONALD FAMILY TRUST	COPP & SCHMUNK HOLDINGS,	337,500	09/06/2019	WD	03-ARM'S LENGTH	5320/0876	PROPERTY TRANSFER	100.0			
MCDONALD JANET L	MCDONALD MICHAEL A	0	11/13/2014	QC	21-NOT USED/OTHER	5073/0079	PROPERTY TRANSFER	100.0			
MCDONALD MICHAEL A	MCDONALD FAMILY TRUST	0	11/13/2014	QC	14-INNO/OUT OF TRUST	5073/0080	PROPERTY TRANSFER	0.0			
MCDONALD MARK S	MCDONALD JANET L	0	10/31/2014	WD	21-NOT USHD/OTHER	5073/0078	PROPERTY TRANSFER	100.0			
Property Address	Class: COMMERCIAL-IMPROV	Zoning: C-1	Building Permitt(s)	Date	Number	Status					
9260 MCGREGOR RD	School: DEXTER COMMUNITY SCHOOL DIST	P.L.R.E. 0%	Plumbing	01/05/2021	P21-40394	CLOSED					
Owner's Name/Address	MAP #: DAFD	2023 Est TCV Tentative	Commercial, Add/Alter/Repa	11/18/2020	P20-40197	CLOSED					
COPP & SCHMUNK HOLDINGS, LLC											
2008 S STATE STREET											
ANN ARBOR MI 48104											
Tax Description	DE 1-33E COM AT	Public Improvements	Land Value	Frontage	Depth	Front SqFt	Depth SqFt	Rate	Rate %Adj.	Reason	
CORRECT LEGAL (03/03)	NE COR OF SEC 1, TH S 2680.09 FT IN E LN	Dirt Road	58,238	21344	2.72850	100		100		58,238	
	OF SEC FOR POB, TH N 78 DEG 58' W 117.63 FT, TH DEF 90 DEG 05' LEFT 141.75 FT, TH DEF 72 DEG 19' LEFT 152.94 FT, TH NLY ALONG W BANK OF HURON RIVER TO A POINT S 78 DEG 58' E OF PL OF BEG, TH N 78 DEG 58' W 85 FT TO POB. EX THAT PORTION LYING WITHIN WEBSTER TWP. PT OF SE 1/4 SEC 1, T1S-R4E. 0.49 AC	Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Level Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	2023	Tentative	2023	34,300	90,100	124,400			119,891C
		X	2022	Tentative	2022	33,700	50,900	84,600			84,600S
		X	2020	Tentative	2020	34,300	53,300	87,600			87,600S

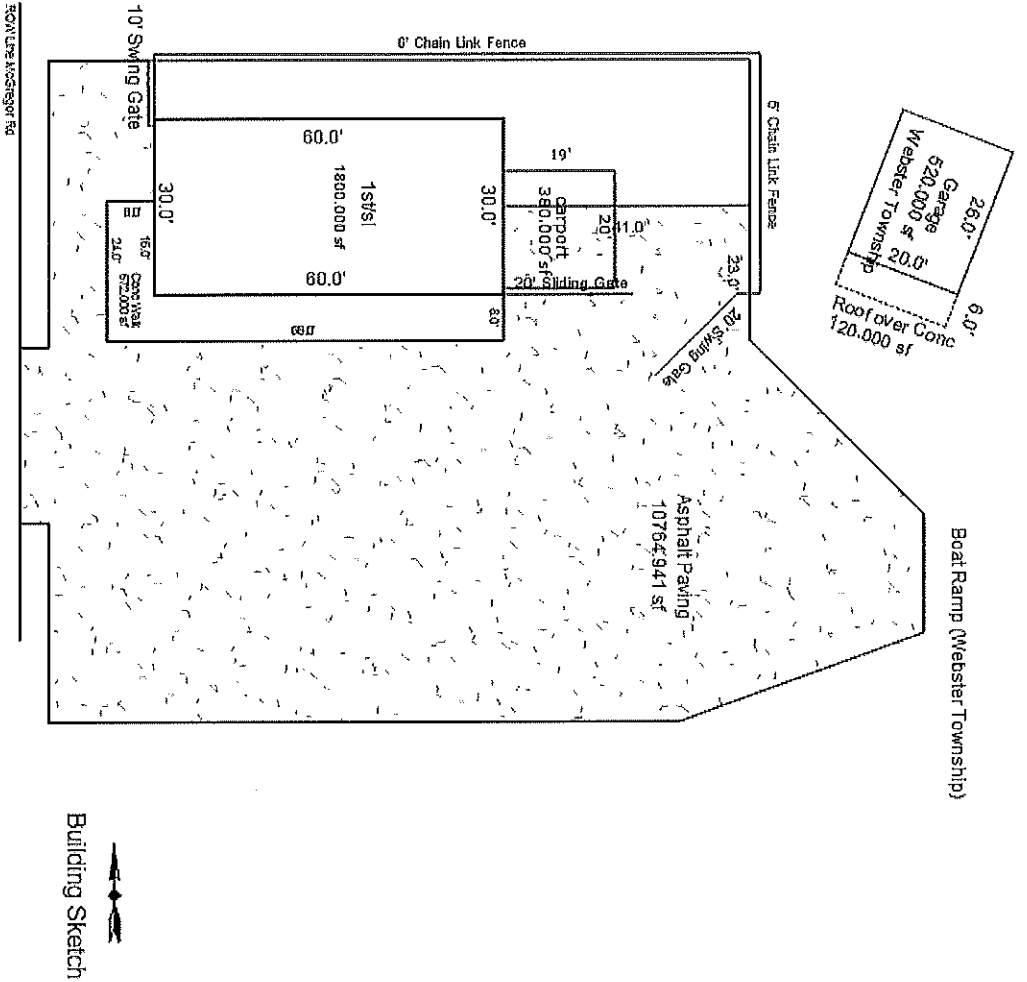


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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		Construction Cost		<<<<<< Class: S Quality: Good Stories: 1 Story Height: 9 Overall Building Height: 10 Base Rate for Upper Floors = 140.89		Calculator Cost Computations Perimeter: 180		>>>>>>	
Class: S Floor Area: 1,800 Gross Bldg Area: 1,800 Stories Above Grd: 1 Average Sty Hght: 9 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low			
Dep. Table : 2.25% Effective Age : 8 Physical %Good: 83 Func. %Good : 100 Economic %Good: 100		Quality: Good Heat#1: Package Heating & Cooling Heat#2: Package Heating & Cooling Ave. SqFt./Story: 1800 Ave. Perimeter: 180 Has Elevators:		100 0%		(10) Heating system: Package Heating & Cooling Adjusted Square Foot Cost for Upper Floors = 159.93 Total Floor Area: 1,800 Base Cost New of Upper Floors = 287,874 Eff. Age: 8 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0 Total Depreciated Cost = 238,935 Reproduction/Replacement Cost = 287,874			
1970 Year Built 2021 Remodeled		Area: Perimeter: Type:		*** Basement Info ***		Unit in Place Items ECF (DEXTER TWP COMMERCIAL) Replacement Cost/Floor Area= 161.41 0.760 => TCV of Bldg: 1 = 183,112 Est. TCV/Floor Area= 101.73			
10 Overall Bldg Height		Heat: No Heating or Cooling		* Mezzanine Info *					
Comments:		Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info *					
(1) Excavation/Site Prep:		Area: Type:		(7) Interior:		(39) Miscellaneous:			
(2) Foundation:		Footings		(8) Plumbing:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					
(4) Floor Structure:		(9) Sprinklers:		(11) Electric and Lighting:					
(5) Floor Cover:		(10) Heating and Cooling:		Outlets:		Fixtures:			
		Gas Oil	Coal Stoker	Hand Fired Boiler	Few Average	Average	Few Average		
(6) Ceiling:		(13) Roof Structure: Slope=0		Many Unfinished Typical		Many Unfinished Typical			
				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
				(14) Roof Cover:		(40) Exterior Wall: Thickness		Bsmnt Insul.	

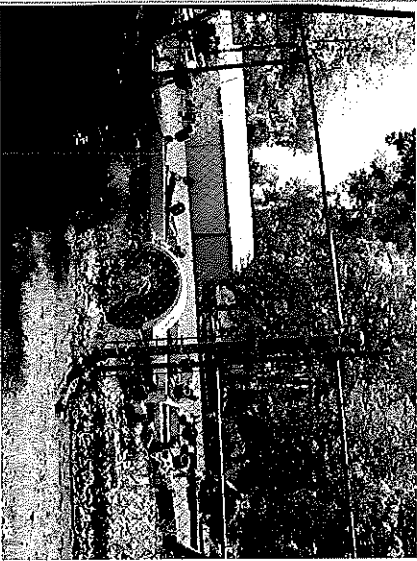
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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.		
KLAVE KERRY B & NORMA B D	WONDERLAND MARINE SOUTH L	683,000	02/24/2021	WD	03-ARM'S LENGTH	5416/0563	PROPERTY TRANSFER	100.0		
Property Address	Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
DEXTER PINCKNEY RD	School: DEXTER COMMUNITY SCHOOL DIST		P.R.E. 0%		MAP #: DAJD		2023 Est TCV Tentative			
Owner's Name/Address	WONDERLAND MARINE SOUTH LLC 5796 E GRAND RIVER HOWELL MI 48843									
Tax Description	*OLD SID - D 04-120-005-00 DE 55-6 LOTS 6 & 7 HELLS ACRES.		Public Improvements							
Comments/Influences	Dirt Road		Gravel Road		Paved Road		Storm Sewer			
	Siderwalk		Water Sewer		Electric Gas		Curb			
	Street Lights		Standard Utilities		Underground Utilis.		Topography of Site			
	Level Rolling		Low		High		Landscaped			
	Swamp		Wooded Pond		Waterfront Ravine		Wetland Flood Plain			
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	CRR	08/25/2015	INSPECTED	2023	52,100	4,200	56,300			56,300S
	CEM	01/07/2008	INSPECTED	2021	51,200	4,300	55,500			19,672C
	CEM	01/15/2008	DATA ENTER	2020	52,100	4,200	56,300			19,401C



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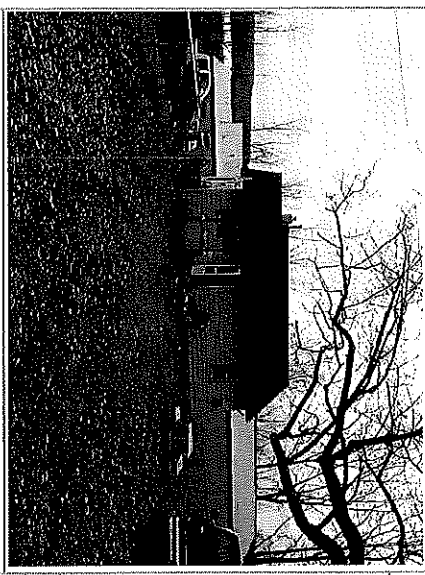
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Description	Frontage	Depth	Front Area	Depth Area	Rate	%Adj.	Reason	Value
DEX TWP CO WCGREGOR/DEXTER	32452	SqFt	2,72850	100				88,545
0.75 Total Acres								88,545
* Factors *								
Land Improvement Cost Estimates								
Ad-Hoc Unit-In-Place Items								
Description	Rate		Size % Good		Cash Value			
/C116/YARI/CHALF/06'/27	19.20		570 70		7,661			
/C116/YARI/CHALF/06'/RAI	2.16		570 70		862			
Total Estimated Land Improvements True Cash Value =								8,523

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prct. Trans.			
KLAVE KERRY B & NORMA B D	WONDERLAND MARINE SOUTH L	683,000	02/24/2021	WD	03-ARM'S LENGTH	5416/0563	PROPERTY TRANSFER	100.0			
Property Address	9641 DEXTER PINCKNEY RD	Class: COMMERCIAL-IMPROV		Zoning: C-1	Building Permitt(s)	Date	Number	Status			
Owner's Name/Address	WONDERLAND MARINE SOUTH LLC 5796 E GRAND RIVER HOWELL MI 48843	School: DEXTER COMMUNITY SCHOOL DIST		P.R.E. 0%		MAP #: DAFD	2023 Est TCV Tentative				
Trax Description	*OLD SID - D 04-120-003-00 DE 55-3 LOTS 3 - 5 INCL. HELIX ACRES.	X Improved		Vacant	Public Improvements		Description Frontage Depth Front Depth Rate &Adj. Reason Value DEX TWP CO MCGREGOR/DEXTER 29378 SqFt 2.72850 100 0.67 Total Acres Total Est. Land Value = 80,157				
Comments/Influences		X			Land Improvement Cost Estimates		* Factors *				
		X			Description		Rate				
		X			Ad-Hoc Unit-In-Place Items		Size & Good				
		X			Water		Rate				
		X			Sewer		Size & Good				
		X			Electric		Rate				
		X			Gas		Size & Good				
		X			Curb		Rate				
		X			Street Lights		Size & Good				
		X			Standard Utililities		Rate				
		X			Underground Utilis.		Size & Good				
		X			Topography of Site		Rate				
		X			Level		Size & Good				
		X			Rolling		Rate				
		X			Low		Size & Good				
		X			High		Rate				
		X			Landscaped		Size & Good				
		X			Swamp		Rate				
		X			Wooded		Size & Good				
		X			Pond		Rate				
		X			Waterfront		Size & Good				
		X			Ravine		Rate				
		X			Wetland		Size & Good				
		X			Flood Plain		Rate				
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CRR	08/25/2015	INSPECTED	2023	Tentative	Tentative	Tentative			Tentative
		CRR	07/12/2011	INSPECTED	2022	47,200	64,800	112,000			112,000S
		CRR	07/12/2011	INSPECTED	2021	46,400	68,700	115,100			105,186C
		CRR	07/12/2011	INSPECTED	2020	47,200	69,700	116,900			103,734C

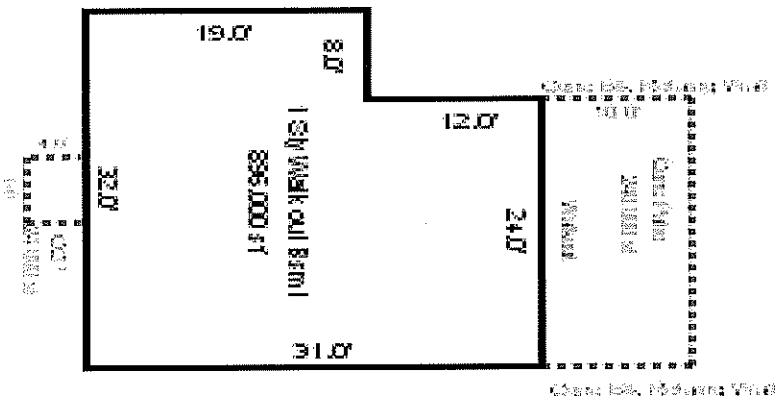
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Building Type		Roof (cont.)			Heating/Cooling			Built-ins			Fireplaces			Porches/Decks		Garage	
Building Type	Roof (cont.)	Heating/Cooling	Built-ins	Fireplaces	Porches/Decks	Garage											
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Unvented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area/Type 24 C/P	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Hot Water Ground Area = 896 SF Floor Area = 896 SF. Phy./Ab. Phy./Func/Econ/Comb. & Good=58/100/100/100/58 Building Areas Stories Exterior Foundation 1 Story Siding Basement Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Water/Sewer Public Sewer Water Well, 200 Feet Porches C/P Totals: 24 ECF (DEXTER TWP COMMERCIAL) 1.000 => TCV:		Size 896 Total: 600 1 1 1 24 Totals: 1.000 => TCV:		Cost New 127,340 11,196 2,176 1,335 10,447 638 153,132 88,701		Depr. Cost 73,857 6,494 1,262 774 6,059 255 88,701 *				
X Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (In-Floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace				Class: CD Effic. Age: 42 Floor Area: 896 Total Base New: 153,132 Total Depr Cost: 88,701 Estimated T.C.V: 88,701		E.C.F. X 1.000		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY Yr Built 0 Remodeled 0	Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small H.C.	(5) Floors Kitchen: Other:	(12) Electric 100 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min										
Room List Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	(7) Excavation Basement: 896 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				No. of Elec. Outlets Many X Ave. Few										
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish Recreation SF Living SF Walkout Doors SF No Floor SF	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Notes: ECF (DEXTER TWP COMMERCIAL) 1.000 => TCV:										
X Many Avg. Few X Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Ctr. Sup:	(11) Floor Support Joists: Unsupported Len: Ctr. Sup:					Chimney: Brick										
X Gable Hip Flat Asphalt Shingle	Gambrel Mansard Shed																

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Sketch by Apex Medina™

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Desc. of Bldg/Section: MARINA (PB CONST) 60X84
 Calculator Occupancy: Warehouses - Storage
 Class: D, Pole
 Floor Area: 5,040
 Gross Bldg Area: 7,840
 Stories Above Grd: 1
 Average Sty Hght: 10
 Bsmnt Wall Hght

Construction Cost
 High Above Ave. Ave. X Low
 ** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: Space Heaters, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 5040
 Ave. Perimeter: 288
 Has Elevators:
 *** Basement Info ***

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: Type #1: Mezzanine Info *
 Area #2: Type #2: * Sprinkler Info *
 Area: Type: * * * * *

Comments: REAR AREA, STORAGE & OFFICE 12X16 TWD IN REAR (WF) OF MARINA
 Area #1: Type #1: Mezzanine Info *
 Area #2: Type #2: * Sprinkler Info *
 Area: Type: * * * * *

(1) Excavation/Site Prep: X Site Prep
 (2) Foundation: Footings
 X Poured Conc Brick/Stone Block
 X Class D, Pole Frame Construction
 (3) Frame: X Wood, Light Pole Construction
 (4) Floor Structure: X Concrete, On Ground
 (5) Floor Cover: X Hardener and Sealer, Concrete

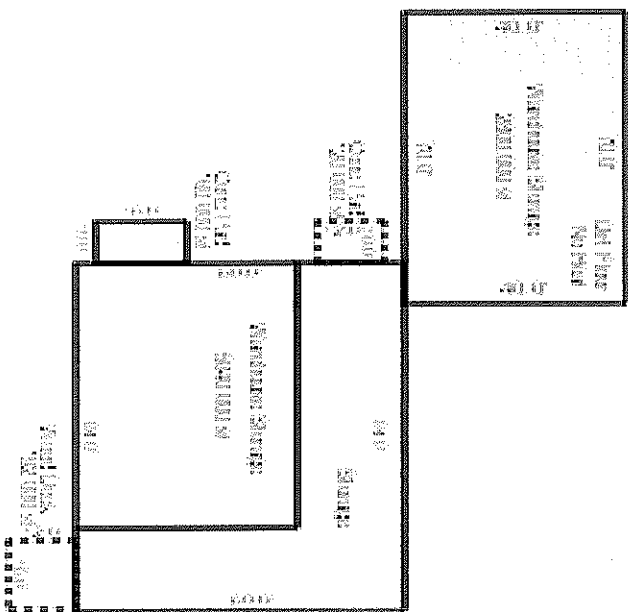
(7) Interior: X Frame, Warehouses, Storage
 (8) Plumbing: Many Above Ave. Average Typical X Few None
 Total Fixtures 3-Piece Baths Urinals
 2-Piece Baths Wash Bowls
 Shower Stalls Water Heaters
 Toilets Water Softeners
 X Typical, Warehouses, Storage
 (9) Sprinklers:
 (10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired
 X Space Heaters, Gas, with Fan

<<<<<< Class: D, Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 288
 Base Rate for Upper Floors = 29.80
 (10) Heating system: Space Heaters, Gas with Fan
 Adjusted Square Foot Cost for Upper Floors = 34.73
 Total Floor Area: 5,040
 Base Cost New of Upper Floors = 175,039
 Eff. Age: 47 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 61,264
 Segregated Cost Computations
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
 Item Description Cost Col. Rate SqFt Adj. Adj. Cost
 (40) Exterior Wall: 1 Up 20.65 192 1.000 1.000 3,965
 Balcony: Total Cost of Lump-Sum Items = 3,965
 Wood Total Cost New = 3,965
 Architectural Multiplier: 1.00
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(11) Electric and Lighting: X Typical, Warehouses, Storage
 Outlets: X Few Average Many Unfinished Typical
 Flex Conduit Rigid Conduit X Armored Cable Non-Metallic Bus Duct
 Incandescent Fluorescent Mercury Sodium Vapor Transformer
 (13) Roof Structure: Slope=4
 X Open Wood System for Corrugated
 (14) Roof Cover: X Alum./Steel Corrugated or Crimpe
 X Roof Insulation

(39) Miscellaneous:
 (40) Exterior Wall: 6 Thickness Bsmnt Insul.
 X Aluminum or Steel, on Wood 192 SqFt, Wood

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		Construction Cost		Calculator Cost Computations	
Class: D, Pole Floor Area: 2,800 Gross Bldg Area: 7,840 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		High Above Ave. X Low		<<<<<< Class: D, Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 220	
Depr. Table : 2.5% Effective Age : 47 Physical %Good : 35 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2800 Ave. Perimeter: 220 Has Elevators:		Base Rate for Upper Floors = 33.57 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 33.57 Total Floor Area: 2,800 Base Cost New of Upper Floors = 93,996 Eff. Age: 47 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/35.0 Total Depreciated Cost = 32,896	
Year Built Remodeled Overall Bldg Height		Area: Perimeter: Heat: No Heating or Cooling		Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost Col. Rate SqFt Adj. Adj. Cost	
Comments: Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info * * Sprinkler Info *		(4) Floor Structure: Concrete, On Ground 1 Up 4.92 -2800 1.000 1.000 -13,776 (5) Floor Cover: Hardener and Sealer, Concrete 1 Up 1.03 -2800 1.000 1.000 -2,884	
(1) Excavation/Site Prep: X Site Prep		(7) Interior: (8) Plumbing:		(8) Plumbing: Calculations too long. See Valuation printout for complete pricing. >>>>>	
(2) Foundation: X Poured Conc Brick/Stone Block X Class D, Pole Frame Construction		(8) Plumbing: Many Above Ave. Average Typical X None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Wash Heaters Toilets Water Fountains Water Softeners		(11) Electric and Lighting: X Typical, Warehouses, Storage	
(3) Frame: (4) Floor Structure: -2800 SqFt, Concrete, On Ground		(9) Sprinklers: -2800 SqFt, Typical, Warehouses, Storage		Outlets: X Few Average X Few Average Many Unfinished Many Unfinished Typical Typical	
(5) Floor Cover: -2800 SqFt, Hardener and Sealer, Con		(10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=4 X Open Wood System for Corrugated	
(6) Ceiling:		(14) Roof Cover: X Alum./Steel Corrugated or Crimpe		(40) Exterior Wall: 6 Thickness Bsmnt Insul. X Aluminum or Steel, on Wood	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
KLAVE KERRY B & NORMA B D	WONDERLAND MARINE SOUTH L	683,000	02/24/2021	WD	03-ARM'S LENGTH	5416/0563	PROPERTY TRANSFER	100.0			
Property Address	Class: COMMERCIAL-VACANT	Zoning: C-1	Building Permit(s)	Date	Number	Status					
9615 DEXTER PINCKNEY RD	School: DEXTER COMMUNITY SCHOOL DIST	P.R.E. 0%	MAP #: DAFD	2023 Est TCV Tentative	Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL						
Owner's Name/Address	WONDERLAND MARINE SOUTH LLC	5796 E GRAND RIVER	HOWELL MI 48843								
Tax Description	*OLD STD - D 04-120-002-00 DE 55-2 IOT 2	HEBLS ACRES.	Comments/Influences								
Public Improvements	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilites Underground Utilis.										
Topography of Site	X Level Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain X CANAL FRONTAGE	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CRR	08/25/2015	INSPECTED	2023	Tentative	Tentative	Tentative			Tentative
		CRR	07/12/2011	INSPECTED	2022	12,900	1,900	14,800			14,800S
		CEM	01/07/2008	INSPECTED	2021	12,700	1,900	14,600			5,588C
					2020	12,900	1,900	14,800			5,511C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Property Transfer	Pct. Trans.	
HASTINGS STEPHEN G TRUSTE	HANSEN RUTH	470,000	12/31/2020	LC	03-ARM'S LENGTH	5396/0794		PROPERTY TRANSFER	100.0	
HASTINGS STEPHEN G	WASHTEENAW COUNTY ROAD COM	0	12/06/2002	WD	03-ARM'S LENGTH	4197 865		DEED	0.0	
STIDHAM GIENN M & W LAURA	EDDINGS GARY	0	04/01/1997	SD	03-ARM'S LENGTH	3420-0286		DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROV	Zoning: C-1	Building Permitt(s)	Date	Number	Status				
9500 NORTH TERRITORIAL RD	School: DEXTER COMMUNITY SCHOOL DIST									
Owner's Name/Address	P.R.E. 0%									
HANSEN RUTH 4100 W M 61 GLADWIN MI 48624	MAP #: DAED	2023 Est TCV Tentative								
Tax Description	Public Improvements	Improved	Vacant	Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL						
ENDRY ADJUST PER WD L4197 P865 12/06/02 DE	Dirt Road			* Factors *						
14-8A-1B COM AT E 1/4 COR SEC 14, TH S	Gravel Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
00-48-26 W 100.00 FT TO A POB, TH CONT S	Paved Road			DEX TWP CO MISC AREAS	399833	SqFt	0.501791	100		200,631
00-48-26 W 1770.04 FT IN E/L OF SEC, TH N	Storm Sewer			DEX TWP CO ROW	8102	SqFt	0.000001	100		0
73-45-45 W 243.77 FT, TH N 00-48-26 E	Sidewalk			! Rates have been adjusted due to the large size of the parcel.						
1701.87 FT, TH DUE E 235.01 FT TO THE	Water			9.37 Total Acres Total Est. Land Value = 200,631						
POB. PT OF CE 1/4 SEC 14 T1S-R4E 9.36 AC	Sewer			Land Improvement Cost Estimates						
Comments/Influences	Electric			Description	Unit in Place	Item(s)	Rate	Size % Good	Cash Value	
	Gas			CONC WALKS			3.25	1890	48	2,949
	Curb			Ad-Hoc Unit-In-Place Items			Rate	Size % Good	Cash Value	
	Street Lights			Description			25.33	65	50	823
	Standard Utilities			Total Estimated Land Improvements True Cash Value = 3,772						
	Underground Utilis.									
	Topography of Site									
	Level Rolling	X								
	Low	X								
	High	X								
	Landscaped	X								
	Swamp	X								
	Wooded	X								
	Pond	X								
	Waterfront	X								
	Ravine	X								
	Wetland	X								
	Flood Plain	X								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
CEM 01/16/2008	INSPECTED	2023	Tentative	101,200	154,100	255,300			255,300S	
CEM 01/18/2008	DATA ENTER	2022	Tentative	236,000	153,900	389,900	374,800M		374,800S	
B&T 05/31/2001	INSPECTED	2020	Tentative	229,300	159,700	389,000			246,964C	



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

Desc. of Bldg/Section: VETERINARY CLINIC
 Calculator Occupancy: Hospitals - Veterinary
 Class: D
 Floor Area: 4,678
 Gross Bldg Area: 8,774
 Stories Above Grd: 1
 Average Sty Hght: 9
 Bsmnt Wall Hght

Construction Cost
 High Above Ave. X/Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating, Gas with Fan 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 4678
 Ave. Perimeter: 350
 Has Elevators:

Base Rate for Upper Floors = 171.64
 (10) Heating system: Package Heating & Cooling
 Adjusted Square Foot Cost for Upper Floors = 197.99
 Total Floor Area: 4,678
 Base Cost New of Upper Floors = 926,197
 Reproduction/Replacement Cost = 926,197
 Eff. Age: 34 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall \$Good: 35 /100/100/35.0
 Total Depreciated Cost = 324,169

1985 Year Built
 Remodeled
 12 Overall Bldg Height
 Comments:
 Area #1:
 Type #1:
 Area #2:
 Type #2:
 Area:
 Type:
 Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: Type #1: Area #2: Type #2:
 Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
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 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

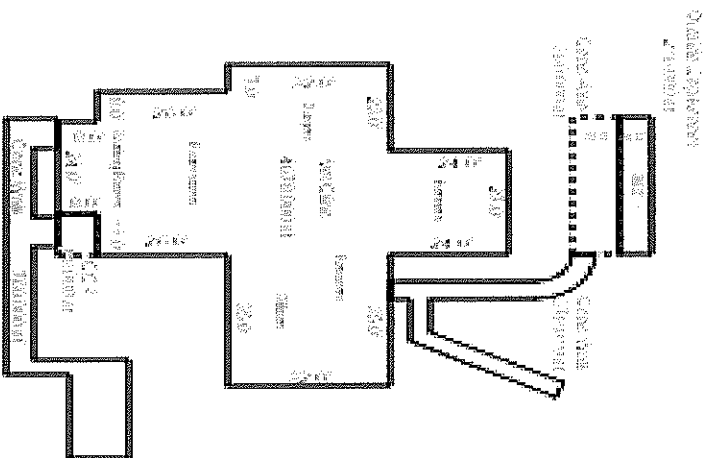
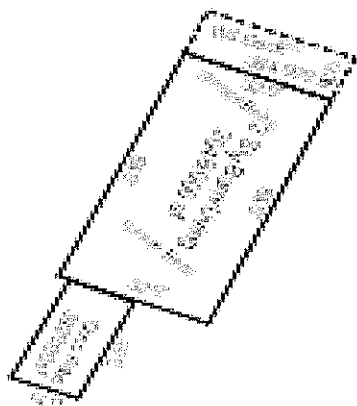
Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

Area: Type: Heat: No Heating or Cooling
 * Mezzanine Info *
 * Sprinkler Info *

*** Informatic herein deemed reliable but not guaranteed***

Sheet 1 of 1



Sketch by Apex Medina TM

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

Desc. of Bldg/Section: BARR
 Calculator Occupancy: Warehouses - Storage
 Class: D, Pole
 Floor Area: 4,096
 Gross Bldg Area: 8,774
 Stories Above Grd: 2
 Average Sty Hght: 12
 Bsmnt Wall Hght

Construction Cost
 High Above Ave. X Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 50%
 Heat#2: No Heating or Cooling 50%
 Ave. Sqft/Story: 2048
 Ave. Perimeter: 192
 Has Elevators:
 *** Basement Info ***

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

Area: Perimeter:
 Type: Heat: No Heating or Cooling
 Area #1: * Mezzanine Info *
 Type #1:
 Area #2:
 Type #2:
 * Sprinkler Info *

<<<<<< Calculator Cost Computations >>>>>>
 Class: D, Pole Quality: Average
 Stories: 2 Story Height: 12 Perimeter: 192
 Overall Building Height: 20
 Base Rate for Upper Floors = 51.53

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.64 50%
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 50%
 Adjusted Square Foot Cost for Upper Floors = 62.85
 Combined Heating System adjustment: 11.32 100%
 Total Floor Area: 4,096
 Base Cost New of Upper Floors = 257,433

Reproduction/Replacement Cost = 257,433
 Eff. Age: 34 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 50 /100/80 /100/40.0
 Total Depreciated Cost = 102,973

<<<<<< Segregated Cost Computations >>>>>>
 Costs taken from Segregated Cost Section 2: Multiples & Metals
 Item Description Cost COL. Rate Sgft Adj. Adj. Cost
 Architectural Multiplier: 1.00
 Total Cost New = 0

<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>
 Reproduction/Replacement Cost = 0

(11) Electric and Lighting:
 Outlets:
 Few Average X Few
 Many Unfinished Typical Many Unfinished Typical
 Flex Conduit Rigid Conduit Incandescent
 Armored Cable Non-Metallic Mercury Sodium Vapor
 Bus Duct Transformer

(13) Roof Structure: Slope=6
 X Timber Trusses
 (14) Roof Cover:
 X Composition Shingles, to 235#

(39) Miscellaneous:
 (40) Exterior Wall:
 8 Thickness X Bsmnt Insul.

(8) Plumbing:
 Many Above Ave. Average Typical Few
 Total Fixtures 3-Piece Baths Urinals
 2-Piece Baths Wash Bowls
 Shower Stalls Water Heaters
 Rollers Wash Fountains
 Water Softeners

(7) Interior:
 (9) Sprinklers:
 (10) Heating and Cooling:
 X Gas Oil Coal Stoker Hand Fired
 X Package Heating/Cooling, Short Ducts
 X Ventilation Only, with Ducts and Blow

(2) Foundation:
 X Poured Conc Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 X Concrete, On Ground
 X Wood Joists and Sheathing
 (5) Floor Cover:
 X Carpet and Pad
 X Linoleum
 (6) Ceiling:

(1) Excavation/Site Prep:
 Area: Type: Average

(1) Excavation/Site Prep:
 Area: Type: Average

(1) Excavation/Site Prep:
 Area: Type: Average

(1) Excavation/Site Prep:
 Area: Type: Average

(1) Excavation/Site Prep:
 Area: Type: Average

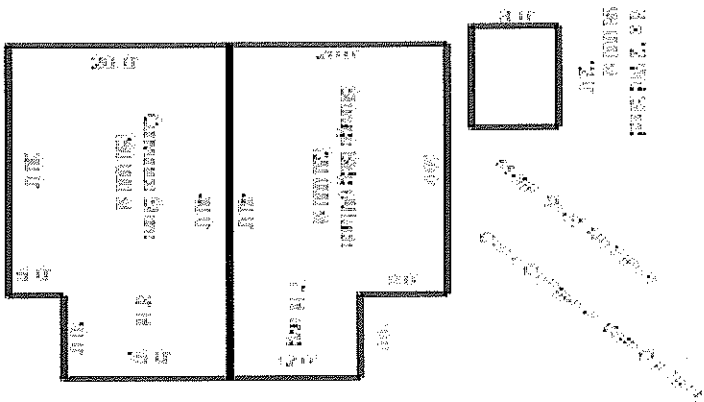
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
EXPRESS STOP REAL ESTATE	GPM SOUTHEAST LLC	650,000	05/18/2021	WD	03-ARM'S LENGTH	5427/0506	PROPERTY TRANSFER	100.0	
MRJP LLC	EXPRESS STOP REAL ESTATE	250,000	03/30/2018	WD	03-ARM'S LENGTH	5253/0052	PROPERTY TRANSFER	100.0	
OPTIMA OIL ENTERPRISES IN	MRJP LLC	0	06/27/2008	QC	21-NOT USED/OTHER	4736/0299	PROPERTY TRANSFER	100.0	
SINGLER JOHN JEFFERSON	OPTIMA OIL ENTERPRISES IN	250,000	06/06/2002	WD	03-ARM'S LENGTH	4135 587	DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROV		Zoning: RR	Building Permit(s)		Date	Number	Status	
6100 DEXTER PINCKNEY RD	School: DEXTER COMMUNITY SCHOOL DIST		MISC.	Electrical		06/30/2021	28744	CLOSED	
Owner's Name/Address	P.R.E. 0%		MAP #: DAFD	COMMERCIAL, ADD/ALTER/REBA		12/19/2019	P19-38723	CLOSED	
GPM SOUTHEAST LLC 1410 COMMONWEALTH DR SUITE 202 WILMINGTON NC 28403	2023 Est TCV Tentative		Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL		* Factors *				
Tax Description	Public Improvements	Improved	Vacant	Description Frontage Depth Front Depth Rate %Adj. Reason					Value
*OLD STD - D 04-024-022-00 DE 24-4D COM	Dirt Road			DEX TWP CO DEX-PINK/TERRIT 80600 SqFt 1.553671 100					125,225
AP W 1/4 POST OF SEC, THS 1269 FT IN W	Gravel Road			DEX TWP CO ROW 6621 SqFt 0.000001 100					0
LINE OF SEC FOR PL OF BEG, TH S 200 FT IN	Paved Road			! Rates have been adjusted due to the large size of the parcel.					125,225
W LINE OF SEC, TH DEFL 90DEG LEFT 436 FT,	Storm Sewer			Total Est. Land Value =					
TH DEFL 90 DEG LEFT 200 FT, TH W 436 FT	Sidewalk								
TO PL OF BEG, BEING PART OF SW FRL 1/4	Water								
SEC 24 T1S-R4E 2.00 AC.	Sewer								
Comments/Influences	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utilis.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2023	Tentative	Tentative	Tentative			Tentative
			2022	61,200	142,900	204,100			204,100S
			2021	71,400	99,600	171,000			165,115C
			2020	69,400	102,200	171,600			162,836C



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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 8 X 12 SHED
 Calculator Occupancy: Shed - Utility Light Commercial Building
 Class: C
 Floor Area: 96
 Gross Bldg Area: 1,566
 Stories Above Gnd: 1
 Average Story Hght: 8
 Bsmnt Wall Hght

Construction Cost
 High Above Ave. X/Ave. Low
 ** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 96
 Ave. Perimeter
 Has Elevators:

Depr. Table : 2%
 Effective Age : 39
 Physical %Good : 45
 Func. %Good : 100
 Economic %Good: 100

Area: *** Basement Info ***
 Perimeter:
 Type: Finished Basement
 Heat: No Heating or Cooling

Year Built
 Remodeled
 Overall Bldg Height

Comments:
 Area #1: Office (No Rates)
 Area #2: Office (No Rates)
 Type #2: Office
 * Sprinkler Info *

Area: Low
 Type: Low

<<<<<<
 Class: C Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0
 Base Rate for Upper Floors = 69.07
 Adjusted Square Foot Cost for Upper Floors = 69.07
 Total Floor Area: 96
 Base Cost New of Upper Floors = 6,631
 Effic.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
 Total Depreciated Cost = 2,984
 ECF (DEXTER TWP COMMERCIAL) 0.760 => TCV of Bldg: 2 = 2,268
 Replacement Cost/Floor Area= 69.07 Est. TCV/Floor Area= 23.62

>>>>>>

(1) Excavation/Site Prep: Footings
 (2) Foundation: Brick/Stone Block
 (3) Frame:
 (4) Floor Structure:
 (5) Floor Cover:

(7) Interior:
 (8) Plumbing:
 Many Above Ave. Average Typical Few None
 Total Fixtures
 3-Piece Baths Urinals
 2-Piece Baths Wash Bowls
 Shower Stalls Wash Heaters
 Toilets Water Fountains
 Water Softeners

(9) Sprinklers:
 (10) Heating and Cooling:
 X Gas Coal Hand Fired
 Oil Stoker Boiler

(11) Electric and Lighting:
 Outlets: X Few Average Many Unfinished Typical
 Fixtures: X Few Average Many Unfinished Typical
 Flex Conduit Incandescent
 Rigid Conduit Fluorescent
 Armored Cable Mercury
 Non-Metallic Sodium Vapor
 Bus Duct Transformer
 (13) Roof Structure: Slope=0
 (14) Roof Cover:

(39) Miscellaneous:
 (40) Exterior Wall:
 Thickness Bsmnt Insul.

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

Parcel Number: G-07-17-400-016

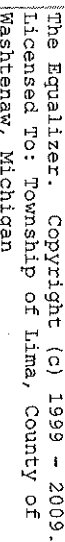
Jurisdiction: LIMA TWP

County: WASHTEENAW

Printed on

10/03/2022

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
FOUR THE KIDS INC	KERN AUTO SALES AND SERVICE LLC	300,000	07/09/2021	WD	03-ARM'S LENGTH	5436-390	DEED	100.0
BALLIAGH WILLIAM & ANNETTE	FOUR THE KIDS INC	0	04/16/2020	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0
OAK TREE PLAZA LLC	BALLIAGH WILLIAM & ANNETTE	165,000	08/01/2008	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
Property Address		Class: COMMERCIAL-IMPROVE Zoning: GC (*)		Building Permit(s)		Date	Number	Status
12671 E OLD US 12		School: CHELSEA SCHOOL DISTRICT		OUTBUILDING		09/29/2021	2141850	CLOSED
Owner's Name/Address		P.R.E. 0%		MAP #: CHELSEA FIRE				
KERN AUTO SALES AND SERVICE LLC		2023 Est TCV 691,374		TCV/TFA: 84.48				
12671 E OLD US 12		X Improved		Vacant				
CHELSEA MI 48118		Public Improvements		Dirt Road				
Tax Description		Gravel Road		Paved Road				
OWNER REQUEST L117-14A-1A-1 PCL "I" COM		Storm Sewer		Sidewalk				
AT SE COR SEC 17, TH N 00-00-45 E 889.65		Water		Sewer				
FT, TH N 68-28-50 W 239.65 FT TO A POB,		Electric		Curb				
TH 82.60 FT AING ARC OF CURV-RT-RAD		Street Lights		Standard Utilities				
258.52 FT - CH S 77-39-00 W 82.25 FT, TH		Underground Utilis.		Topography of Site				
S 86-48-15 W 422.11 FT, TH N 03-11-45 W		Level		Rolling				
244.76 FT, TH S 68-28-50 E 554.08 FT TO		Low		High				
THE POB. PT OF SE 1/4 SEC 17, T2S-R4E.		Landscaped		Swamp				
1.48 AC.		Wooded		Pond				
SPLIT ON 07/31/2008 FROM G		Waterfront		Ravine				
-07-17-400-008;		Wetland		Flood Plain				
Comments/Influences		Who		When		What		
		Year		Land Value		Building Value		Assessed Value
		2023		53,000		292,700		345,700
		2022		53,000		261,300		314,300
		2021		48,200		106,200		154,400
		2020		44,500		107,700		152,200

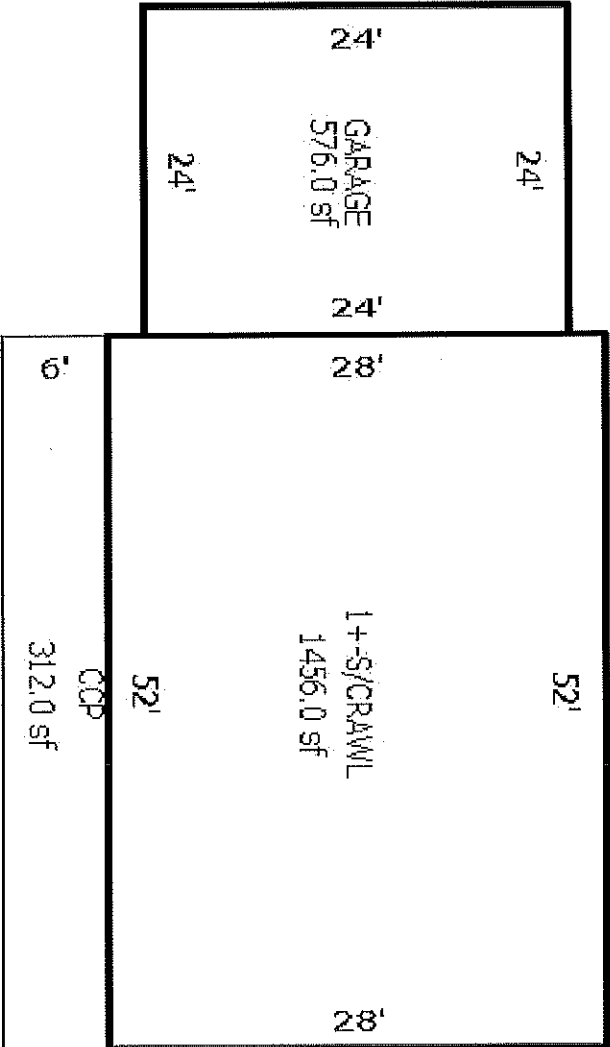


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame	X Wood Frame	X Ravestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	X Gas wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type CCP (1 Story)	312	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	312	1	242,763	
Building Style: 1.5 STORY	Building Style: 1.5 STORY	Trim & Decoration Ex X Ord Min	Plaster Wood T&G	Size of Closets	Lg X Ord	Small	Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: C Effec. Age: 27 Floor Area: 2,184 Total Base New: 332,549 Total Depr Cost: 242,763 Estimated T.C.V: 242,763							
Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	Plaster Wood T&G	No Heating/Cooling	Central Air Wood Furnace										
(1) Exterior	(5) Floors	X Drywall	(6) Ceilings	0 Amps Service	(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other:	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	No./Qual. of Fixtures	Ex. X Ord. Min										
(2) Windows	(8) Basement	Many Avg. Large X Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many X Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Recreation SF Living SF Walkout Doors SF No Floor SF	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Separate Shower Ceramic Tile Floor Ceramic Tile Walls Ceramic Tub Alcove Vent Fan										
(3) Roof	(10) Floor Support	X Gable Hip Mansard Flat Asphalt Shingle	Joists: Unsupported Len: Contr. Sup:	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Brick				Notes:	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall										
Lump Sum Items:		ECF (COMMERCIAL) 1.000 => TCv:		Totals:		274,205		274,205		274,205		200,172		200,172	

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

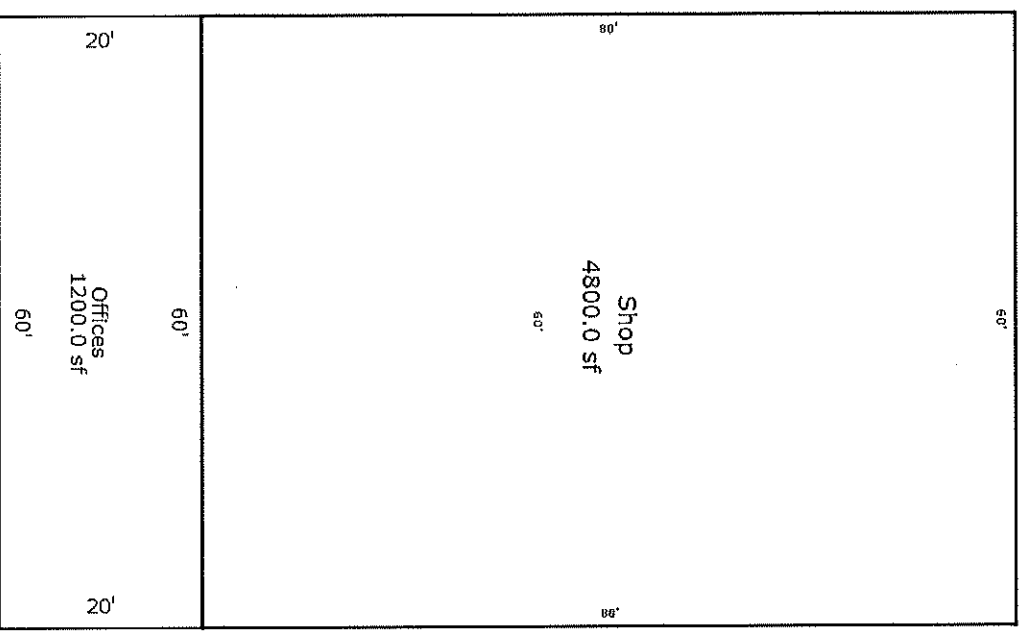


Shield by Open Mediana™

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed		Construction Cost		<<<<<< Class: S Quality: Good Stories: 1 Story Height: 14 Perimeter: 0		Calculator Cost Computations		>>>>>>	
Class: S Floor Area: 4,800 Gross Bldg Area: 6,000 Stories Above Grd: 1 Average Sty Hght: 14 Bsmnt Wall Hght		High Above Ave. Ave. X Low		** ** Calculator Cost Data ** ** Quality: Good Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 4800 Ave. Perimeter Has Elevators:		Base Rate for Upper Floors = 40.13 Adjusted Square Foot Cost for Upper Floors = 40.13 Total Floor Area: 4,800 Base Cost New of Upper Floors =		Reproduction/Replacement Cost = 192,624 Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 184,919	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:		ECF (COMMERCIAL) Replacement Cost/Floor Area= 40.13 0.850 => TCV of Bldg: 1 = 157,181 Est. TCV/Floor Area= 32.75		Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info * * Sprinkler Info *	
Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat:		Area: Perimeter: Type: Heat:		Area: Perimeter: Type: Heat:		Area: Perimeter: Type: Heat:	
Comments:									
(1) Excavation/Site Prep:									
(2) Foundation:									
(3) Frame:									
(4) Floor Structure:									
(5) Floor Cover:									
(6) Ceiling:									
(7) Interior:									
(8) Plumbing:									
(9) Sprinklers:									
(10) Heating and Cooling:									
(11) Electric and Lighting:									
(13) Roof Structure: Slope=0									
(14) Roof Cover:									
(39) Miscellaneous:									
(40) Exterior Wall:									

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



Sketch by Apex Sketch
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Service Facility Class: S Floor Area: 1,200 Gross Bldg Area: 6,000 Stories Above Grd: 1 Average Sty Hght: 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** **		<<<<< Class: S Quality: Good Stories: 1 Story Height: 14 Perimeter: 0 Base Rate for Upper Floors = 187.43 Adjusted Square Foot Cost for Upper Floors = 187.43 Total Floor Area: 1,200 Base Cost New of Upper Floors = 224,916 Eff. Age: 1 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0 Total Depreciated Cost = 218,169 ECF (COMMERCIAL) Replacement Cost/Floor Area= 187.43 0.850 => TCV of Bldg: 2 = 185,443 Est. TCV/Floor Area= 154.54		>>>>> Calculator Cost Computations	
Depn. Table : 3% Effective Age : 1 Physical %Good: 97 Func. %Good : 100 Economic %Good: 100		Heat#1: No Heating or Cooling Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter Has Elevators:		Area: Perimeter: Type: Heat:		Area: Perimeter: Type: Heat:	
Year Built Remodeled Overall Bldg Height		*** Basement Info *** * Mezzanine Info * * Sprinkler Info *		Area #1: Type #1: Area #2: Type #2:		Area: Type:	
Comments:		Area #1: Type #1: Area #2: Type #2:		Area: Type:		Area: Type:	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Few Average Many Unfinished Typical		Fixtures: Few Average Many Unfinished Typical	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical None		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(3) Frame:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(4) Floor Structure:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.	
(5) Floor Cover:		(14) Roof Cover:					
(6) Ceiling:							

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

Parcel Number: C-03-06-300-010

Jurisdiction: WEBSTER TOWNSHIP

County: WASHTEENAW

Printed on

01/04/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.
MCDONALD FAMILY TRUST	COPP & SCHMUCK HOLDINGS LI	337,500	09/06/2019	WD	03-FARM'S LENGTH	5320 876	PROPERTY TRANSFER	100.0
MCDONALD JANET I	MCDONALD MICHAEL A	0	11/13/2014	WD	09-FAMILY		DEED	0.0
MCDONALD MICHAEL A	MCDONALD FAMILY TRUST	0	11/13/2014	WD	14-INTO/OUT OF TRUST		OTHER	0.0
MCDONALD MARK S	MCDONALD JANET I	0	10/31/2014	WD	09-FAMILY		DEED	0.0
Property Address 9260 MC GREGOR RD								
Class: COMMERCIAL-IMPROVE/Zoning: COM Building Permits Date Number Status								
School: PINCKNEY COMMUNITY SCHOOLS								
P.R.E. 0%								
MAP #: C-3-6-3								
2022 Est TCY 105,279 TCY/FEA: 188.00								
X Improved Vacant Land Value Estimates for Land Table COMM.C-COMM/INDUSTRIAL/UTILITY								
Taxpayer's Name/Address COPP & SCHMUCK HOLDINGS LLC. 2008 SOUTH STATE ST ANN ARBOR MI 48104								
Public Improvements								
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utilis.								
Topography of Site								
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Who When What								
RJK 04/05/2018 INSPECTED								
RJK 02/14/2022 FIELD INSP								
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value								
2022 51,300 1,300 52,600 52,600 52,600S								
2021 50,800 1,300 52,100 52,100 51,409C								
2020 49,300 1,400 50,700 50,700 50,700S								
2019 48,900 1,400 50,300 50,300 40,095C								



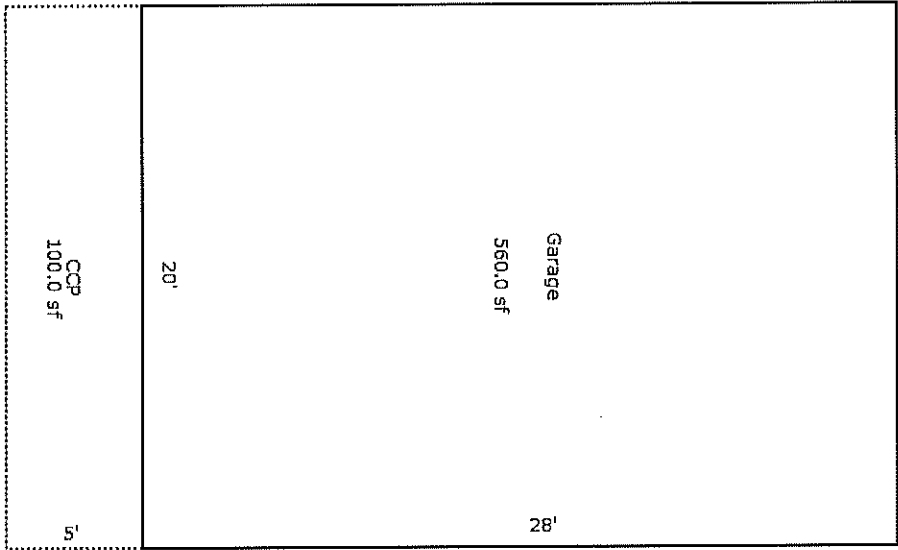
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		Construction Cost		Calculator Cost Computations		>>>>
Class: D	Floor Area: 560	High	Above Ave.	X	Ave.	Low
Gross Bldg Area: 560	Stories Above Grd: 1	** ** Calculator Cost Data		** **		
Average Stly Hght: 10	Bsmnt Wall Hght	Quality: Average	Heat#1: Space Heaters, Gas with Fan	0%		
Depr. Table: 4%	Effective Age: 23	Heat#2: Space Heaters, Gas with Fan	Ave. SqFt./Story: 560	0%		
Physical %Good: 39	Func. %Good: 55	Ave. Perimeter: 96	Has Elevators:			
Economic %Good: 70		*** Basement Info ***				
Year Built: 1980	Remodeled	Area:	Perimeter:	Type: Finished Basement		
8 Overall Bldg Height		Heat: No Heating or Cooling				
Comments:		Area #1:	* Mezzanine Info *			
		Type #1: Office	(No Rates)			
		Area #2:	(No Rates)			
		Type #2: Office	(No Rates)			
		Area:	* Sprinkler Info *			
		Type: Low				

<<<<<<
 Class: D Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 96
 Overall Building Height: 8
 Base Rate for Upper Floors = 33.30
 Adjusted Square Foot Cost for Upper Floors = 33.30
 Total Floor Area: 560
 Base Cost New of Upper Floors = 18,648
 Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 39 /100/55 /70 /15.0
 Total Depreciated Cost = 2,800
 ECF (C-COMM/INDUSTRIAL/UTILITY)
 Replacement Cost/Floor Area= 33.30 0.961 => TCV of Bldg: 1 = 2,691
 Est. TCV/Floor Area= 4.80

(1) Excavation/site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation: X Poured Conc. Brick/Stone Block	(8) Plumbing: Many Above Ave. Average Typical Few None	Outlets: X Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: X Few Average Many Unfinished Typical	(40) Exterior Wall: Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler	(14) Roof Cover:	



Sketch by Apex Sketch

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

Dexter Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-470-005	8789 MCGREGOR RD	02/24/21	\$2,151,000	WD	03-ARM'S LENGTH	\$1,952,000	\$499,200
D-04-01-480-006	9260 MCGREGOR RD	09/06/19	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$80,700
D-04-02-400-009	DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000
D-04-02-400-010	9641 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000
D-04-02-400-011	9615 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000
D-04-14-400-001	9500 NORTH TERRITORIAL RD	12/31/20	\$470,000	LC	03-ARM'S LENGTH	\$470,000	\$389,000
D-04-24-300-007	6100 DEXTER PINCKNEY RD	05/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$171,000
Totals:			\$5,657,500			\$5,407,500	\$1,703,900

Sale. Ratio =>

Std. Dev. =>

Dexter Township Square Foot Cost Commercial Land

Description	Rate	Don't Include in total Acreage
DEX-PINK/TERRIT	1.55	<input type="checkbox"/>
MCGREGOR/DEXTER	2.55	<input type="checkbox"/>
NORTH TERRITORY	1.15	<input type="checkbox"/>
MISC AREAS	0.75	<input type="checkbox"/>
GOLF COURSE/RES	0.45	<input type="checkbox"/>
ROW	0.00	<input type="checkbox"/>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
25.57	\$1,412,497	\$1,662,003	\$1,122,500	374.2	595.0	2.91	2.91	\$4,442	\$570,743
23.91	\$171,889	\$232,985	\$67,374	0.0	0.0	0.49	0.49	#DIV/0!	\$475,480
28.23	\$380,738	\$509,614	\$224,352	0.0	0.0	1.60	0.75	#DIV/0!	\$317,714
28.23	\$380,738	\$509,614	\$224,352	0.0	0.0	1.60	0.67	#DIV/0!	\$317,714
28.23	\$380,738	\$509,614	\$224,352	0.0	0.0	1.60	0.19	#DIV/0!	\$317,714
82.77	\$536,456	\$135,849	\$202,305	0.0	0.0	9.37	9.37	#DIV/0!	\$14,506
26.31	\$431,266	\$341,160	\$122,426	0.0	0.0	2.00	2.00	#DIV/0!	\$170,410
31.51	\$3,694,322	\$3,900,839	\$2,187,661	374.2		19.58	16.37		
21.24			Average	\$10,425		per Net Acre=>	199,215.52		Average
			per FF=>						per SqFt=>

Dollars/SqFt	Actual Front	ECE Area	Librer/Page	Other Parcels in Sale	Land Table	Class
\$13.10	200.00	00201	5408/0056		DEXTER COMMERCIAL	201
\$10.92	0.00	00201	5320/0876	D -03 -06-300-010	DEXTER COMMERCIAL	201
\$7.29	0.00	00201	5416/0563	D -04-02-400-010, D -04-02-400-011, D -04-02-400-013	DEXTER COMMERCIAL	202
\$7.29	0.00	00201	5416/0563	D -04-02-400-009, D -04-02-400-011, D -04-02-400-013	DEXTER COMMERCIAL	201
\$7.29	0.00	00201	5416/0563	D -04-02-400-010, D -04-02-400-009, D -04-02-400-013	DEXTER COMMERCIAL	202
\$0.33	0.00	00201	5396/0794	D -04-14-400-030	DEXTER COMMERCIAL	201
\$3.91	0.00	00201	5427/0506		DEXTER COMMERCIAL	201

\$4.57

Portage Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,400	46.76
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$189,800	37.22
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARM'S LENGTH	\$382,960	\$153,800	40.16
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$180,700	40.61
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700	45.61
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$192,200	42.71
D-04-01-406-007	9435 MCGREGOR RD	07/19/21	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$182,100	44.43
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100	40.32
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,000	43.57
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$332,000	80.98
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$203,800	45.39
D-04-02-400-016	9405 LINCK DR	08/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$78,400	31.36
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$293,200	54.80
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$414,700	42.97

Totals: \$6,141,860 \$6,141,860 \$2,810,900
 Sale. Ratio => 45.77
 Std. Dev. => 11.48

Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$468,162	\$117,399	\$150,561	44.3	162.0	0.15	0.15	\$2,651	\$787,913	\$18.09
\$407,723	\$293,524	\$191,247	56.2	200.0	0.25	0.25	\$5,218	\$1,188,356	\$27.28
\$326,475	\$185,651	\$129,166	38.0	108.1	0.12	0.12	\$4,887	\$1,547,092	\$35.52
\$384,865	\$216,714	\$156,579	46.1	140.0	0.15	0.15	\$4,706	\$1,484,342	\$34.08
\$296,551	\$165,858	\$182,409	49.3	100.0	0.12	0.12	\$3,364	\$1,417,590	\$32.54
\$434,340	\$310,203	\$294,543	79.6	104.0	0.21	0.21	\$3,897	\$1,513,185	\$34.74
\$443,237	\$99,063	\$132,400	69.7	106.0	0.12	0.12	\$1,422	\$853,991	\$19.60
\$305,934	\$138,791	\$104,725	55.1	113.0	0.10	0.10	\$2,518	\$1,334,529	\$30.64
\$258,047	\$129,433	\$107,480	56.6	120.0	0.11	0.11	\$2,288	\$1,187,459	\$27.26
\$704,438	\$5,893	\$300,331	88.3	212.0	0.22	0.11	\$67	\$26,909	\$0.62
\$460,933	\$226,299	\$238,232	102.1	215.0	0.26	0.13	\$2,216	\$860,452	\$19.75
\$217,058	\$115,628	\$82,686	43.5	100.0	0.10	0.10	\$2,657	\$1,122,602	\$25.77
\$610,880	\$214,428	\$290,308	78.5	167.0	0.29	0.29	\$2,733	\$736,866	\$16.92
\$1,058,815	\$227,609	\$321,424	84.8	115.0	0.87	0.87	\$2,684	\$261,921	\$6.01
\$6,377,458	\$2,446,493	\$2,682,091	892.1		3.06	2.81			
Average		Average		Average		Average		Average	
per FF=>		\$2,742		per Net Acre=>		800,030.41		per SqFt=>	
								\$18.37	

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
47.00	00020	5358/0484		PORTAGELAKE	408	D' FRONTAGE
48.66	00020	5410/0355		PORTAGELAKE	408	D' FRONTAGE
41.00	00020	5477/0404		PORTAGELAKE	408	D' FRONTAGE
44.00	00020	5415/0854		PORTAGELAKE	408	D' FRONTAGE
50.00	00020	5378/0256		PORTAGELAKE	408	B' FRONTAGE
72.00	00020	5450/0495		PORTAGELAKE	408	C' FRONTAGE
94.00	00020	5438/0700		PORTAGELAKE	408	PORTAGE CANAL
36.00	00020	5449/0137		PORTAGELAKE	408	PORTAGE CANAL
41.00	00020	5361/0796		PORTAGELAKE	408	PORTAGE CANAL
90.00	00020	5416/0162	D-04-01-481-010	PORTAGELAKE	408	D' FRONTAGE
108.00	00020	5382/0809	D-04-02-153-006	PORTAGELAKE	408	A' FRONTAGE
45.00	00020	5444/0678		PORTAGELAKE	408	CANAL LIL PORTA
72.00	00020	5444/0775		PORTAGELAKE	408	A' FRONTAGE
90.00	00020	5391/0915		PORTAGELAKE	408	B' FRONTAGE

Portage Lake Land Analysis A Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARMI'S LENGTH	\$280,000	\$127,700
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARMI'S LENGTH	\$449,000	\$203,800
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARMI'S LENGTH	\$535,000	\$293,200
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARMI'S LENGTH	\$965,000	\$414,700
Totals:			\$2,229,000			\$2,229,000	\$1,039,400

Sale. Ratio =>

Std. Dev. =>

Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$32.54	50.00	00020	5378/0256		PORTAGELAKE	408	B' FRONTAGE
\$19.75	108.00	00020	5382/0809	D -04-02-153-006	PORTAGELAKE	408	A' FRONTAGE
\$16.92	72.00	00020	5444/0775		PORTAGELAKE	408	A' FRONTAGE
\$6.01	90.00	00020	5391/0915		PORTAGELAKE	408	B' FRONTAGE

\$12.44

Portage Lake Land Analysis B Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-005	9246 DEXTER PINCKNEY RD	09/04/20	\$280,000	WD	03-ARMI'S LENGTH	\$280,000	\$127,700
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARMI'S LENGTH	\$965,000	\$414,700
Totals:			\$1,245,000			\$1,245,000	\$542,400

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.61	\$296,551	\$165,858	\$182,409	49.3	100.0	0.12	0.12	\$3,364	\$1,417,590
42.97	\$1,058,815	\$227,609	\$321,424	84.8	115.0	0.87	0.87	\$2,684	\$261,921
	\$1,355,366	\$393,467	\$503,833	134.1		0.99	0.99		
43.57			Average			Average			Average
1.86			per FF=>	\$2,934		per Net Acre=>	399,053.75		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$32.54	50.00	00020	5378/0256		PORTAGELAKE	408	B FRONTAGE
\$6.01	90.00	00020	5391/0915		PORTAGELAKE	408	B FRONTAGE

\$9.16

Portage Lake Land Analysis C Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-300-054	9034 DEXTER PINCKNEY RD	08/25/21	\$450,000	WD	03-ARMS LENGTH	\$450,000	\$192,200
Totals:			\$450,000			\$450,000	\$192,200
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
42.71	\$434,340	\$310,203	\$294,543	79.6	104.0	0.21	0.21	\$3,897
42.71	\$434,340	\$310,203	\$294,543	79.6		0.21	0.21	
#DIV/0!			Average			Average		
			per FF=>	\$3,897		per Net Acre=>	1,513,185.37	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$1,513.185	\$34.74	72.00	00020	5450/0495		PORTAGELAKE	408	C' FRONTAGE

Average
per SqFt=> \$34.74

Portage Lake Land Analysis D Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-107-015	9687 PORTAGE LAKE AVE	05/28/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$203,400
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$189,800
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARM'S LENGTH	\$382,960	\$153,800
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$180,700
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$332,000

Totals: \$2,182,960 \$2,182,960 \$1,059,700

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftrec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.76	\$468,162	\$117,399	\$150,561	44.3	162.0	0.15	0.15	\$2,651	\$787,913
37.22	\$407,723	\$293,524	\$191,247	56.2	200.0	0.25	0.25	\$5,218	\$1,188,356
40.16	\$326,475	\$185,651	\$129,166	38.0	108.1	0.12	0.12	\$4,887	\$1,547,092
40.61	\$384,865	\$216,714	\$156,579	46.1	140.0	0.15	0.15	\$4,706	\$1,484,342
80.98	\$704,438	\$5,893	\$300,331	88.3	212.0	0.22	0.11	\$67	\$26,909
	\$2,291,663	\$819,181	\$927,884	272.9		0.88	0.77		
48.54			Average						Average
18.13			per FF=>	\$3,002		per Net Acre=>	929,830.87		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$18.09	47.00	00020	5358/0484		PORTAGELAKE	408	D' FRONTAGE
\$27.28	48.66	00020	5410/0355		PORTAGELAKE	408	D' FRONTAGE
\$35.52	41.00	00020	5477/0404		PORTAGELAKE	408	D' FRONTAGE
\$34.08	44.00	00020	5415/0854		PORTAGELAKE	408	D' FRONTAGE
\$0.62	90.00	00020	5416/0162	D-04-01-481-010	PORTAGELAKE	408	D' FRONTAGE
\$21.35							

Portage Lake Land Analysis Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-406-007	9435 MCGREGOR RD	07/19/21	\$409,900	WD	03-ARMS LENGTH	\$409,900	\$182,100
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$137,100
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$122,000
Totals:			\$1,029,900			\$1,029,900	\$441,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj: Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efrec. Front	Depth	Net Acres	Total Acres	Dollars/FF
44.43	\$443,237	\$99,063	\$132,400	69.7	106.0	0.12	0.12	\$1,422
40.32	\$305,934	\$138,791	\$104,725	55.1	113.0	0.10	0.10	\$2,518
43.57	\$258,047	\$129,433	\$107,480	56.6	120.0	0.11	0.11	\$2,288
	\$1,007,218	\$367,287	\$344,605	181.4		0.33	0.33	
42.84			Average			Average		
2.16			per FF=>	\$2,025		per Net Acre=>	1,116,373.86	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$853,991	\$19.60	94.00	00020	5438/0700		PORTAGELAKE	408	PORTAGE CANAL
\$1,334,529	\$30.64	36.00	00020	5449/0137		PORTAGELAKE	408	PORTAGE CANAL
\$1,187,459	\$27.26	41.00	00020	5361/0796		PORTAGELAKE	408	PORTAGE CANAL

Average
per SqFt=> \$25.63