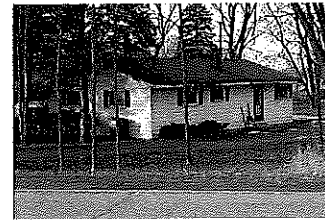


19

Neighborhoods Used: 00021.PORTAGELAKE NON-LF

8825 MCGREGOR RD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -01-470-008           09/22/2021 00021   401           265,000   187,406  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY                   63           77,594           104,485           0.743  
 !!MULTI-PARCEL SALE!!



9512 PORTAGE LAKE AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-180-045       08/20/2021 00021   401           164,000   68,657  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY                   53           95,343           55,089           1.731



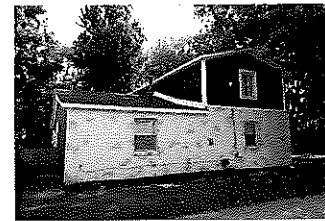
9847 PORTAGE LAKE AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-107-001       06/28/2021 00021   401           225,000   64,467  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   2 STORY                   74           160,533           102,007           1.574



9960 FLORENCE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-02-102-009       04/15/2021 00021   401           620,000   302,038  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY                   76           317,962           282,927           1.124  
 !!MULTI-PARCEL SALE!!



9734 PORTAGE LAKE AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-108-037       03/01/2021 00021   401           275,000   68,831  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   2 STORY                   72           206,169           162,272           1.271



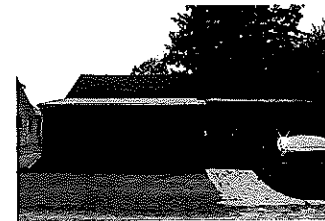
9475 PORTAGE LAKE AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-405-002       02/23/2021 00021   401           240,000   55,419  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   2 STORY                   58           184,581           94,599           1.951



8554 PORTAGE LAKE BLVD  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-108-045       01/07/2021 00021   401           206,000   56,164  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY                   73           149,836           102,793           1.458



8569 BASS  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 D -04-01-180-037       08/28/2020 00021   401           179,900   45,439  
 Occupancy           Style                   %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family   1 STORY                   78           134,461           111,750           1.203



Neighborhoods Used: 00021.PORTAGELAKE NON-LF

9875 DEXTER PINCKNEY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-02-125-002	07/13/2020 00021	401	242,000	34,650	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	63	207,350	144,885	1.431



8579 PORTAGE LAKE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-04-01-180-046	04/17/2020 00021	401	154,000	56,062	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	82	97,938	93,760	1.045



Neighborhoods Used: 00021.PORTAGELAKE NON-LF

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	93,760	497,470	249,370	55,089	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	264,279	0	94,599	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 : 1,254,566  
 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	97,938	602,259	284,944	95,343	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	366,702	0	184,581	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 : 1,631,767  
 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	4	13.08	15.85	0.980
After Application of E.C.F.s		6.51	9.23	0.989

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000( 0)	1.045( 1)	1.211( 3)	1.143( 2)	1.731( 1)	1.000( 0)
1+ STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.25 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.50 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1.75 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.000( 0)	1.000( 0)	1.388( 2)	1.000( 0)	1.951( 1)	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. : 1.301 (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)

Neighborhoods Used: 00021.PORTAGELAKE NON-LF

<<<<<<<<<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2020  
Ending Date: 03/31/2022  
Terms Selected: 1  
Analyze by Style:  
Analyze by %Good: X  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals: X  
Use Infl. Adj. Sale Prices:  
Neighborhood(s): 00021 - PORTAGELAKE NON-LF

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Max # of Res. Buildings: 200	Minimum E.C.F. (Residential): 0.40 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 200	Minimum E.C.F. (Agricultural): 0.40 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 200	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-01-107-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HARTMAN MIRANDA A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9847 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5435/0136	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

## Mailing Address:

HARTMAN MIRANDA A  
9847 PORTAGE LAKE AVE  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-210-065-00 DE 49-64 THE E 100 FT IN WIDTH OF LOT60 PORTAGE LAKE RESORT.

## Most Recent Sale Information

Sold on 06/28/2021 for 225,000 by SUGIURA JODY.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5435/0136

## Most Recent Permit Information

None Found

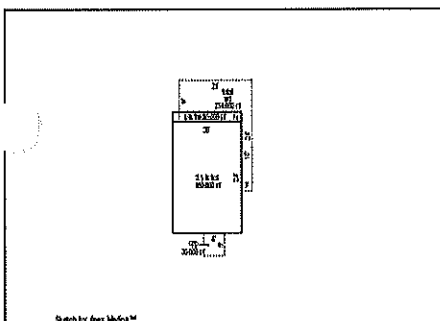
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	95,700	<b>2022 Taxable:</b>	95,700	<b>Acreage:</b>	0.15
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 74  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,210  
Ground Area: 480  
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 3:45 PM

<b>Parcel:</b>	D -04-01-108-037	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SEALE KATHRYN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9734 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5408/0701	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

<b>Mailing Address:</b>	<b>Description:</b>
SEALE KATHRYN 9734 PORTAGE LAKE AVE PINCKNEY MI 48169	*OLD SID - D 04-210-010-00 DE 49-10 LOTS 10 & 11 PORTAGE LAKE RESORT.

## Most Recent Sale Information

Sold on 03/01/2021 for 275,000 by BARTON MAX EDWARD.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5408/0701
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## Most Recent Permit Information

Permit P20-39484 on 07/20/2020 for \$0 category Mechanical.

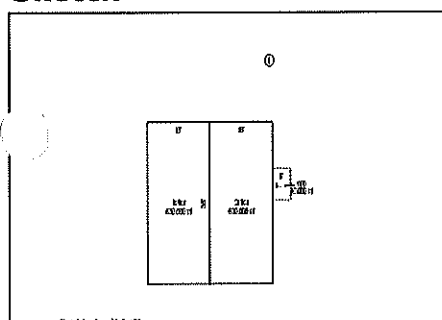
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	134,100	<b>2022 Taxable:</b>	134,100	<b>Acreage:</b>	0.18
<b> zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,890  
Ground Area: 1,260  
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 3:45 PM

<b>Parcel:</b>	D -04-01-108-045	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REYNOLDS RUTH ANN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8554 PORTAGE LAKE BLVD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5399/0557	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF
<b>Mailing Address:</b>		<b>Description:</b>	
REYNOLDS RUTH ANN		*OLD SID - D 04-140-046-00 DE 42-45 LOT 49 & LOT 48 EXC W 25 FT THEREOF ORCHARD ADDITION TO PORTAGE LAKE	
8554 PORTAGE LAKE BLVD		RESORT	
PINCKNEY MI 48169			

## Most Recent Sale Information

Sold on 01/07/2021 for 206,000 by NORRIS MARILYN & ROSE STEPHAN.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5399/0557

## Most Recent Permit Information

Permit 06-16781 on 07/05/2006 for \$70,000 category RES. ADD/ALTER/REPAIR.

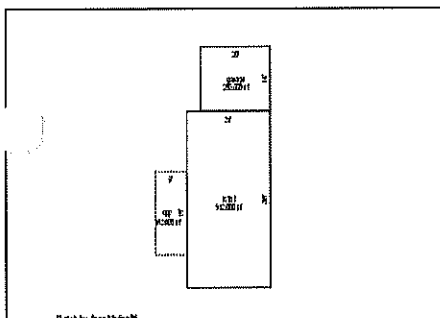
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	91,700	<b>2022 Taxable:</b>	91,700	<b>Acreage:</b>	0.13
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	55.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 912  
Ground Area: 912  
Garage Area: 280  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-01-180-037	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCELROY FRANCIS E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8569 BASS PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5375/0803	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF
<b>Mailing Address:</b>		<b>Description:</b>	
MCELROY FRANCIS E		*OLD SID - D 04-140-012-00 DE 42-13 LOT 14 ORCHARD ADDITION TO PORTAGE LAKE RESORT.	
8569 BASS			
PINCKNEY MI 48169			

## Most Recent Sale Information

Sold on 08/28/2020 for 179,900 by PRZYSIECKI TIMOTHY T & RENEE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5375/0803

## Most Recent Permit Information

None Found

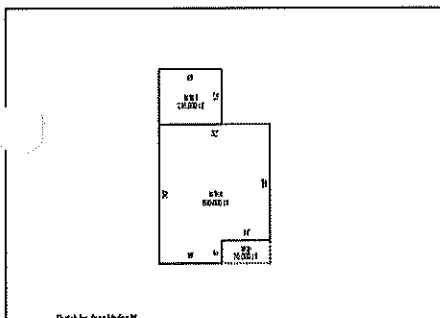
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	91,200	<b>2022 Taxable:</b>	85,119	<b>Acreage:</b>	0.08
<b>Finishing:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	90.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,106  
Ground Area: 1,106  
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 3:45 PM

<b>Parcel:</b>	D -04-01-180-045	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	B & H INVESTMENTS LLC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9512 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5444/0394	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF
<b>Mailing Address:</b>		<b>Description:</b>	
B & H INVESTMENTS LLC 7827 HAMILTON SCIPIO RD OKEANA OH 45053		OLD SID D 04-140-002-00 DE 42-2 LOTS 3 & 4 ORCHARD ADDITION TO PORTAGE LAKE RESORT	

## Most Recent Sale Information

Sold on 08/20/2021 for 164,000 by GRISCHY THOMAS & LINDA.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5444/0394

## Most Recent Permit Information

Permit P21-42212 on 12/14/2021 for \$0 category Electrical.

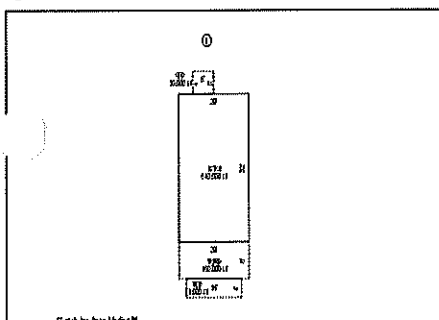
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	70,000	<b>2022 Taxable:</b>	70,000	<b>Acreage:</b>	0.18
<b>Financing:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	100.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: D+10  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 53  
Heating System: Forced Air w/ Ducts  
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 3:45 PM

<b>Parcel:</b>	D -04-01-180-046	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	OBERLY RACHEL M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8579 PORTAGE LAKE BLVD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5356/0509	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

<b>Mailing Address:</b>	<b>Description:</b>
OBERLY RACHEL M 8579 PORTAGE LAKE BLVD PINCKNEY MI 48169	DE 42-33B (007 & 008) LOT 35 ORCHARD ADDITION TO PORTAGE LAKE RESORT AND COM AT NE COR LOT 19 TH S 89 DEG W 85.47 FT, FOR POB TH S 09-43 W 51.20 FT, TH N 50 DEG W 41.0 FT TH N 01 DEG W 23 FT, TH N 89 DEG E 40 FT TO POB ALL BEING PART OF ORCHARD ADDITION TO PORTAGE LAKE RESORT T1S,R4E

## Most Recent Sale Information

Sold on 04/17/2020 for 154,000 by FOLLMER JOANN M & PATTERSON PATRICK.

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 5356/0509

## Most Recent Permit Information

Permit P18-34813 on 01/30/2018 for \$40,000 category Res. Add/Alter/Repair.

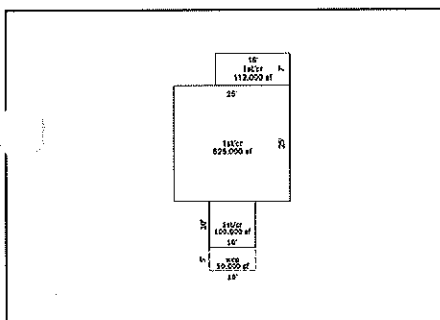
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	86,100	<b>2022 Taxable:</b>	80,677	<b>Acreage:</b>	0.13
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	40.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1    Half Baths: 0  
Floor Area: 837  
Ground Area: 837  
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 3:45 PM

**Parcel:** D -04-01-405-002  
**Owner's Name:** MERKEL DANIEL & MATTHEW  
**Property Address:** 9475 PORTAGE LAKE AVE  
PINCKNEY, MI 48169  
**Liber/Page:** 5409/0275  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level

**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:** 81050 DEXTER COMMUNITY SCHOOL DIST  
**Neighborhood:** 00021 PORTAGELAKE NON-LF

## Mailing Address:

MERKEL DANIEL & MATTHEW  
9475 PORTAGE LAKE AVE  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-040-016-00 DE 37-16A COM AT NW COR OF "ADDITION TO PORTAGE LAKE RESORT", TH S 50-03-10 E 132.33 FT FOR POB, TH S 50-03-10 E 51.52 FT, TH S 40-50-10 W 101.25 FT, TH N 50-00-50 W 54.10 FTTH N 42-17-30 E 101.28 FT TO POB, BEING PART OF LOTS 16 & 17, ADDITION TO PORTAGE LAKE RESORT

## Most Recent Sale Information

Sold on 02/23/2021 for 240,000 by CASH DONNA K.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5409/0275

## Most Recent Permit Information

Permit P14-28335 on 10/01/2014 for \$0 category Mechanical.

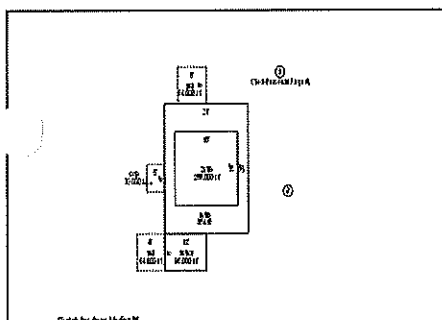
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	86,600	<b>2022 Taxable:</b>	86,600	<b>Acreage:</b>	0.12
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	52.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 58  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,056  
Ground Area: 768  
Garage Area: 0  
Basement Area: 672  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-01-470-008	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WONDERLAND MARINE SOUTH LLC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8825 MCGREGOR RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5450/0289	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

## Mailing Address:

WONDERLAND MARINE SOUTH LLC  
5796 E GRAND RIVER  
HOWELL MI 48843

## Description:

\*OLD SID - D 04-001-076-00 DE 1-41P-2 COM AT INTERSECTION OF CENT OF DEXTER-PINCKNEY ROAD & CENT OF MC GREGOR ROAD, TH N35 DEG 07' EAST 599.2 FT IN CENT OF MC GREGOR ROAD, TH N 59 DEG 05' E 548.65 FT IN CENT OF ROAD, TH N 5 DEG 12'E 40.85 FT FOR PL OF BEG, TH N 5 DEG 12' E 265.65 FT, TH N 66 DEG 50' E 54.66 FT, TH S 5 DEG 12' W 256.6 FT, TH S 59 DEG 05' W 59.49 FT IN N LINE OF ROAD TO PL OF BEG, "PARCEL K" BEING PART OF SE 1/4 SEC 1 T15-R4E 0.29AC.

## Most Recent Sale Information

Sold on 09/22/2021 for 265,000 by KLAIVE KERRY B.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5450/0289

## Most Recent Permit Information

None Found

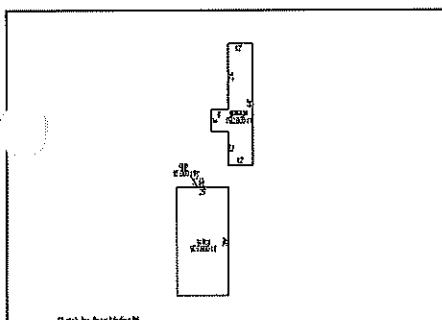
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	112,600	<b>2022 Taxable:</b>	112,600	<b>Acreage:</b>	0.34
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	59.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	261.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 975  
Ground Area: 975  
Garage Area: 592  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-01-482-010	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	THOMPSON LORI	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	MCGREGOR-ROBERT PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5416/0162	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF
<b>Description:</b>	*OLD SID - D 04-280-001-00 DE 54-1 LOT 1 WOODLAND BEACH.		
<b>THOMPSON LORI</b>			
<b>9109 MCGREGOR RD</b>			
<b>PINCKNEY MI 48169</b>			

## 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

None Found

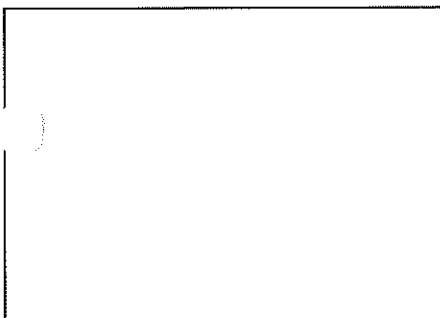
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	27,300	<b>2022 Taxable:</b>	27,300	<b>Acreage:</b>	0.10
<b>Financing:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	46.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	99.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-02-102-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MONDLOCH DENISE S (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9960 FLORENCE PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5442/0187	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	47080 PINCKNEY COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

## Mailing Address:

MONDLOCH DENISE S (LE)  
9960 FLORENCE  
PINCKNEY MI 48169

## Description:

REWRITE PER SURVEY 07/2001 DE 47-57A LOTS 57 & 60 ALSO N 1/2 OF LOTS 56 & 61 PORTAGE HEIGHTS, ALSO DESC AS:  
BEG AT NW COR LOT 57, TH S 89-53-19 E 114.83 FT, TH S 86-07-35 E 121.77 FT, TH 164.32 FT ALNG ARC OF CURV-RT-RAD  
340.38 FT - CH S 14-43-22 W 162.73 FT, TH N 81-47-19 W 107.84 FT, TH N 82-41-19 W 107.84 FT, TH N 82-41-19 W 101.75  
FT, TH 138.3 FT ALNG ARC OF CURV-LFT-RAD 692.22 FT - CH N 05-16-11 E 138.07 FT TO THE POB.

## Most Recent Sale Information

Sold on 08/24/2021 for 0 by MONDLOCH DENISE.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5442/0187

## Most Recent Permit Information

Permit P17-33076 on 05/01/2017 for \$15,000 category Res. Add/Alter/Repair.

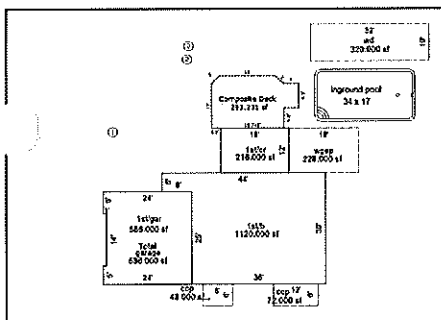
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	247,000	<b>2022 Taxable:</b>	247,000	<b>Acreage:</b>	0.78
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	138.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	226.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1947  
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: 1 Half Baths: 2  
Floor Area: 1,922  
Ground Area: 1,336  
Garage Area: 586  
Basement Area: 1,120  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

<b>Parcel:</b>	D -04-02-125-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ENNIS BRIAN & WILLIAMS JESSE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9875 DEXTER PINCKNEY RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5367/0924	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	47080 PINCKNEY COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

## Mailing Address:

ENNIS BRIAN & WILLIAMS JESSE  
9875 DEXTER PINCKNEY RD  
PINCKNEY MI 48169

## Description:

\*OLD SID - D 04-002-007-00 DE 2-2F COM AT CENT OF SEC, TH S 89 DEG 04' E 868.38 FT IN E & W1/4 LINE, TH N 3 DEG 10' W 191 FT, TH N 1 DEG 30' 30" W179.35 FT IN W LINE OF HWY, TH N 5 DEG 40' E 29.65 FT FOR PL OF BEG, TH N 5 DEG 40' E 100 FT TH N 89 DEG 04' W 275 FT, TH S 5 DEG 40'W 100 FT, TH S 89 DEG 04' E 275 FT TO PL OF BEG, BEING PART OF NE FRL 1/4 SEC 2 T1S-R4E 0.63 AC.

## Most Recent Sale Information

Sold on 07/13/2020 for 242,000 by KUTSOMARKOS ANDREW S.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5367/0924

## Most Recent Permit Information

None Found

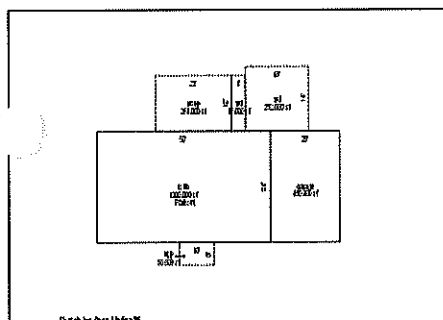
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	102,600	<b>2022 Taxable:</b>	98,135	<b>Acreage:</b>	0.63
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	275.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: C-5  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,200  
Ground Area: 1,200  
Garage Area: 480  
Basement Area: 1,200  
Basement Walls:  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

07/20/2022 3:45 PM

**Parcel:** D -04-02-153-002  
**Owner's Name:** GULLEDGE JOSHUA & LYNSAY  
**Property Address:** 9820 BETTY PLACE  
PINCKNEY, MI 48169  
**Liber/Page:** 5423/0427 **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Rolling

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 47080 PINCKNEY COMMUNITY SCHOOLS  
**Neighborhood:** 00021 PORTAGELAKE NON-LF

**Mailing Address:** GULLEDGE JOSHUA & LYNSAY  
41870 WINTER CT  
CANTON MI 48187  
**Description:** OLD SID D-04-19-002-000 DE 47-33A LOTS 33 & 34 PORTAGE HEIGHTS

## Most Recent Sale Information

Sold on 05/03/2021 for 48,000 by HANEY MICHEAL R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5423/0427

## Most Recent Permit Information

Permit PP22-0060 on 03/30/2022 for \$0 category Plumbing.

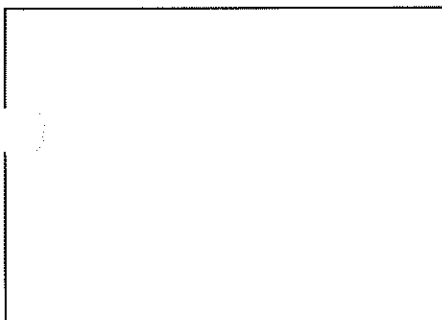
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	104,000	<b>2022 Taxable:</b>	104,000	<b>Acreage:</b>	0.45
<b>Finishing:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	124.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	137.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2021  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 99  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,378  
Ground Area: 1,616  
Garage Area: 1,052  
Basement Area: 1,616  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



Portage Lake Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-107-001	9847 PORTAGE LAKE AVE	06/28/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$78,400	34.84
D-04-01-108-037	9734 PORTAGE LAKE AVE	03/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,400	42.33
D-04-01-108-045	8554 PORTAGE LAKE BLVD	01/07/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$78,900	38.30
D-04-01-180-037	8569 BASS	08/28/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$59,000	32.80
D-04-01-180-045	9512 PORTAGE LAKE AVE	08/20/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,200	39.15
D-04-01-180-046	8579 PORTAGE LAKE BLVD	04/17/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$74,000	48.05
D-04-01-405-002	9475 PORTAGE LAKE AVE	02/23/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$74,800	31.17
D-04-01-470-008	8825 MCGREGOR RD	09/22/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,100	56.64
D-04-02-102-009	9960 FLORENCE	04/15/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$269,600	43.48
D-04-02-125-002	9875 DEXTER PINCKNEY RD	07/13/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$91,200	37.69
<b>Totals:</b>			<b>\$2,570,900</b>			<b>\$2,570,900</b>	<b>\$1,056,600</b>	<b>41.10</b>
								<b>Std. Dev. =&gt; 7.62</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$198,096	\$64,467	\$160,533	\$102,007	1.574	1,210	\$132.67	00021	22.7500
\$281,407	\$68,831	\$206,169	\$162,272	1.271	1,890	\$109.08	00021	7.5730
\$190,823	\$56,164	\$149,836	\$102,793	1.458	912	\$164.29	00021	11.1399
\$191,832	\$45,439	\$134,461	\$111,750	1.203	1,106	\$121.57	00021	14.3020
\$140,824	\$68,657	\$95,343	\$55,089	1.731	640	\$148.97	00021	38.4452
\$178,888	\$56,062	\$97,938	\$93,760	1.045	837	\$117.01	00021	30.1690
\$179,344	\$55,419	\$184,581	\$94,599	1.951	1,056	\$174.79	00021	60.4942
\$439,573	\$194,377	\$70,623	\$104,485	0.676	975	\$72.43	00021	67.0330
\$839,426	\$302,038	\$317,962	\$282,927	1.124	1,922	\$165.43	00021	22.2415
\$224,449	\$34,650	\$207,350	\$144,885	1.431	1,200	\$172.79	00021	8.4891
<b>\$2,864,662</b>		<b>\$1,624,796</b>	<b>\$1,254,567</b>			<b>\$137.91</b>		
			E.C.F. =>	1.295		Std. Deviation=>	0.36532303	
			Ave. E.C.F. =>	1.346		Ave. Variance=>	28.2637	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY	\$64,467		PORTAGELAKE NON-LF	401	74
2 STORY	\$67,736		PORTAGELAKE NON-LF	401	72
1 STORY	\$56,164		PORTAGELAKE NON-LF	401	73
1 STORY	\$45,439		PORTAGELAKE NON-LF	401	78
1 STORY	\$67,736		PORTAGELAKE NON-LF	401	53
1 STORY	\$56,062		PORTAGELAKE NON-LF	401	82
2 STORY	\$55,234		PORTAGELAKE NON-LF	401	58
1 STORY	\$194,377	D-04-01-470-007	PORTAGELAKE NON-LF	401	63
1 STORY	\$293,767	D-04-02-101-021	PORTAGELAKE NON-LF	401	76
1 STORY	\$34,650		PORTAGELAKE NON-LF	401	63

20.99443915

Portage Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-01-108-037	9734 PORTAGE LAKE AVE	03/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$116,400	42.33	
D-04-01-108-045	8554 PORTAGE LAKE BLVD	01/07/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$78,900	38.30	
D-04-01-180-037	8569 BASS	08/28/20	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$59,000	32.80	
D-04-01-180-045	9512 PORTAGE LAKE AVE	08/20/21	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,200	39.15	
D-04-01-180-046	8579 PORTAGE LAKE BLVD	04/17/20	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$74,000	48.05	
D-04-01-405-002	9475 PORTAGE LAKE AVE	02/23/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$74,800	31.17	
D-04-01-470-008	8825 MCGREGOR RD	09/22/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$150,100	56.64	
D-04-01-480-002	MCGREGOR RD	12/10/20	\$26,706	WD	03-ARM'S LENGTH	\$26,706	\$12,900	48.30	
D-04-01-482-010	MCGREGOR-ROBERT	03/18/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$179,500	43.78	
D-04-02-102-009	9960 FLORENCE	04/15/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$269,600	43.48	
D-04-02-125-002	9875 DEXTER PINCKNEY RD	07/13/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$91,200	37.69	
<b>Totals:</b>			<b>\$2,782,606</b>			<b>\$2,782,606</b>	<b>\$1,170,600</b>	<b>42.07</b>	
								<b>Sale. Ratio =&gt;</b>	<b>42.07</b>
								<b>Std. Dev. =&gt;</b>	<b>7.34</b>

D-04-01-107-001 9847 PORTAGE LAKE AVE 06/28/21 \$225,000 WD 03-ARM'S LENGTH \$225,000 \$78,400 34.84

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$286,403	\$61,329	\$72,732	63.2	100.0	0.18	0.18	\$970	\$333,310	\$7.65
\$194,966	\$71,341	\$60,307	52.4	100.0	0.13	0.13	\$1,360	\$566,198	\$13.00
\$195,183	\$33,507	\$48,790	42.4	90.0	0.08	0.08	\$790	\$403,699	\$9.27
\$145,820	\$90,912	\$72,732	63.2	100.0	0.18	0.18	\$1,437	\$494,087	\$11.34
\$183,023	\$31,174	\$60,197	52.3	137.0	0.13	0.13	\$596	\$247,413	\$5.68
\$183,418	\$115,890	\$59,308	51.6	101.0	0.12	0.12	\$2,247	\$942,195	\$21.63
\$439,573	\$128,125	\$201,230	175.0	531.0	0.70	0.34	\$732	\$184,353	\$4.23
\$31,149	\$26,706	\$31,149	27.1	71.0	0.03	0.03	\$986	\$809,273	\$18.58
\$504,598	\$223,576	\$186,425	91.5	201.0	0.21	0.10	\$2,444	\$1,074,885	\$24.68
\$839,426	\$241,095	\$303,937	234.4	260.0	1.09	0.78	\$1,029	\$221,391	\$5.08
\$224,449	\$52,201	\$34,650	151.4	275.0	0.63	0.63	\$345	\$82,859	\$1.90
<b>\$3,228,008</b>	<b>\$1,075,856</b>	<b>\$1,131,457</b>	<b>1,004.6</b>		<b>3.48</b>	<b>2.72</b>			
Average		Average		Average		Average		Average	
per FF=>		\$1,071		per Net Acre=>		309,065.21		per SqFt=>	
\$202,916	\$91,371	\$69,287	60.2	100.0	0.15	0.15	\$1,517	\$601,125	\$13.80

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
80.00	00021	5408/0701		PORTAGELAKE NON-LF	401	PORTAGE NON
55.00	00021	5399/0557		PORTAGELAKE NON-LF	401	PORTAGE NON
40.00	00021	5375/0803		PORTAGELAKE NON-LF	401	PORTAGE NON
80.00	00021	5444/0394		PORTAGELAKE NON-LF	401	PORTAGE NON
40.00	00021	5356/0509		PORTAGELAKE NON-LF	401	PORTAGE NON
52.00	00021	5409/0275		PORTAGELAKE NON-LF	401	PORTAGE NON
118.00	00021	5450/0289	D -04-01-470-007	PORTAGELAKE NON-LF	401	PORTAGE NON
21.00	00021	5393/0992		PORTAGELAKE NON-LF	402	PORTAGE NON
91.00	00021	5416/0162	D -04-01-481-012	PORTAGELAKE NON-LF	402	PORTAGE NON
350.00	00021	5437/0086	D -04-02-101-021	PORTAGELAKE NON-LF	401	PORTAGE NON
100.00	00021	5367/0924		PORTAGELAKE NON-LF	401	PORTAGE NON
66.00	00021	5435/0136		PORTAGELAKE NON-LF	401	PORTAGE VIEW