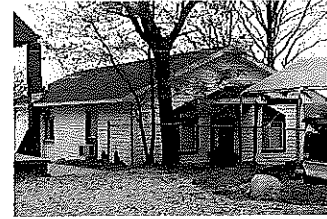


18

Neighborhoods Used: 00020.PORTAGELAKE

9677 PORTAGE LAKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -01-181-001 03/30/2022 00020 408 382,960 113,970
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 58 268,990 112,748 2.386



9473 HURON
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-01-406-012 09/23/2021 00020 408 340,000 119,114
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 63 220,886 118,000 1.872



9451 DEXTER PINCKNEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-02-400-023 08/30/2021 00020 408 535,000 207,923
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 327,077 188,572 1.734



9405 LINCK DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-02-400-016 08/27/2021 00020 408 250,000 93,565
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 79 156,435 79,983 1.956



9034 DEXTER PINCKNEY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-01-300-054 08/25/2021 00020 408 450,000 313,330
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 85 136,670 97,808 1.397



9435 MCGREGOR RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-01-406-007 07/19/2021 00020 408 409,900 149,821
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 74 260,079 185,022 1.406



9109 MCGREGOR RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-01-481-012 03/18/2021 00020 408 410,000 186,425
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 53 223,575 106,528 2.099
 !!MULTI-PARCEL SALE!!



9653 PORTAGE LAKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -01-181-004 03/12/2021 00020 408 445,000 138,158
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 63 306,842 134,286 2.285



Neighborhoods Used: 00020.PORTAGELAKE

9707 PORTAGE LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -01-107-020 02/19/2021 00020 408 510,000 168,747
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 68 341,253 127,339 2.680



9558 WINSTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-02-403-025 11/18/2020 00020 408 965,000 253,592
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.75 STORY 84 711,408 526,708 1.351



9808 WINSTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-02-175-017 10/08/2020 00020 408 449,000 188,501
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 260,499 129,460 2.012
!!MULTI-PARCEL SALE!!



9246 DEXTER PINCKNEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-300-005 09/04/2020 00020 408 280,000 143,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 58 136,475 64,906 2.103



8980 DEXTER PINCKNEY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-300-041 07/02/2020 00020 408 275,500 143,894
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 77 131,606 96,676 1.361



9465 HURON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-406-013 06/18/2020 00020 408 280,000 121,622
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 158,378 86,038 1.841



9687 PORTAGE LAKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-01-107-015 05/28/2020 00020 408 435,000 132,848
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 72 302,152 189,048 1.598



Neighborhoods Used: 00020.PORTAGELAKE

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	97,808	79,983	188,572	215,498	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	127,339	64,906	0
1.75 STORY	0	526,708	0	0	0	0
2 STORY	0	0	470,746	252,286	219,276	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 : 2,243,122
 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	136,670	156,435	327,077	418,877	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	341,253	136,475	0
1.75 STORY	0	711,408	0	0	0	0
2 STORY	0	0	693,837	527,728	492,565	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 : 3,942,325
 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
15	5	9.37	12.61	0.995
After Application of E.C.F.s		2.60	3.57	1.003

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1.000(0)	1.397(1)	1.956(1)	1.734(1)	1.944(2)	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)	2.680(1)	2.103(1)	1.000(0)
1.75 STORY	1.000(0)	1.351(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.474(3)	2.092(2)	2.246(2)	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. : 1.758 (15)
 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 3:27 PM

Parcel:	D -04-01-107-015	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	MARCOVECCHIO PAUL & ANN M	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9687 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Libers/Page:	5358/0484	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00020 PORTAGELAKE
Mailing Address:		Description:	
MARCOVECCHIO PAUL & ANN M 44235 DEEP HOLLOW CIRCLE NORTHVILLE MI 48168		*OLD SID - D 04-210-052-00 DE 49-52A COM AT THE NW COR OF LOT 50, TH S 21 DEG 45' E 24.24 FT IN THE W'LY LINE OF LOT 50 FOR A PL OF BEG, TH DEFL 76 DEG 12' TO THE LEFT 76.66 FT, TH DEFL 7 DEG 36' TO THE LEFT 87.61 FT TO THE E LINE OF LOT 50, TH S 1 DEG E 32.83 FT IN THE E LINE OF LOT 50 TO THE SE COR OF LOT 50, TH SW'LY 160 FT TO THE SW COR OF LOT 50, TH N 21 DEG 45' W 38.76 FT IN TH W'LY LINE OF LOT 50 TO THE PL OF BEG, BEING A PART OF LOT 50 PORTAGE LAKE RESORT.	

Most Recent Sale Information

Sold on 05/28/2020 for 435,000 by ANDERSSON MARY T.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5358/0484

Most Recent Permit Information

Permit P21-41112 on 05/19/2021 for \$0 category Electrical.

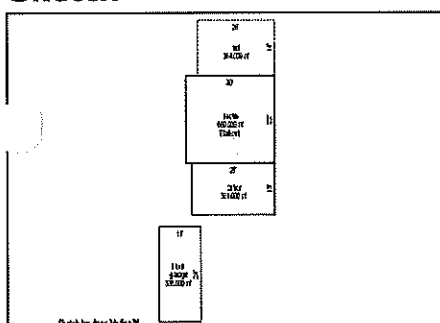
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	220,400	2022 Taxable:	220,400	Acreage:	0.15
Zoning:	LR	Land Value:	Tentative	Frontage:	47.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	162.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,388
Ground Area: 1,024
Garage Area: 336
Basement Area: 660
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-107-020	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	FARMER ROY	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9707 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5410/0355	Prev. Taxable Stat	TAXABLE
Split:	06/29/2011	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:	BNDRY ADJUST PER SURVEY 11/10/20 DE 49-54A COM AT NE COR LOT 52, PORTAGE LAKE RESORT, TH S 01-00-00 E 6.00 FT TO A POB, TH CONT S 01-00-00 E 48.66 FT, TH S 77-07-07 W 189.06 FT, TH N 21-29-30 W 53.98 FT, TH N 67-37-01 E 47.21 FT, TH N 83-47-58 E 47.57 FT, TH N 81-25-34 E 23.44 FT, TH S 77-21-30 W 1.58 FT, TH N 81-01-46 E 91.78 FT TO POB. PT OF LOTS 51, 52, & 53, PORTAGE LAKE RESORT, T1S-R4E, 0.25 AC. SPLIT ON 06/29/2011 FROM D -04-01-107-012, D -04-01-107-013, D -04-01-107-014;		

Most Recent Sale Information

Sold on 02/19/2021 for 510,000 by RUDNER STEPHEN & MARY LOU.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5410/0355

Most Recent Permit Information

Permit 27886 on 07/07/2014 for \$0 category MECHANICAL.

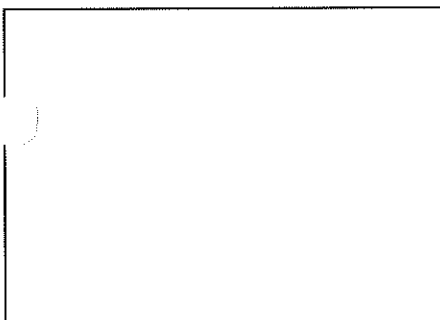
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	194,600	2022 Taxable:	194,600	Acreage:	0.25
Zoning:	LR	Land Value:	Tentative	Frontage:	48.7
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1903
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 972
Ground Area: 774
Garage Area: 0
Basement Area: 774
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-181-001	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	SPELLER DOUGLAS L II & JENNIFER C	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9677 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5477/0404	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:	*OLD SID - D 04-210-051-00 DE 49-51 LOT 49 PORTAGE LAKE RESORT.		

SPELLER DOUGLAS L II & JENNIFER C
9677 PORTAGE LAKE AVE
PINCKNEY MI 48169

Most Recent Sale Information

Sold on 03/30/2022 for 382,960 by SMITH JAY & DENISE.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5477/0404

Most Recent Permit Information

None Found

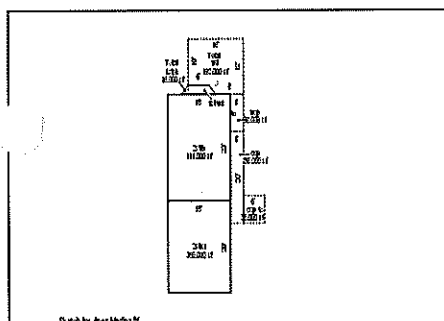
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	155,000	2022 Taxable:	79,739	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	41.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	108.1

Improvement Data

of Residential Buildings: 1
Year Built: 1897
Occupancy: Single Family
Class: D+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 58
Heating System: Space Heater
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,564
Ground Area: 774
Garage Area: 0
Basement Area: 414
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-181-004	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	FISCHER WILLIAM	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9653 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5415/0854	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
		Description:	
FISCHER WILLIAM 7233 N ORCHARD DR GREGORY MI 48137			REWRITE PER WD L4691 P182 DE 49-48 LOT 47 PORTAGE LAKE RESORT, EXC COM AT SE COR LOT 47, TH SW'LY 75.00 FT ALNG S'LY LN LOT 47 TO A POB, TH N 33-22-40 W 1.00 FT, TH S 56-37-20 W 12.62 FT, TH NE'LY 12.66 FT ALNG S'LY LN TO POB.

Most Recent Sale Information

Sold on 03/12/2021 for 445,000 by AITKEN SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5415/0854

Most Recent Permit Information

None Found

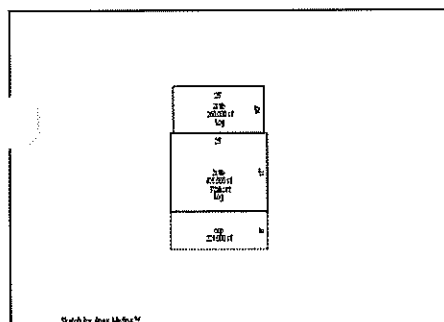
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	182,800	2022 Taxable:	182,800	Acreeage:	0.15
Zoning:	LR	Land Value:	Tentative	Frontage:	44.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	140.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C-5
Style: 2 STORY
Exterior: Log
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,472
Ground Area: 736
Garage Area: 0
Basement Area: 736
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-300-005	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	VAN RIPER KEVIN W	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9246 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5378/0256	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00020 PORTAGELAKE

Mailing Address:	Description:
VAN RIPER KEVIN W 9246 DEXTER PINCKNEY RD PINCKNEY MI 48169	*OLD SID - D 04-001-107-00 DE 1-54 COM AT SW COR OF SEC, TH N 508 FT IN W LINE OF SEC, TH S 76 DEG 47' EAST 130 FT IN N LINE OF HWY FOR PL OF BEG, TH NLY TO A POINT IN N LINE OF SW 1/4 OF SW 1/4 WHICH IS 140 FT ELY OF NW COR OF SW 1/4 OF SW 1/4, TH ELY 45 FT IN N LINE OF SW 1/4 OF SW1/4, TH SLY TO A POINT IN N LINE OF HWY, TH N 76 DEG 47' W 51.5 FT TO PL OF BEG, BEING PART OF SW 1/4 SEC 1 T1S-R4E.

Most Recent Sale Information

Sold on 09/04/2020 for 280,000 by WENDLAND FAMILY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH **Librer/Page:** 5378/0256

Most Recent Permit Information

Permit P21-41338 on 06/29/2021 for \$0 category Plumbing.

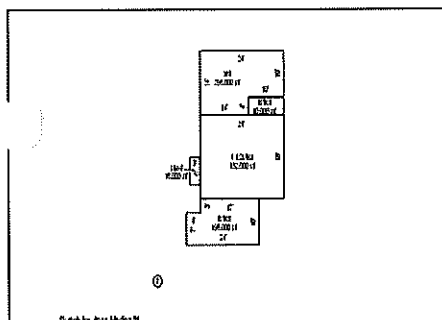
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	143,600	2022 Taxable:	136,562	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 886
Ground Area: 670
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-300-041	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	SARANDREA JEFFREY A & JEANNE L	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	8980 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5365/0745	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:	*OLD SID - D 04-220-034-00 DE 50-33A LOT 34 ALSO- COM AT NW COR OF LOT 34 TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT 1.5 N OF NE COR OF LOT 34, TH S TO NE COR OF LOT 34, TH W'LY TO P.O.B, PART SW 1/4 SEC 1 T1S R4E LOT PORTAGE LAKE SHORES		

Most Recent Sale Information

Sold on 07/02/2020 for 275,500 by HITT MATTHEW J & MELISSA J.

Terms of Sale: 03-ARM'S LENGTH **Librer/Page:** 5365/0745

Most Recent Permit Information

Permit P15-29371 on 06/15/2015 for \$0 category Electrical.

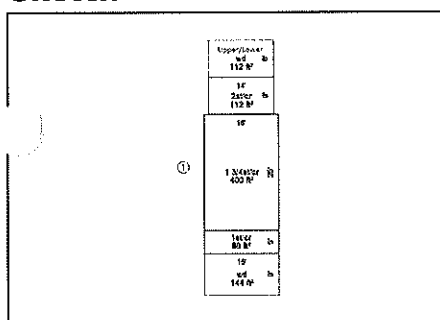
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	142,400	2022 Taxable:	138,112	Acreege:	0.06
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	69.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1900
 Occupancy: Single Family
 Class: CD
 Style: 2 STORY
 Exterior: Alum., Vinyl
 % Good (Physical): 77
 Heating System: Wall/Floor Furnace
 Electric - Amps Service: 0
 # of Bedrooms: 1
 Full Baths: 1 Half Baths: 0
 Floor Area: 1,004
 Ground Area: 592
 Garage Area: 0
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-300-054	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	KRAJCOVIC JASON	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9034 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5450/0495	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:			
KRAJCOVIC JASON 315 WEST DAVIS ANN ARBOR MI 48103			OWNER REQUEST DE 50-29A LOT 29 & 30 PORTAGE LAKE SHORES, ALSO- COM AT NW COR OF LOT 29, TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT IS N OF NE COR OF LOT 29, TH S TO NE COR OF LOT 29, TH WLY TO THE POB. PT OF SW 1/4 SEC 1, T1S-R4E. SPLIT/COMBINED ON 03/21/2019 FROM D -04-01-300-035, D -04-01-300-036;

Most Recent Sale Information

Sold on 08/25/2021 for 450,000 by BKL PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5450/0495

Most Recent Permit Information

Permit P15-30256 on 11/13/2015 for \$0 category Mechanical.

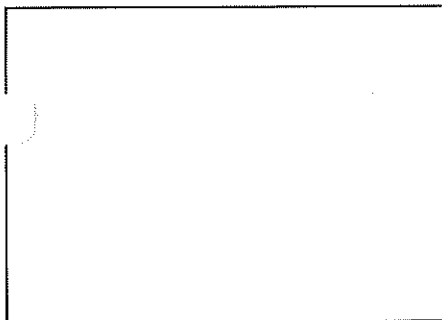
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	211,200	2022 Taxable:	211,200	Acreage:	0.21
Zoning:	LR	Land Value:	Tentative	Frontage:	72.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	104.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 754
Ground Area: 688
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-406-007	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	DAUKA KATIE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9435 MCGREGOR RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5438/0700	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:	*OLD SID - D 04-040-010-00 DE 37-10 A THAT PART OF LOTS 9,10&11 SE OF FOLLOWING LN- COM AT NE COR OF ADD TO PORTAGE LK RESORT, TH N 50- 3-10 W 19.17 FT, TH S 2-31-3W 127.58 FT, TH S 4-18-20 W 49.24 FT, TH S 50-0-50 E 19.52 FT TO POB, TH S 47-24-30 W 182 FT TO POE, EXC E 13FT OF LOT 11 PART LOTS 9,10&11 ADD TO PORTAGE LK RESORT		
Mailing Address:	DAUKA KATIE 9435 MCGREGOR ROAD PINCKNEY MI 48169		

Most Recent Sale Information

Sold on 07/19/2021 for 409,900 by BELL THOMAS D & KELLY M.

Terms of Sale: 03-ARM'S LENGTH **Librer/Page:** 5438/0700

Most Recent Permit Information

Permit 97-3176 on 06/06/1997 for \$13,000 category ADDITION.

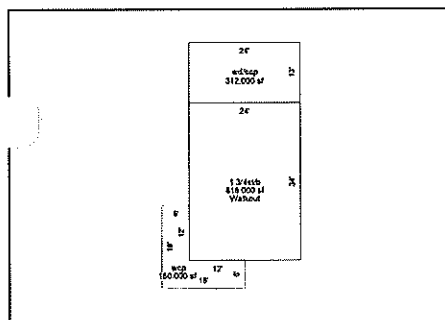
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	208,200	2022 Taxable:	208,200	Acreeage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	94.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	106.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,428
Ground Area: 816
Garage Area: 0
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-406-012	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	MORGENTHALER GAYE E	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9473 HURON PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Librer/Page:	5449/0137	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00020 PORTAGELAKE
Mailing Address:		Description:	
MORGENTHALER GAYE E PO BOX 294 CHELSEA MI 48118		DE 37-5A REWRITE L 2326 P 795 Q/C 5/87 COM N COR OF 'ADDN TO PORTAGE LK RESORT' TH S 50-2-20 E 219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 135.24 FT TO POB, TH S 50-36-50 W 116.7 FT, TH N 40-57-30 W 36.3 FT, TH N 47-6-50 E 109.85 FT, TH S 50 E 43.74 FT TO POB. PARTLOTS 4, 5, 6 & 7 ADD'N TO PORTAGE LAKE RESORT 0.1 AC	

Most Recent Sale Information

Sold on 09/23/2021 for 340,000 by WILDE LYNNETTE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5449/0137

Most Recent Permit Information

None Found

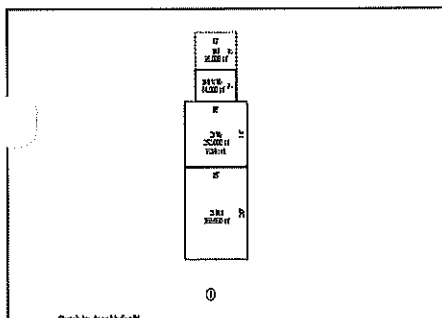
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	144,500	2022 Taxable:	144,500	Acreeage:	0.10
Zoning:	LR	Land Value:	Tentative	Frontage:	36.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	113.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,308
Ground Area: 696
Garage Area: 0
Basement Area: 336
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-406-013	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	MCCRIRIE HAILEE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9465 HURON PINCKNEY, MI 48169	Taxable Status	TAXABLE
Librer/Page:	5361/0796	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00020 PORTAGELAKE
Mailing Address:		Description:	
MCCRIRIE HAILEE		DE 37-6A REWRITE SURVEY CCM N COR OF 'ADD TO PORTAGELAKE RESORT', TH S50-2-20 E 219.31 FT, TH 176.85 FT ALG	
9465 HURON		CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT TH N 50 W 97.54 FT TO POB, TH S 48-40-50 W 122.58 FT, TH N	
PINCKNEY MI 48169		40-57-30 W 41.2 FT, TH N 50-36-50 E 116.7 FT, TH S 50 E 37.7 FT TO POB. PART LOTS 5, 6, 7, 8 ADD'N TO PORTAGE LAKE	
		RESORT 0.11 AC	

Most Recent Sale Information

Sold on 06/18/2020 for 280,000 by GLAHN MATTHEW J.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5361/0796

Most Recent Permit Information

Permit P18-35808 on 07/17/2018 for \$5,000 category Res. Re-Roof.

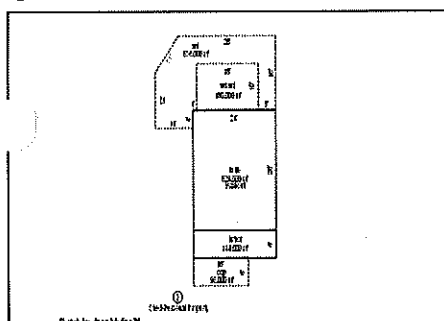
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	122,800	2022 Taxable:	118,381	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	41.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 0
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-01-481-012	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	THOMPSON LORI	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9109 MCGREGOR RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5416/0162	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
		Description:	
THOMPSON LORI			
9109 MCGREGOR RD			
PINCKNEY MI 48169			
			*OLD SID - D 04-280-022-00 DE 54-20 LOT 20 WOODLAND BEACH.

Most Recent Sale Information

Sold on 03/18/2021 for 410,000 by HARDESTY C JAMES & RALPHA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5416/0162

Most Recent Permit Information

Permit P21-42095 on 11/16/2021 for \$56,000 category Res. Add/Alter/Repair.

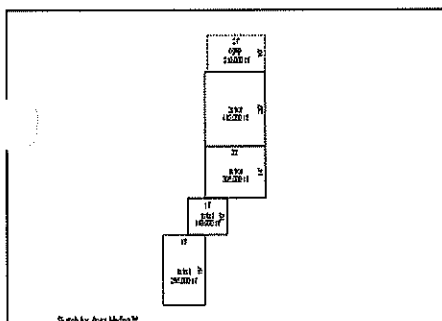
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	160,300	2022 Taxable:	160,300	Acreage:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	102.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,613
Ground Area: 1,173
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-02-175-017	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	CLOUTIER RHONDA L	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9808 WINSTON RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5382/0809	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	47080 PINCKNEY COMMUNITY SCHOOLS
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
		Description:	
CLOUTIER RHONDA L 9808 WINSTON RD PINCKNEY MI 48169			*OLD SID - D 04-180-003-00 DE 46-3 LOT 4 PLEASANT VIEW RESORT. ASSESSMENT INCLUDES LOT 28 PORTAGE HEIGHTS DE 47-28

Most Recent Sale Information

Sold on 10/08/2020 for 449,000 by HARTLEP JEFFREY & SHERI.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5382/0809

Most Recent Permit Information

Permit P12-24311 on 03/14/2012 for \$3,000 category RES. RE-ROOF.

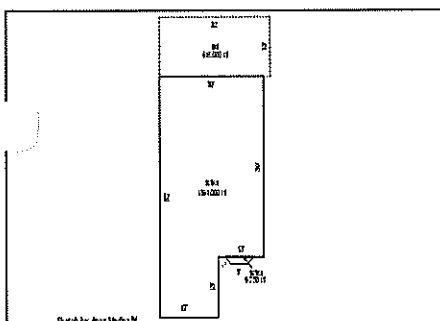
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	184,500	2022 Taxable:	184,500	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	48.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,401
Ground Area: 1,401
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D -04-02-400-016	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	BATES JACKIE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9405 LINCK DR PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5444/0678	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00020 PORTAGELAKE
Description:	*OLD SID - D 04-002-028-00 DE 2-5D COM AT CENT OF SE 1/4 OF SEC, TH S 197 FT IN E LINE OF SW 1/4 OF SE 1/4, TH W 45FT, TH N 152 FT FOR A PL OF BEG, TH N 45 FT, TH W 100 FT, TH S 45 FT, TH E 100 FT TO PL OF BEG, BEING A PART OF SW 1/4 OF SE 1/4 SEC. 2 T1S R4E.		

Most Recent Sale Information

Sold on 08/27/2021 for 250,000 by NESTER ROBERT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5444/0678

Most Recent Permit Information

None Found

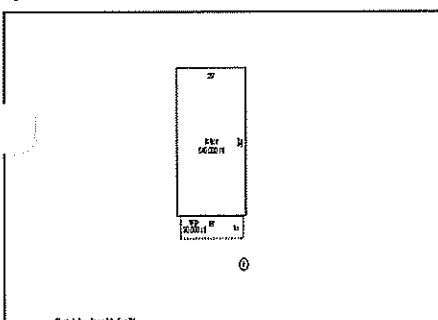
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	102,700	2022 Taxable:	102,700	Acreeage:	0.10
Zoning:	C-1	Land Value:	Tentative	Frontage:	45.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Electric Baseboard
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 640
Ground Area: 640
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel: D -04-02-400-023
Owner's Name: KITTLE MATTHEW & CAROLINE
Property Address: 9451 DEXTER PINCKNEY RD
PINCKNEY, MI 48169
Liber/Page: 5444/0775
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Level, Waterfront, LAKE

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00020 PORTAGELAKE

Mailing Address:

KITTLE MATTHEW & CAROLINE
3344 TACOMA CIRCLE
ANN ARBOR MI 48108

Description:

REWRITE PER QCD L3242 P225 DE 2-38D-1 COM AT NW COR OF SE 1/4 OF SE 1/4, TH S 89-33 E 303.64 FT, TH S 45-15 E 200.0 FT TO A POB, TH CONT S 45-15 E 79.7 FT, TH S 39-51 W 151.67 FT TO PT "A", TH CONT S 39-51 W TO LOW WATER MARK OF LITTLE PORTAGE LAKE, TH NW'LY ALONG SHORE TO A PT S 35-46 W OF POB, TH N 35-46 E TO PT "B", SAID PT BEING N 56-18-30 W 68.0 FT FROM PT "A", TH N 35-46 E 166.2 FT TO POB. PT OF SE 1/4 OF SE 1/4 SEC 2, T15-R4E.

Most Recent Sale Information

Sold on 08/30/2021 for 535,000 by WALTER TERRY E & ELLEN M TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5444/0775

Most Recent Permit Information

Permit 07-18685 on 07/10/2007 for \$0 category MECHANICAL.

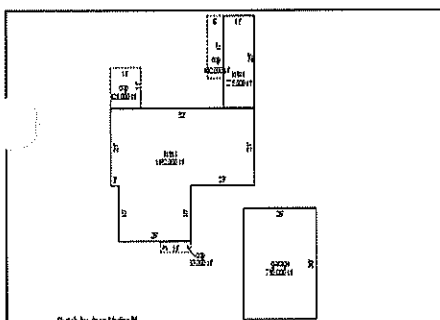
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	275,000	2022 Taxable:	275,000	Acreage:	0.29
Zoning:	LR	Land Value:	Tentative	Frontage:	72.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	167.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,757
Ground Area: 1,757
Garage Area: 780
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/20/2022 3:27 PM

Parcel:	D-04-02-403-025
Owner's Name:	STANTE MARIO (LE)
Property Address:	9558 WINSTON RD PINCNEY, MI 48169
Libel/Page:	5414/0985
Split:	Created: 03/05/2001 Active: Active
Public Impr.:	Paved Road, Sewer, Electric, Gas
Topography:	Level, Waterfront, LAKE
Mailing Address:	STANTE MARIO (LE) 9558 WINSTON RD PINCNEY MI 48169
Description:	BNDRY ADJUST PER DEED L5230 P335 OWNER REQUEST DE 2-19B-1 COM AT SE COR LOT 1, ELM GROVE SUBDIVISION, TH S 61-41-00 W 118.42 FT, TH S 14-12-00 E 78.31 FT TO A POB, TH S 68-34-00 W 83.06 FT, TH S 43-00-00 E 75.00 FT, TH S 87-33-00 E 48.29 FT, TH S 14-12-00 E 30.00 FT, TH N 70-43-00 E 365.00 FT, TH N 14-12-00 W 90.00 FT, TH S 70-43-00 W 365.00 FT, TH N 14-12-00 W 30.00 FT TO THE POB, PT OF SE 1/4 SEC 2, T1S-R4E, 0.86 AC, COMBINED ON 03/02/2001 FROM D-04-02-403-005, D-04-02-403-008, D-04-02-403-010, D-04-02-403-024;
Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status:	TAXABLE
Prev. Taxable Stat	TAXABLE
Gov. Unit:	04 DEXTER TOWNSHIP
MAP #	DAFD
School:	81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood:	00020 PORTAGELAKE

Most Recent Sale Information

Sold on 02/10/2021 for 0 by STANTE MARIO.

Terms of Sale: 18-LIFE ESTATE

Most Recent Permit Information

Permit 10-22091 on 04/15/2010 for \$0 category PORCH/DECK.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	496,700	2022 Taxable:	472,184	Acrage:	0.87
Zoning:	RR	Land Value:	Tentative	Frontage:	90.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1

Year Built: 2007

Occupancy: Single Family

Class: B

Style: 1.75 STORY

Exterior: Wood Siding

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 3 Half Baths: 1

Floor Area: 3,140

Ground Area: 1,594

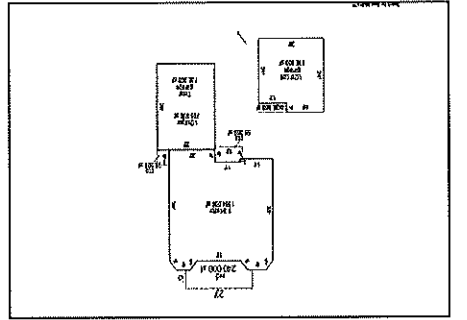
Garage Area: 1,336

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Sketch



Portage Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-107-015	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 LINGK 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	45.77
								Std. Dev. => 11.48

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$450,449	\$132,848	\$302,152	\$189,048	1.598	1,388	\$217.69	00020	19.9068
\$385,223	\$168,747	\$341,253	\$127,339	2.680	972	\$351.08	00020	88.2534
\$311,279	\$113,970	\$268,990	\$112,748	2.386	1,564	\$171.99	00020	58.8415
\$366,444	\$138,158	\$306,842	\$134,286	2.285	1,472	\$208.45	00020	48.7643
\$257,111	\$143,525	\$136,475	\$64,906	2.103	886	\$154.03	00020	30.5299
\$450,261	\$313,330	\$136,670	\$97,808	1.397	754	\$181.26	00020	40.0016
\$460,658	\$149,821	\$260,079	\$185,022	1.406	1,428	\$182.13	00020	39.1683
\$319,714	\$119,114	\$220,886	\$118,000	1.872	1,308	\$168.87	00020	7.4567
\$272,189	\$121,622	\$158,378	\$86,038	1.841	768	\$206.22	00020	4.3437
\$686,872	\$282,765	\$127,235	\$234,577	0.542	2,801	\$45.42	00020	125.4946
\$523,921	\$188,501	\$260,499	\$129,460	2.012	1,401	\$185.94	00020	21.4850
\$227,937	\$93,565	\$156,435	\$79,983	1.956	640	\$244.43	00020	15.8497
\$528,495	\$207,923	\$327,077	\$188,572	1.734	1,757	\$186.16	00020	6.2852
\$990,983	\$253,592	\$711,408	\$526,708	1.351	3,140	\$226.56	00020	44.6679
\$6,231,536		\$3,714,379	\$2,274,495			\$195.02		16.4291
			E.C.F. =>	1.633		Std. Deviation=>	0.5310547	
			Ave. E.C.F. =>	1.797		Ave. Variance=>	39.3606	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY	\$132,848		PORTAGELAKE	408	72
1.50 STORY	\$168,747		PORTAGELAKE	408	68
2 STORY	\$113,970		PORTAGELAKE	408	58
2 STORY	\$138,158		PORTAGELAKE	408	63
1.50 STORY	\$142,969		PORTAGELAKE	408	58
1 STORY	\$310,464		PORTAGELAKE	408	85
2 STORY	\$149,821		PORTAGELAKE	408	74
2 STORY	\$118,505		PORTAGELAKE	408	63
1 STORY	\$121,622		PORTAGELAKE	408	58
2 STORY	\$282,765	D-04-01-481-010	PORTAGELAKE	408	58
1 STORY	\$188,501	D-04-02-153-006	PORTAGELAKE	408	55
1 STORY	\$93,565		PORTAGELAKE	408	79
1 STORY	\$207,923		PORTAGELAKE	408	68
1.75 STORY	\$253,592		PORTAGELAKE	408	84

21.89927571

Portage Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Ascd/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	45.77
								Std. Dev. => 11.48

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/Ft	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-ARM'S LENGTH	\$280,000	\$127,700
D-04-02-175-017	9808 WINSTON RD	10/08/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$203,800
D-04-02-400-023	9451 DEXTER PINCKNEY RD	08/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$293,200
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$414,700
Totals:			\$2,229,000			\$2,229,000	\$1,039,400

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. 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
45.39	\$460,933	\$226,299	\$238,232	102.1	215.0	0.26	0.13	\$2,216	\$860,452
54.80	\$610,880	\$214,428	\$290,308	78.5	167.0	0.29	0.29	\$2,733	\$736,866
42.97	\$1,058,815	\$227,609	\$321,424	84.8	115.0	0.87	0.87	\$2,684	\$261,921
46.63	\$2,427,179	\$834,194	\$1,032,373	314.7		1.54	1.40		
5.21									
			Average			Average			Average
			per FF=>	\$2,651		per Net Acre=>	541,684.42		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/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-ARMS LENGTH	\$280,000	\$127,700
D-04-02-403-025	9558 WINSTON RD	11/18/20	\$965,000	WD	03-ARMS 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
43.57	\$1,355,366	\$393,467	\$503,833	134.1		0.99	0.99		
1.86									
			Average			Average			Average
			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 PINGKNEY 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
\$1,513.185	\$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-ARMI'S LENGTH	\$435,000	\$203,400
D-04-01-107-020	9707 PORTAGE LAKE AVE	02/19/21	\$510,000	WD	03-ARMI'S LENGTH	\$510,000	\$189,800
D-04-01-181-001	9677 PORTAGE LAKE AVE	03/30/22	\$382,960	WD	03-ARMI'S LENGTH	\$382,960	\$153,800
D-04-01-181-004	9653 PORTAGE LAKE AVE	03/12/21	\$445,000	WD	03-ARMI'S LENGTH	\$445,000	\$180,700
D-04-01-481-012	9109 MCGREGOR RD	03/18/21	\$410,000	WD	03-ARMI'S LENGTH	\$410,000	\$332,000
Totals:			\$2,182,960			\$2,182,960	\$1,059,700

Sale. Ratio =>

Std. Dev. =>

Dollars/SqFt	Actual Front	ECF Area	Libor/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-ARM'S LENGTH	\$409,900	\$182,100
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$137,100
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARM'S 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	Effec. 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
42.84	\$1,007,218	\$367,287	\$344,605	181.4		0.33	0.33	
2.16			Average per FF=>	\$2,025		Average per Net Acre=>	1,116,373.86	

Dollars/Acre	Dollars/SqFt	Actual Front	EGF Area	Libel/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		