

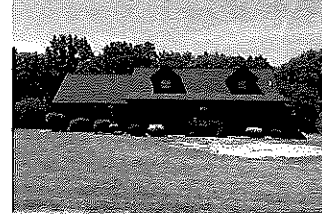
17

Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

6200 EAGLE CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -19-281-036 11/18/2021 00018 401 415,000 45,637
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 76 369,363 305,144 1.210



6033 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-310-001 09/17/2021 00018 401 400,000 58,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 79 341,250 330,528 1.032



14093 RED BARN CIRCLE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-200-005 08/11/2021 00018 401 310,000 46,220
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 69 263,780 266,018 0.992



6378 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-275-004 04/26/2021 00018 401 387,000 46,190
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 70 340,810 297,640 1.145



6211 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-276-016 03/05/2021 00018 401 316,000 48,185
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 70 267,815 214,385 1.249



6270 HAYRAKE HOLLOW
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-275-007 12/11/2020 00018 401 350,000 43,328
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 69 306,672 297,461 1.031



14108 WAGON WHEEL CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-206-002 10/05/2020 00018 401 265,000 39,398
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 225,602 218,128 1.034



6977 WESTBOURNE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-205-008 08/18/2020 00018 401 279,000 40,186
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 238,814 243,587 0.980



Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

5718 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -19-410-013	07/27/2020 00018	401	395,000	60,765	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	77	334,235	372,423	0.897



6414 HAYRAKE HOLLOW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-275-003	07/02/2020 00018	401	400,000	47,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	70	352,100	374,172	0.941



Neighborhoods Used: 00018.NORTHLAKE FARMS & DOWNS

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	677,567	973,561	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	330,528	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	671,812	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	266,018	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 2,919,487
 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	703,598	1,038,903	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	341,250	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	692,910	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	263,780	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 3,040,441
 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
10	0	6.58	8.59	1.000
After Application of E.C.F.s		6.70	8.80	1.001

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.038(2)	1.067(4)	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)	1.032(1)	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)	1.000(0)	1.000(0)	1.031(2)	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)	0.992(1)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.041 (10)
 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

07/20/2022 2:42 PM

Parcel: D -04-19-200-005
Owner's Name: DAWES EMILY N & JASON C
Property Address: 14093 RED BARN CIRCLE
CHELSEA, MI 48118
Liber/Page: 5440/0758 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

DAWES EMILY N & JASON C
14093 RED BARN CIRCLE
CHELSEA MI 48118

Description:

*OLD SID - D 04-136-026-00 DE 64-26A LOT 26-EXC THAT PART W OF FOLLOWING LN: COM AT NW COR OF LOT 26, TH S 86-45-50E 2.7 FT TO POB, TH S 1-48- 10 W 201.85 FT TO POE PART LOT 26 NORTH LAKE FARM NO 2

Most Recent Sale Information

Sold on 08/11/2021 for 310,000 by BROWN CORY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5440/0758

Most Recent Permit Information

Permit PB22-0029 on 01/21/2022 for \$18,328 category Res. Door & Window Replace.

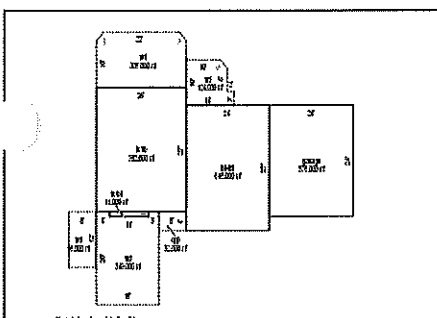
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	155,700	2022 Taxable:	155,700	Acreage:	1.25
Zoning:	RR	Land Value:	Tentative	Frontage:	234.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	227.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: BC
Style: TRI-LEVEL
Exterior: Brick/Siding
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,009
Ground Area: 1,350
Garage Area: 576
Basement Area: 702
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel:	D -04-19-205-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BERO JEFFREY D & MICHELLE A TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6977 WESTBOURNE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5402/0859	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS

Mailing Address:	Description:
BERO JEFFREY D & MICHELLE A TRUST 6977 WESTBOURNE DRIVE CHELSEA MI 48118	DE 62-19 & 20 LOTS 19 & 20 NORTH LAKE FARM. Split on 11/18/1998 from D -04-19-205-001 D -04-19-206-001;

Most Recent Sale Information

Sold on 12/23/2020 for 0 by BERO JEFFREY D & MICHELLE A.

Terms of Sale:	14-INTO/OUT OF TRUST	Liber/Page:	5402/0859
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Most Recent Permit Information

Permit P21-40611 on 02/18/2021 for \$14,795 category Res. Window Replace.

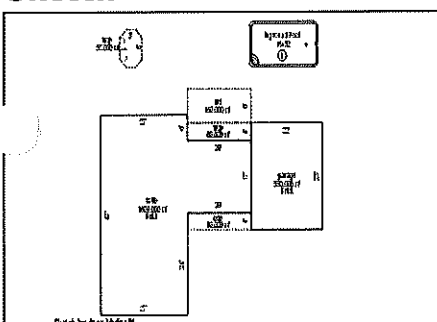
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	141,600	2022 Taxable:	141,600	Acreage:	0.80
Zoning:	RR	Land Value:	Tentative	Frontage:	334.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	104.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,609
Ground Area: 1,609
Garage Area: 550
Basement Area: 1,609
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel:	D -04-19-206-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VAN ORMAN GREGORY R & KELLY JO	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14108 WAGON WHEEL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5381/0836	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS

Mailing Address:	Description:
VAN ORMAN GREGORY R & KELLY JO 14108 WAGON WHEEL CT CHELSEA MI 48118	*OLD SID - D 04-135-013-00 DE 62-13 LOT 13 NORTH LAKE FARM.

Most Recent Sale Information

Sold on 10/05/2020 for 265,000 by BROCK CAROL M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5381/0836
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Most Recent Permit Information

Permit P21-41571 on 08/11/2021 for \$12,860 category Res. Door & Window Replace.

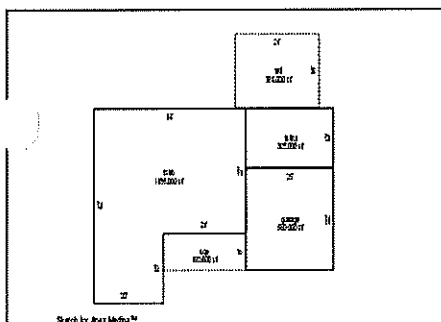
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	128,600	2022 Taxable:	128,600	Acreage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	79.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	216.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,813
Ground Area: 1,813
Garage Area: 550
Basement Area: 1,488
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel: D -04-19-275-004
Owner's Name: POTTER MICHAEL & AMY
Property Address: 6378 HAYRAKE HOLLOW
CHELSEA, MI 48118
Liber/Page: 5421/0718 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

POTTER MICHAEL & AMY
6378 HAYRAKE HOLLOW
CHELSEA MI 48118

Description:

DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 4 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 04/26/2021 for 387,000 by LYLES STEVEN B & MELINDA (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5421/0718

Most Recent Permit Information

Permit P16-31064 on 05/06/2016 for \$13,000 category Res. Deck Construction.

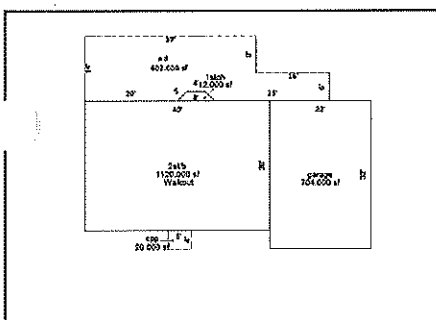
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	171,400	2022 Taxable:	171,400	Acreage:	1.25
Zoning:	RR	Land Value:	Tentative	Frontage:	161.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	349.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 70
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,252
Ground Area: 1,120
Garage Area: 704
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel: D -04-19-275-007
Owner's Name: SAYOMAC DENVER & JENNIFER
Property Address: 6270 HAYRAKE HOLLOW
CHELSEA, MI 48118

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: 00018 NORTHLAKE FARMS & DOWNS

Liber/Page: 5395/0522 **Created:** / /
Split: / / **Active:** Active

Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Mailing Address: SAYOMAC DENVER & JENNIFER
6270 S HAYRAKE HOLLOW
CHELSEA MI 48118
Description: DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 7 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 12/11/2020 for 350,000 by VOGEL LOIS L ESTATE.

Terms of Sale: 09-FAMILY **Liber/Page:** 5395/0522

Most Recent Permit Information

Permit 07-18289 on 04/25/2007 for \$3,000 category RES. RE-ROOF.

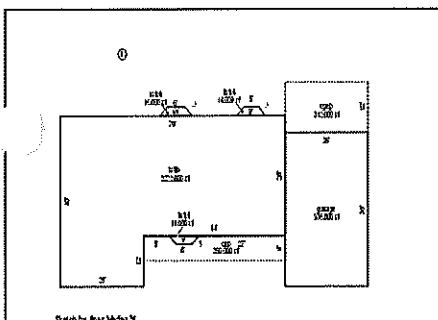
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	169,900	2022 Taxable:	169,900	Acreage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	151.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.0

Improvement Data

of Residential Buildings: 1
Year Built: 1989
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 2 Half Baths: 1
Floor Area: 2,316
Ground Area: 2,272
Garage Area: 936
Basement Area: 2,272
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel:	D -04-19-276-016	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAKER MATTHEW R & SPEYER JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6211 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5412/0825	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS
Mailing Address:	Description:		
BAKER MATTHEW R & SPEYER JENNIFER	DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 16 NORTH LAKE DOWNS		
M			
6211 HAYRAKE HOLLOW			
CHELSEA MI 48118			

Most Recent Sale Information

Sold on 03/05/2021 for 316,000 by WATTS HELGA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5412/0825

Most Recent Permit Information

Permit P21-40733 on 03/17/2021 for \$0 category Mechanical.

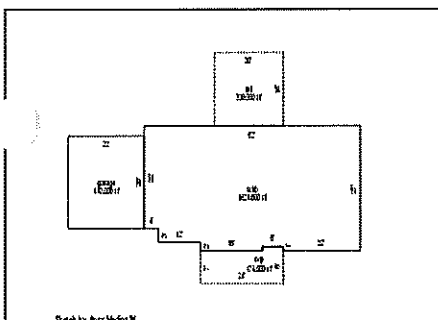
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	130,900	2022 Taxable:	130,900	Acreage:	1.38
Zoning:	RR	Land Value:	Tentative	Frontage:	242.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	267.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1990
 Occupancy: Single Family
 Class: C+10
 Style: 1 STORY
 Exterior: Brick/Siding
 % Good (Physical): 70
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 0
 Floor Area: 1,624
 Ground Area: 1,624
 Garage Area: 440
 Basement Area: 1,624
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel: D -04-19-281-036
Owner's Name: KIBLER MATTHEW G & DEIDRA L
Property Address: 6200 EAGLE CT
CHELSEA, MI 48118
Liber/Page: 5456/0924
Split: / /
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

KIBLER MATTHEW G & DEIDRA L
6200 EAGLE CT
CHELSEA MI 48118

Description:

DE 19-6A-2F-1-36 (038) 10/90NEW SUB L 27 PLATS P 66-68 LOT 36, NORTH LAKE DOWNS NUMBER 2

Most Recent Sale Information

Sold on 11/18/2021 for 415,000 by KVARNBERG DONALD E & CAROL A (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5456/0924

Most Recent Permit Information

Permit P21-41600 on 08/17/2021 for \$10,892 category Res. Add/Alter/Repair.

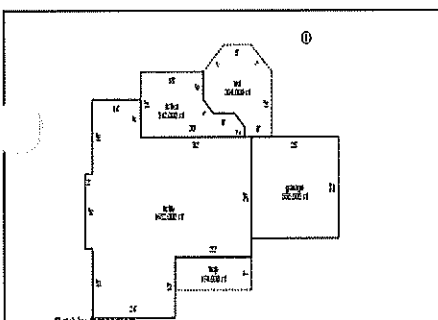
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	174,700	2022 Taxable:	174,700	Acreage:	1.10
Financing:	RR	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	281.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,964
Ground Area: 1,964
Garage Area: 550
Basement Area: 1,652
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel:	D -04-19-310-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CHRISTEN WILLIAM J V & DOWN R HOLLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6033 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5471/0706	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS
Mailing Address:	CHRISTEN WILLIAM J V & DOWN R HOLLY 6033 HAYRAKE HOLLOW CHELSEA MI 48118	Description:	NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 1 NORTH LAKE DOWNS SOUTH SUBDIVISION

Most Recent Sale Information

Sold on 02/02/2022 for 0 by CHRISTEN WILLIAM J V.

Terms of Sale: 09-FAMILY

Liber/Page: 5471/0706

Most Recent Permit Information

None Found

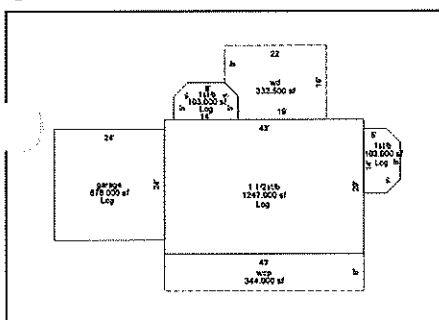
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	193,800	2022 Taxable:	193,800	Acreage:	2.25
Zoning:	RR	Land Value:	Tentative	Frontage:	229.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	318.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1999
 Occupancy: Single Family
 Class: BC
 Style: 1.50 STORY
 Exterior: Log
 % Good (Physical): 79
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 0
 Floor Area: 2,076
 Ground Area: 1,453
 Garage Area: 576
 Basement Area: 1,453
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 2:42 PM

Parcel:	D -04-19-410-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BUCKROP DANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5718 HAYRAKE HOLLOW CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5367/0962	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00018 NORTHLAKE FARMS & DOWNS
Mailing Address:		Description:	
BUCKROP DANIEL 5718 HAYRAKE HOLLOW CHELSEA MI 48118		NEW PLAT ***FROM 0419300032 09/12/95 ***FROM 0419300033 09/12/95 LOT 13NORTH LAKE DOWNS SOUTH SUBDIVISION	

Most Recent Sale Information

Sold on 07/27/2020 for 395,000 by BROWN JENNIFER L.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5367/0962

Most Recent Permit Information

Permit P13-27193 on 12/02/2013 for \$0 category Electrical.

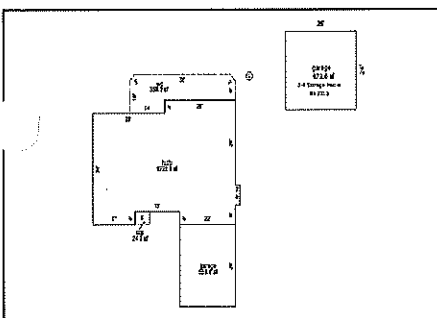
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	215,700	2022 Taxable:	215,700	Acreage:	2.25
Zoning:	RR	Land Value:	Tentative	Frontage:	181.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	375.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,990
Ground Area: 1,990
Garage Area: 1,222
Basement Area: 1,990
Basement Walls:
Estimated TCV: Tentative

Sketch



Northlake Farms & Downs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,400	44.65
D-04-19-205-008	6977 WESTBOURNE DR	08/18/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$132,600	47.53
D-04-19-206-002	14108 WAGON WHEEL CT	10/05/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,200	45.74
D-04-19-275-003	6414 HAYRAKE HOLLOW	07/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,400	48.85
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$169,700	43.85
D-04-19-275-007	6270 HAYRAKE HOLLOW	12/11/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$158,900	45.40
D-04-19-276-016	6211 HAYRAKE HOLLOW	03/05/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,700	37.88
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,200	47.80
D-04-19-410-013	5718 HAYRAKE HOLLOW	07/27/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,200	50.68

Totals: \$3,517,000 \$3,517,000 \$1,600,000
 Sale. Ratio => 45.49
 Std. Dev. => 3.71

Building Style	Land Value	Land Table	Property Class	Building Depr.
TRI-LEVEL	\$46,220	NORTHLAKE FARMS & DOWNS	401	69
1 STORY	\$33,873	NORTHLAKE FARMS & DOWNS	401	63
1 STORY	\$39,398	NORTHLAKE FARMS & DOWNS	401	63
2 STORY	\$47,900	NORTHLAKE FARMS & DOWNS	401	70
2 STORY	\$46,190	NORTHLAKE FARMS & DOWNS	401	70
1 STORY	\$42,575	NORTHLAKE FARMS & DOWNS	401	69
1 STORY	\$48,185	NORTHLAKE FARMS & DOWNS	401	70
1 STORY	\$44,000	NORTHLAKE FARMS & DOWNS	401	76
1.50 STORY	\$58,750	NORTHLAKE FARMS & DOWNS	401	79
1 STORY	\$58,750	NORTHLAKE FARMS & DOWNS	401	77

8.577365513

Northlake Down& Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-19-200-005	14093 RED BARN CIRCLE	08/11/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$138,400	44.65
D-04-19-205-008	6977 WESTBOURNE DR	08/18/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$132,600	47.53
D-04-19-206-002	14108 WAGON WHEEL CT	10/05/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,200	45.74
D-04-19-275-003	6414 HAYRAKE HOLLOW	07/02/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$195,400	48.85
D-04-19-275-004	6378 HAYRAKE HOLLOW	04/26/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$169,700	43.85
D-04-19-275-007	6270 HAYRAKE HOLLOW	12/11/20	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$158,900	45.40
D-04-19-276-016	6211 HAYRAKE HOLLOW	03/05/21	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$119,700	37.88
D-04-19-281-036	6200 EAGLE CT	11/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$172,700	41.61
D-04-19-310-001	6033 HAYRAKE HOLLOW	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$191,200	47.80
D-04-19-410-013	5718 HAYRAKE HOLLOW	07/27/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$200,200	50.68
Totals:						\$3,517,000	\$1,600,000	45.49
							Sale. Ratio =>	45.49
							Std. Dev. =>	3.71

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$336,180	\$20,040	\$46,220	253.2	227.0	1.25	1.25	\$79	\$16,058	\$0.37
\$305,696	\$7,177	\$33,873	240.9	104.0	0.80	0.80	\$30	\$9,005	\$0.21
\$277,158	\$27,240	\$39,398	156.9	216.0	0.93	0.93	\$174	\$29,385	\$0.67
\$455,747	(\$7,847)	\$47,900	213.7	388.5	1.36	1.36	(\$37)	(\$5,770)	(\$0.13)
\$370,618	\$62,572	\$46,190	207.8	349.0	1.25	1.25	\$301	\$50,218	\$1.15
\$367,560	\$25,015	\$42,575	181.8	290.0	1.01	1.01	\$138	\$24,891	\$0.57
\$281,865	\$82,320	\$48,185	266.5	267.0	1.38	1.38	\$309	\$59,695	\$1.37
\$378,244	\$80,756	\$44,000	170.3	281.0	1.10	1.10	\$474	\$73,415	\$1.69
\$419,026	\$39,724	\$58,750	377.4	318.0	2.25	2.25	\$105	\$17,655	\$0.41
\$466,706	(\$12,956)	\$58,750	313.6	375.0	4.43	2.25	(\$41)	(\$2,926)	(\$0.07)
\$3,658,800	\$324,041	\$465,841	2,382.2		15.74	13.56			
Average		Average		Average		Average		Average	
per FF=>		\$136		per Net Acre=>		20,587.10		per SqFt=>	
								\$0.47	

Actual Front	ECF Area	Libel/Page	Land Table	Class
234.00	00018	5440/0758	NORTHLAKE FARMS & DOWNS	401
334.00	00018	5381/0112	NORTHLAKE FARMS & DOWNS	401
79.00	00018	5381/0836	NORTHLAKE FARMS & DOWNS	401
155.00	00018	5375/0519	NORTHLAKE FARMS & DOWNS	401
161.00	00018	5421/0718	NORTHLAKE FARMS & DOWNS	401
151.00	00018	5398/0126	NORTHLAKE FARMS & DOWNS	401
242.00	00018	5412/0825	NORTHLAKE FARMS & DOWNS	401
90.00	00018	5456/0924	NORTHLAKE FARMS & DOWNS	401
229.00	00018	5449/0243	NORTHLAKE FARMS & DOWNS	401
181.00	00018	5367/0962	NORTHLAKE FARMS & DOWNS	401