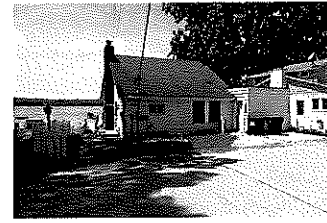


23

Neighborhoods Used: 00025.SILVERLAKE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-03-208-008	10/05/2021 00025	408	340,000	114,545	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	58	225,455	101,296	2.226



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-04-03-207-006	07/13/2020 00025	408	332,000	219,608	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	68	112,392	116,662	0.963

!!MULTI-PARCEL SALE!!



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D-04-03-226-002	06/29/2020 00025	408	387,000	267,339	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	58	119,661	124,610	0.960

!!MULTI-PARCEL SALE!!



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:17 PM

Parcel:	D -04-03-207-006	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	KNOWLES LAURA	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9323 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5365/0835	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

KNOWLES LAURA
JACOBSEN REBECCA
9323 ANNE DR
PINCKNEY MI 48169

Description:

*OLD SID - D 04-060-014-00 DE 39-14 LOTS 17 & 18 CLARK'S SILVER LAKE SUBDIVISION.

Most Recent Sale Information

Sold on 07/13/2020 for 332,000 by F&F VENTURES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5365/0835

Most Recent Permit Information

Permit P21-40531 on 01/28/2021 for \$400,000 category Res. Add/Alter/Repair.

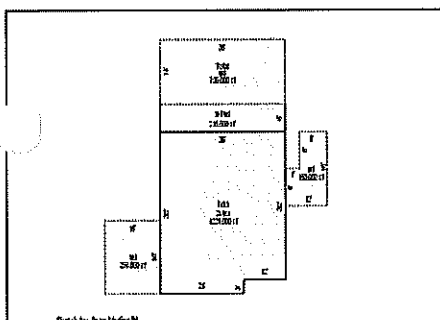
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	178,900	2022 Taxable:	176,643	Acres:	0.12
 zoning:	LR	Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Brick
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,448
Ground Area: 1,224
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:17 PM

Parcel:	D -04-03-208-008	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	BARLOW LINDSEY M	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9183 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5450/0740	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

BARLOW LINDSEY M
BREWSTER ROBERT W
336 SEDGEWOOD LN
ANN ARBOR MI 48103

Description:

REWRITE PER WD L3036 P313 DE 39-1 LOT 1 CLARK'S SILVER LAKE SUBDIVISION, ALSO LAND BET LOT LINES EXTENDED TO WATER'S EDGE ON W'LY SIDE.

Most Recent Sale Information

Sold on 10/05/2021 for 340,000 by HEINZ KARL & GLENDA SUZANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5450/0740

Most Recent Permit Information

None Found

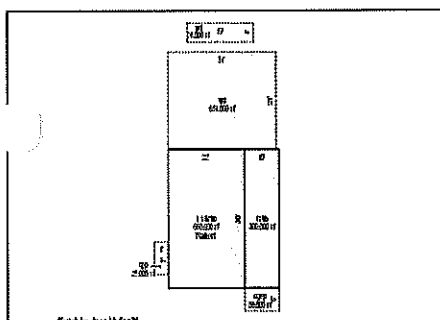
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	126,100	2022 Taxable:	126,100	Acres:	0.06
 zoning:	LR	Land Value:	Tentative	Frontage:	35.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,125
Ground Area: 960
Garage Area: 0
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:17 PM

Parcel:	D -04-03-226-002	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	STANGE BRIAN W & MARTHA A	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	9421 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5366/0763	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, GENERATOR	School:	47080 PINCKNEY COMMUNITY SCHOOLS
Mailing Address:		Neighborhood:	00025 SILVERLAKE
Description:	*OLD SID - D 04-003-028-00 DE 3-5L-1 COM AT THE MOST W'LY COR OF LOT 24 OF CLARKS SILVER LAKESUBDIVISION, TH N 49 DEG 27'10" W 28 FT, TH N 58 DEG 27' 10" W 120 FT, TH N 63 DEG 12' 10" W 120 FT, TH N 71 DEG 12' 10" W 120 FT, TH N 79 DEG 12' 10" W 40 FT FORA PL OF BEG, TH N 79 DEG 12' 10" W 40 FT, TH N 10 DEG 47' 50" E 70 FT, TH S 79 DEG 12' 10" E 40 FT, TH S 10DEG 47' 50" W 70 FT TO PL OF BEG, BEING A PART OF NW FRL 1/4 SEC. 3 T1S R4E 0.07 AC.		

Most Recent Sale Information

Sold on 06/29/2020 for 387,000 by JAEGER JEANNE LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5366/0763

Most Recent Permit Information

Permit P20-39567 on 08/06/2020 for \$5,900 category Res. Re-Roof.

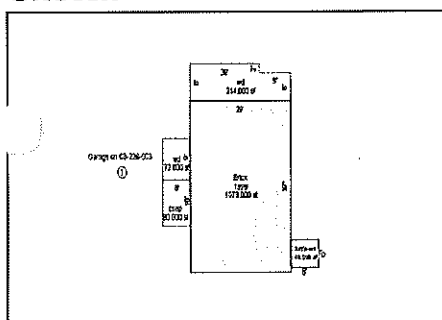
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	147,300	2022 Taxable:	147,300	Acreeage:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 2
Year Built: 1940
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Brick
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 2 Half Baths: 0
Floor Area: 1,385
Ground Area: 1,121
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Silver Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-207-006	9323 ANNE DR	07/13/20	\$332,000	WD	03-ARMY'S LENGTH	\$332,000	\$230,800	69.52
D-04-03-208-008	9183 ANNE DR	10/05/21	\$340,000	WD	03-ARMY'S LENGTH	\$340,000	\$122,100	35.91
D-04-03-226-002	9421 ANNE DR	06/29/20	\$387,000	WD	03-ARMY'S LENGTH	\$387,000	\$232,800	60.16
Totals:			\$1,059,000			\$1,059,000	\$585,700	
							Sale. Ratio =>	55.31
							Std. Dev. =>	17.34

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$428,339	\$219,608	\$112,392	\$116,662	0.963	2,448	\$45.91	00025	41.9735
\$257,372	\$114,545	\$225,455	\$101,296	2.226	1,125	\$200.40	00025	84.2580
\$597,527	\$267,339	\$119,661	\$124,610	0.960	1,385	\$86.40	00025	42.2845
\$1,283,238		\$457,508	\$342,568			\$110.90		4.7606
				E.C.F. =>	1.336	Std. Deviation=>		0.72969772
				Ave. E.C.F. =>	1.383	Ave. Variance=>		56.1720 Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY	\$219,608	D-04-03-206-024	SILVERLAKE	408	68
1.25 STORY	\$114,545		SILVERLAKE	408	58
1 STORY	\$265,978	D-04-03-226-001, D-04-03-226-003	SILVERLAKE	408	58

40.612253

Silver Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-207-006	9323 ANNE DR	07/13/20	\$332,000	WD	03-ARMI'S LENGTH	\$332,000	\$230,800	69.52
D-04-03-208-008	9183 ANNE DR	10/05/21	\$340,000	WD	03-ARMI'S LENGTH	\$340,000	\$122,100	35.91
D-04-03-226-002	9421 ANNE DR	06/29/20	\$387,000	WD	03-ARMI'S LENGTH	\$387,000	\$232,800	60.16
Totals:			\$1,059,000			\$1,059,000	\$585,700	
							Sale. Ratio =>	55.31
							Std. Dev. =>	17.34

Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
129.41	00025	5365/0835	D-04-03-206-024	SILVERLAKE	408	A' FRONTAGE
35.00	00025	5450/0740		SILVERLAKE	408	A' FRONTAGE
120.00	00025	5366/0763	D-04-03-226-001, D-04-03-226-003	SILVERLAKE	408	A' FRONTAGE