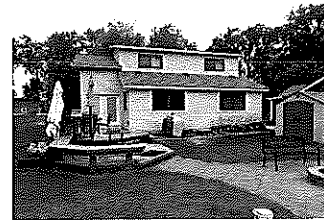


20

Neighborhoods Used: 00022.PORTAGE LK RIVER

9108 MCGREGOR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-01-480-015	11/10/2020 00022	408	418,000	129,948	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	288,052	246,463	1.169



Neighborhoods Used: 00022.PORTAGE LK RIVER

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	246,463	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 246,463
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 0
 Total Commercial Costs by Manual : 0

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	288,052	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 288,052
 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
1	0	0.00	0.00	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.169(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.169 (1)
 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: 00022.PORTAGE LK RIVER

<<<<<<<<<<< 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): 00022 - PORTAGE LK RIVER

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

07/27/2022 11:24 AM

Parcel:	D -04-01-480-015	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	GOBLE STEPHEN D & AMY K	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9108 MCGREGOR RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5396/0391	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, CANAL	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00022 PORTAGE LK RIVER

Mailing Address:	Description:
GOBLE STEPHEN D & AMY K 4098 PROCEEDS DR PINCKNEY MI 48169	*OLD SID - D 04-280-034-00 DE 54-32 LOT 33 WOODLAND BEACH.

Most Recent Sale Information

Sold on 11/10/2020 for 418,000 by MURPHY CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5396/0391

Most Recent Permit Information

Permit P21-41926 on 10/13/2021 for \$5,243 category Res. Add/Alter/Repair.

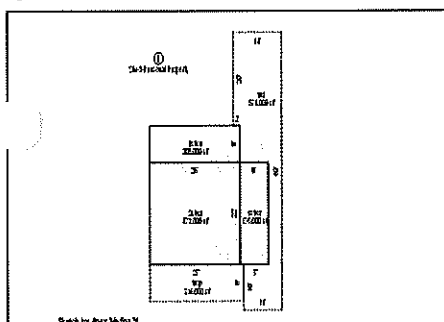
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	209,100	2022 Taxable:	191,621	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	126.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,528
Ground Area: 956
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Portage Lake River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-480-015	9108 MCGREGOR RD	11/10/20	\$418,000	WD	03-ARMS LENGTH	\$418,000	\$151,700	36.29
Totals:			\$418,000			\$418,000	\$151,700	36.29
							Sale. Ratio =>	36.29

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$462,673	\$129,948	\$288,052	\$246,463	1.169	1,528	\$188.52	00022	0.0000
\$462,673		\$288,052	\$246,463			\$188.52		0.0000
				E.C.F. =>			Std. Deviation=>	#DIV/0!
				Ave. E.C.F. =>			Ave. Variance=>	0.0000 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$129,948	PORTAGELAKE	408	85

0

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-ARMY'S LENGTH	\$409,900	\$182,100
D-04-01-406-012	9473 HURON	09/23/21	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$137,100
D-04-01-406-013	9465 HURON	06/18/20	\$280,000	WD	03-ARMY'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			Average		
			per FF=>	\$2,025		per Net Acre=>	1,116,373.86	

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

Average
per SqFt=> \$25.63