

24

Neighborhoods Used: 00041 - NORTHLAKE NON-LF, 00026 - SILVERLAKE NON-LF

6675 LOMBARDY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -18-465-009 12/08/2021 00041 401 299,000 79,115
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 63 219,885 166,090 1.324



7081 LAKE SHORE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-385-011 11/29/2021 00041 401 370,250 84,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 285,455 218,481 1.307



6760 LOMBARDY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-466-011 09/30/2021 00041 401 275,000 84,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 190,804 152,351 1.252



14277 NORTH TERRITORIAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-390-009 01/25/2021 00041 401 235,000 59,138
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 175,862 141,216 1.245



13957 ABERDEEN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-463-001 11/13/2020 00041 401 255,000 38,534
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 73 216,466 126,197 1.715



8754 GLENWOOD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-03-386-019 11/06/2020 00026 401 355,000 99,651
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 90 247,075 399,530 0.618
Agricultural Buildings: ResidualValue CostByManual E.C.F.
8274 13380 0.618



!!MULTI-PARCEL SALE!!

7125 GLENCOE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-436-016 09/16/2020 00041 401 251,000 55,026
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 53 195,974 120,443 1.627



!!MULTI-PARCEL SALE!!

6900 EASTBOURNE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-18-467-004 09/15/2020 00041 401 251,500 125,968
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 63 112,649 124,015 0.908
Agricultural Buildings: ResidualValue CostByManual E.C.F.
12883 14183 0.908



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 00041 - NORTHLAKE NON-LF, 00026 - SILVERLAKE NON-LF

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	399,530	0	740,033	293,567	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	126,197	0	0	0
1.50 STORY	0	0	0	0	120,443	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	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
	0	0	0	0	0	174,845

Total Single Family Costs by Manual : 1,854,615
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 27,563
 Total Commercial Costs by Manual : 0

	Single Family Sale Residual Values					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	247,075	0	881,712	366,666	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	216,466	0	0	0
1.50 STORY	0	0	0	0	195,974	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	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
	0	0	0	0	0	176,202

Total Single Family Sale Residual Values : 2,084,095
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 21,157
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	4	16.56	23.91	0.981
After Application of E.C.F.s		3.16	5.32	1.003

	Economic Condition Factor Estimates (# of data points)					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	0.618(1)	1.000(0)	1.191(4)	1.249(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)	1.715(1)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.627(1)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.008(1)

Single Family E.C.F. : 1.124 (10)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.768 (2)
 Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-03-300-049	Current Class:	409.RESIDENTIAL-VACANT WATERFRONT
Owner's Name:	RANTA ROCHELLE & MARK	Previous Class:	409.RESIDENTIAL-VACANT WATERFRONT
Property Address:	DEXTER TOWNHALL RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5489/0450	Prev. Taxable Stat	TAXABLE
Split:	11/04/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	47080 PINCKNEY COMMUNITY SCHOOLS
Mailing Address:		Neighborhood:	00025 SILVERLAKE
Description:	QCD L4011 P896 12/21/96 DE 3-38B-2D COM AT INTERSECTION OF N/LN GLENWOOD DRIVE AND E/LN DEXTER-TOWNHALL ROADS, TH S'LY ALNG E/LN 55.2250 FT TO A POB, TH CONT S'LY ALNG E/LN 7.8875 FT, TH NW'LY TO A PT DESC AS FOLLOWS, COM AT S 1/4 COR SEC 3, TH S 84-13-45 W 1003.85 FT, TH N 73-56-30 W 3.35 FT, TH N 15-05-25 E 230.85 FT, TH N 74-30-10 W 50.00 FT, TH S 66-43-20 W 239.74 FT, TH N 00-46-50 E 788.24 FT ALNG W LN OF THE E 1/2 OF THE SW 1/4 OF SEC 3, TH SE'LY TO THE POB. PT OF SW 1/4 SEC 3 T1S-R4E. SPLIT ON 03/10/2003 FROM D -04-03-300-041;		

Most Recent Sale Information

Sold on 07/01/2022 for 615,000 by RAMIREZ CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5489/0450

Most Recent Permit Information

None Found

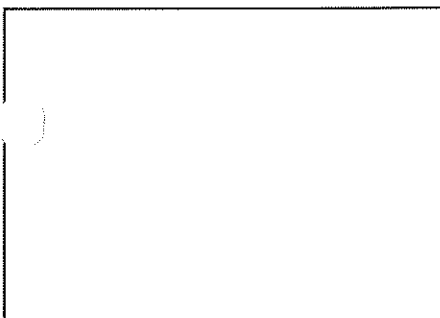
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	16,500	2022 Taxable:	16,321	Acreage:	0.00
Zoning:	LR	Land Value:	Tentative	Frontage:	8.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	20.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-03-386-019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RANTA ROCHELLE & MARK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8754 GLENWOOD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5489/0450	Prev. Taxable Stat	TAXABLE
Split:	06/01/2005	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00026 SILVERLAKE NON-LF

Mailing Address:

RANTA ROCHELLE & MARK
8754 GLENWOOD
PINCKNEY MI 48169

Description:

OWNER REQUEST DE 38-1 LOTS 1, 8 THRU 11, 15 THRU 18, & PT OF LOTS 19 & 20, ALSO THAT PT OF VACATED GLENWOOD DRIVE ADJACENT TO LOTS, ALSO THAT PT OF VACATED SIVER DR CLARK'S GROVE SUBDIVISION DESC AS; BEG AT NW COR LOT 1, TH S 68-11-23 E 65.93 FT, TH S 68-16-37 E 95.28 FT, TH N 48-28-06 E 65.75 FT, TH S 41-47-42 E 39.89 FT, TH N 48-24-12 E 40.00 FT, TH S 41-47-42 E 109.58 FT, TH 10.06 FT ALNG ARC OF CURV-FT-RAD 156.71 FT - CH S 39-56-01 E 10.06 FT, TH S 48-17-52 W 186.77 FT, TH N 41-46-00 W 77.17 FT, TH N 42-19-18 W 53.54 FT, TH N 40-04-12 W 71.74 FT, TH N 70-27-56 W 88.06 FT, TH N 21-42-13 E 40.35 FT TO THE POB.
SPLIT ON 05/03/2005 FROM D -04-03-386-003, D -04-03-386-004, D -04-03-386-005, D -04-03-386-006, D -04-03-386-007, D -04-03-386-008, D -04-03-386-009, D-04-03-386-012, D -04-03-386-013, D -04-03-386-014, D -04-03-386-015;

Most Recent Sale Information

Sold on 07/01/2022 for 615,000 by RAMIREZ CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5489/0450

Most Recent Permit Information

Permit P21-40935 on 04/16/2021 for \$0 category Electrical.

Physical Property Characteristics

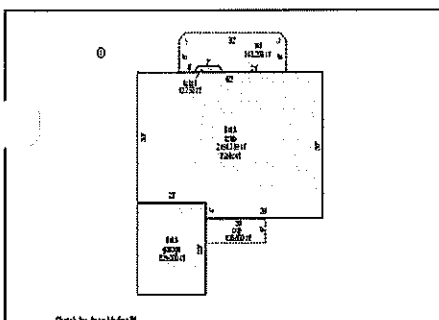
2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	220,700	2022 Taxable:	220,700	Acreeage:	0.83
Zoning:	LR	Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,208
Ground Area: 2,208
Garage Area: 529
Basement Area: 2,195
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-03-387-009	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	SCHMIDT THERESA (LE)	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	GLENWOOD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5402/0271	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00026 SILVERLAKE NON-LF

Mailing Address:

SCHMIDT THERESA (LE)
8760 DEXTER TOWNHALL RD
PINCKNEY MI 48169

Description:

REWRITE PER SURVEY 05/15/13 DE 3-41B BEG AT INTERSECTION N'LY R/W GLENWOOD DRIVE AND W'LY R/W LN SILVER DRIVE, TH N 63-09-55 W 65.94 FT, TH N 16-41-10 E 98.09 FT, TH S 64-48-28 E 74.22 FT, TH S 21-36-07 W 99.09 FT TO THE POB. PT OF SW 1/4 SEC 3, T1S-R4E. 0.16 AC.

Most Recent Sale Information

Sold on 01/27/2021 for 0 by SCHMIDT THERESA.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5402/0271

Most Recent Permit Information

None Found

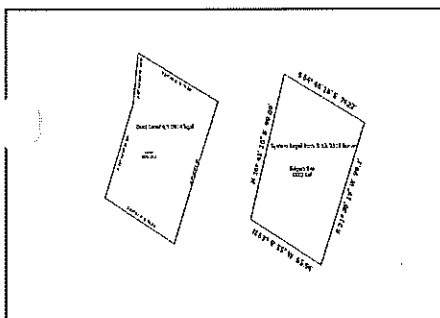
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	17,200	2022 Taxable:	17,200	Acreeage:	0.16
Zoning:	LR	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	99.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-18-385-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TARASOW SHEILA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7081 LAKE SHORE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5460/0135	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
Description:	*OLD SID - D 04-100-003-00 DE 59-3 LOT 3 GLENOAKS.		

Most Recent Sale Information

Sold on 11/29/2021 for 370,250 by GERMAN ROBERT M & MARJORIE A TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5460/0135

Most Recent Permit Information

Permit P17-33511 on 07/05/2017 for \$0 category Mechanical.

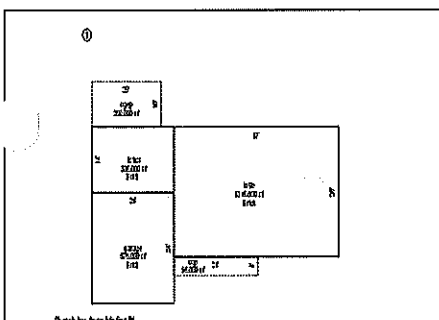
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	164,300	2022 Taxable:	164,300	Acreage:	0.78
Zoning:	LR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	227.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 68
Heating System: Electric Baseboard
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,652
Ground Area: 1,652
Garage Area: 576
Basement Area: 1,316
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel: D -04-18-390-009
Owner's Name: BELT JOSHUA & KARLIE
Property Address: 14277 NORTH TERRITORIAL RD
CHELSEA, MI 48118

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00041 NORTHLAKE NON-LF

Liber/Page: 5400/0861 **Created:** //
Split: // **Active:** Active

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

Mailing Address:

BELT JOSHUA & KARLIE
14277 N TERRITORIAL RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-018-140-00 DE 18-52K COM AT S 1/4 COR OF SEC, TH S 89 DEG 11' W 962.6 FT IN SLINE OF SEC FOR PL OF BEG, TH S 89 DEG 11' W 149.3 FT IN S LINE OF SEC, TH N 23 DEG 39' W 196.4 FT, TH NELY 206.25 FT IN S LINE OF N TERRITORIAL RD, TH SLY TO PLOF BEG, BEING PART OF SW FRL 1/4 SEC 18 T1S-R4E 1.05 AC.

Most Recent Sale Information

Sold on 01/25/2021 for 235,000 by SAYOMAC DENVER & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5400/0861

Most Recent Permit Information

Permit P16-31947 on 09/20/2016 for \$8,500 category Res. Window Replace.

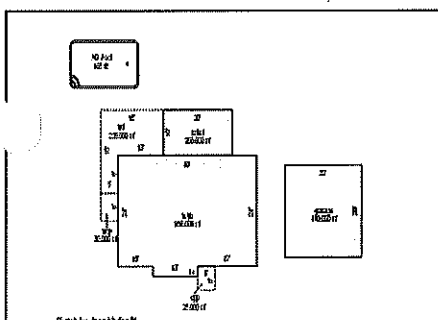
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	108,400	2022 Taxable:	108,400	Acreage:	1.05
Zoning:	RR	Land Value:	Tentative	Frontage:	206.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	231.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,186
Ground Area: 1,186
Garage Area: 440
Basement Area: 986
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel: D -04-18-436-016
Owner's Name: JEKABSON ILGVARS
Property Address: 7125 GLENCOE DR
GREGORY, MI 48137
Liber/Page: 5380/0523
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Wooded

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00041 NORTHLAKE NON-LF

Mailing Address:

JEKABSON ILGVARS
GISLASON LAILA
7125 GLENCOE DR
GREGORY MI 48137

Description:

*OLD SID - D 04-160-045-00 DE 44-45 LOT 83 PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 09/16/2020 for 251,000 by BOYCE ALAN & VIRGINIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5380/0523

Most Recent Permit Information

None Found

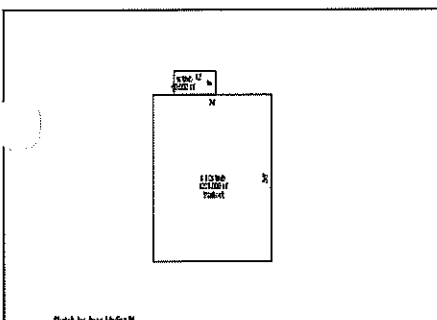
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,600	2022 Taxable:	79,600	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: D+1.0
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 53
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,896
Ground Area: 1,284
Garage Area: 0
Basement Area: 1,284
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel: D -04-18-463-001
Owner's Name: ROMIG MICHELLE M (LE)
Property Address: 13957 ABERDEEN
GREGORY, MI 48137
Liber/Page: Created: //
Split: // **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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00041 NORTHLAKE NON-LF

Mailing Address:

ROMIG MICHELLE M (LE)
13957 ABERDEEN
GREGORY MI 48137

Description:

*OLD SID - D 04-160-109-00 DE 44-124 LOTS 162 & 163 PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 05/04/2022 for 0 by ROMIG MICHELLE M.

Terms of Sale: 18-LIFE ESTATE

Liber/Page:

Most Recent Permit Information

Permit PE22-0027 on 01/21/2022 for \$0 category Electrical.

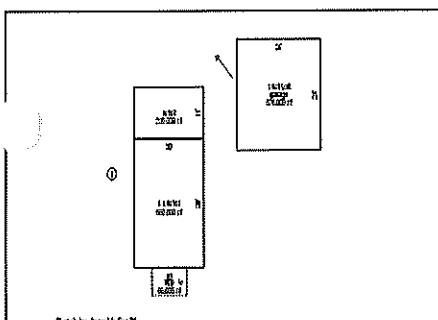
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	89,600	2022 Taxable:	89,600	Acres:	0.22
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	111.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C+5
Style: 1.25 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: 920
Ground Area: 780
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-18-465-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CRAIG JOEL & AMY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6675 LOMBARDY DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5460/0438	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
		Description:	*OLD SID - D 04-160-160-00 DE 44-185 LOTS 223 THRU 226 PARK LAWN BEACH SUB NO.1
2022 S.E.V.:	132,300		
PRE:	100.000		

Most Recent Sale Information

Sold on 12/08/2021 for 299,000 by LEDWIDGE JEREMIAH & ALICE TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5460/0438

Most Recent Permit Information

Permit PB22-0063 on 02/16/2022 for \$80,000 category Res. Add/Alter/Repair.

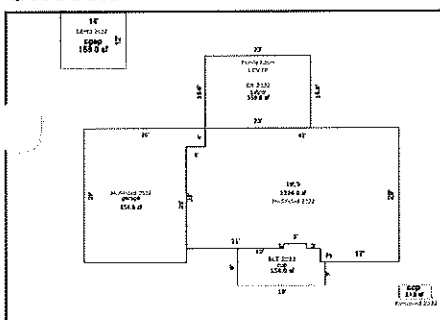
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	132,300	2022 Taxable:	132,300	Acres:	0.55
Zoning:	RR	Land Value:	Tentative	Frontage:	200.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1976
 Occupancy: Single Family
 Class: C+5
 Style: 1 STORY
 Exterior: Brick/Siding
 % Good (Physical): 63
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 2
 Full Baths: 2 Half Baths: 0
 Floor Area: 1,269
 Ground Area: 1,269
 Garage Area: 638
 Basement Area: 1,269
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel: D -04-18-466-011
Owner's Name: BORDEN EDWARD J & DEANA L
Property Address: 6760 LOMBARDY DR
 CHELSEA, MI 48118

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00041 NORTHLAKE NON-LF

Liber/Page: 5451/0438 **Created:** //
Split: // **Active:** Active
Public Impr.: Dirt Road, Electric, Gas
Topography: Rolling

Mailing Address: BORDEN EDWARD J & DEANA L
 6760 LOMBARDY DRIVE
 CHELSEA MI 48118
Description: DE 44-200-201A-1 (002,003) PER OWNERS REQUEST 9/90 LOTS 238-241 INCL & N 1/2 LOT 242 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/30/2021 for 275,000 by KOPPERT JOHANNA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5451/0438

Most Recent Permit Information

Permit P16-32121 on 10/21/2016 for \$0 category Mechanical.

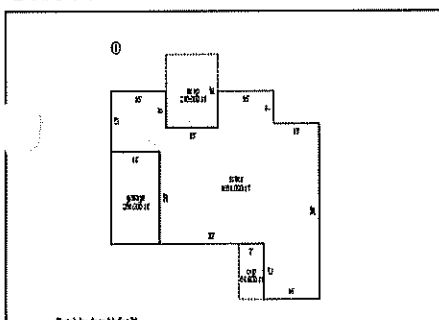
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 127,300	2022 Taxable: 127,300	Acreage: 0.58
 zoning: RR	Land Value: Tentative	Frontage: 220.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 115.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1969
 Occupancy: Single Family
 Class: C
 Style: 1 STORY
 Exterior: Wood Siding
 % Good (Physical): 58
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 2
 Full Baths: 1 Half Baths: 1
 Floor Area: 1,681
 Ground Area: 1,681
 Garage Area: 280
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-18-467-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Electric, Gas	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Rolling, Wooded	MAP #	DAFD
		School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF
Mailing Address:		Description:	
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137		OLD SID D0416020900 DE 44-242 LOT 280 PARKLAWN BEACH SUB NO 1	

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 5381/0186

Most Recent Permit Information

None Found

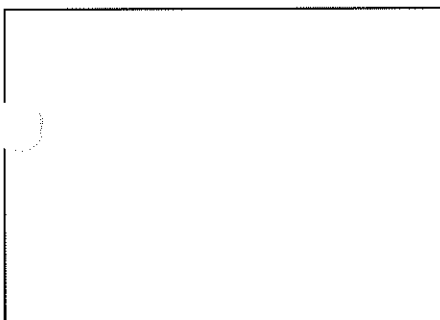
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	13,300	2022 Taxable:	13,300	Acreage:	0.14
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	151.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-18-467-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020800 DE 44-241 LOT 279 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale:	20-MULTI PARCEL SALE REF	Liber/Page:	5381/0186
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Most Recent Permit Information

None Found

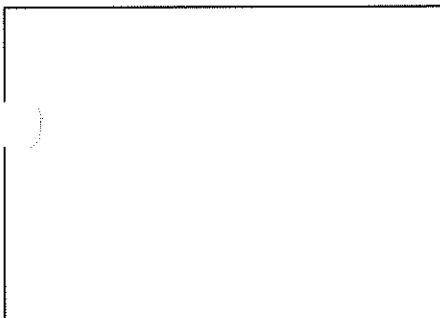
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	20,100	2022 Taxable:	20,100	Acreage:	0.14
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	154.0

Improvement Data

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-18-467-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020600 DE 44-239 LOTS 277 & 278 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5381/0186

Most Recent Permit Information

None Found

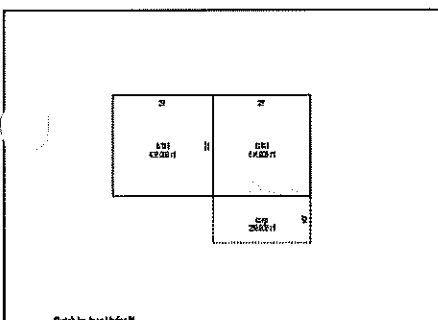
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	91,900	2022 Taxable:	91,900	Acreage:	0.29
Zoning:	RR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	155.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,254
Ground Area: 1,254
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 1:25 PM

Parcel:	D -04-18-467-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
Description:	OLD SID D0416020500 DE 44-238 LOT 276 PARK LAWN BEACH SUB NO 1		
MAYRAND ROBERT N			
MAYRAND NILES N			
6900 EASTBOURNE DR			
GREGORY MI 48137			

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale: 20-MULTI PARCEL SALE REF **Liber/Page:** 5381/0186

Most Recent Permit Information

None Found

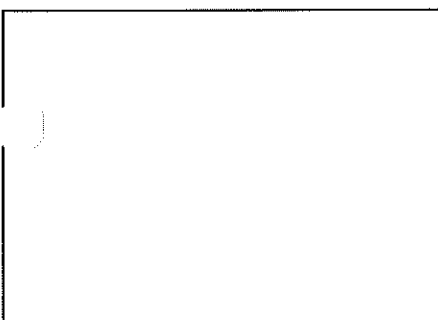
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	13,300	2022 Taxable:	13,300	Acreage:	0.14
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	152.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:25 PM

Parcel:	D -04-19-132-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOAN BRAD S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6505 LOMBARDY DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5371/0832	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
Description:	ASSR REQUEST FRM 0419132006/0419132008 4/15/96 DE 44-178A LOTS 211-216 INCLUSIVE, PARK LAWN BEACH SUB NO. 1.		

Most Recent Sale Information

Sold on 08/18/2020 for 359,900 by LONDON DAVID & MANETTE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5371/0832

Most Recent Permit Information

Permit P14-27814 on 06/18/2014 for \$1,500 category Res. Deck Construction.

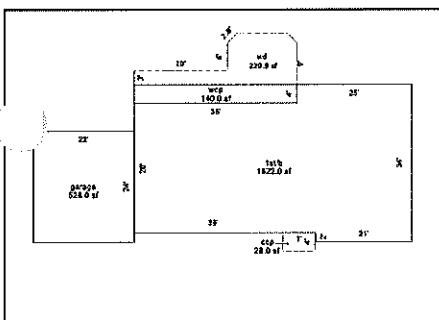
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	177,400	2022 Taxable:	177,400	Acreage:	0.73
Zoning:	RR	Land Value:	Tentative	Frontage:	246.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,822
Ground Area: 1,822
Garage Area: 528
Basement Area: 1,822
Basement Walls:
Estimated TCV: Tentative

Sketch



Silver Lake Non Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-03-386-019	8754 GLENWOOD	11/06/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$252,400
D-04-18-385-011	7081 LAKE SHORE DR	11/29/21	\$370,250	WD	03-ARM'S LENGTH	\$370,250	\$167,900
D-04-18-390-009	14277 NORTH TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,400
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$103,300
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,400
D-04-18-463-030	13960 NORTH TERRITORIAL RD	12/07/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,000
D-04-18-465-009	6675 LOMBARDY DR	12/08/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$139,400
D-04-18-466-011	6760 LOMBARDY DR	09/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,100
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$125,800
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$171,200
Totals:			\$2,808,650			\$2,808,650	\$1,338,900

Sale. Ratio =>

Std. Dev. =>

Due to lack of sales in Silver Lake Non-lakefront neighborhood, analysis includes sales from North Lake Non-lakefront neighborhood for the 2023 analysis.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area
71.10	\$639,663	\$99,651	\$255,349	\$412,910	0.618	2,208	\$115.65	00026
45.35	\$351,342	\$84,795	\$285,455	\$218,481	1.307	1,652	\$172.79	00041
45.70	\$231,422	\$59,138	\$175,862	\$141,216	1.245	1,186	\$148.28	00041
41.16	\$232,672	\$55,026	\$195,974	\$120,443	1.627	1,896	\$103.36	00041
36.63	\$192,494	\$38,534	\$216,466	\$126,197	1.715	920	\$235.29	00041
27.39	\$85,317	\$37,099	\$119,901	\$39,960	3.001	592	\$202.54	00041
46.62	\$281,745	\$79,115	\$219,885	\$166,090	1.324	1,269	\$173.27	00041
49.13	\$270,064	\$84,196	\$190,804	\$152,351	1.252	1,681	\$113.51	00041
50.02	\$372,192	\$125,968	\$125,532	\$138,198	0.908	1,254	\$100.11	00041
47.57	\$378,542	\$96,177	\$263,723	\$231,447	1.139	1,822	\$144.74	00041
	\$3,035,453		\$2,048,951	\$1,747,293			\$150.95	
47.67				E.C.F. =>	1.173		Std. Deviation=>	0.64044213
11.14				Ave. E.C.F. =>	1.414		Ave. Variance=>	42.0349

Dev. by Mean (%) Building Style Land Value Other Parcels in Sale Land Table

79.5320	1 STORY	\$99,651	D -04-03-300-049	SILVERLAKE NON-LF
10.7190	1 STORY	\$83,883		NORTHLAKE NON-LF
16.8396	1 STORY	\$55,500		NORTHLAKE NON-LF
21.3382	1.50 STORY	\$55,026	D -04-18-436-015	NORTHLAKE NON-LF
30.1573	1.25 STORY	\$38,198		NORTHLAKE NON-LF
158.6788	1 STORY	\$37,099		NORTHLAKE NON-LF
8.9843	1 STORY	\$79,115		NORTHLAKE NON-LF
16.1334	1 STORY	\$83,188		NORTHLAKE NON-LF
50.5382	1 STORY	\$125,201	D -04-18-467-002, D -04-18-467-003, D -04-18-467-005	NORTHLAKE NON-LF
27.4278	1 STORY	\$96,177		NORTHLAKE NON-LF
24.1090				

Coefficient of Var=> 29.73324816

Property Class Building Depr.

401	90
401	68
401	58
401	53
401	73
401	47
401	63
401	58
401	63
401	63

(

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Silver Lake Non Lakefront Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-03-206-013	THUMMI RD	06/30/20	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$24,600	46.42
Totals:						\$53,000	\$24,600	
								Sale. Ratio => 46.42
								Std. Dev. => #DIV/0!

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$49,137	\$53,000	\$49,137	98.3	100.0	0.25	0.25	\$539	\$209,486	\$4.81
\$49,137	\$53,000	\$49,137	98.3		0.25	0.25			
	Average				Average			Average	
	per FF=>		\$539		per Net Acre=>	209,486.17		per SqFt=>	\$4.81

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
111.00	00026	5362/0920	SILVERLAKE NON-LF	402	THUMM	