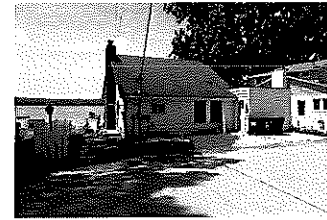


25

Neighborhoods Used: 00025 - SILVERLAKE, 00027 - SILVERLAKEOTHER

9183 ANNE DR

| 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 |



8760 DEXTER TOWNHALL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-----------------|------------------|----------|---------------|--------------|--------|
| D-04-03-387-012 | 09/11/2020 00027 | 401 | 420,000 | 223,858 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.50 STORY | 83 | 196,142 | 174,845 | 1.122 |

!!MULTI-PARCEL SALE!!



9323 ANNE DR

| 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!!



8700 DEXTER TOWNHALL RD

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|-----------------|------------------|----------|---------------|--------------|--------|
| D-04-03-380-007 | 07/07/2020 00027 | 401 | 515,000 | 189,554 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 74 | 325,446 | 364,051 | 0.894 |



9421 ANNE DR

| 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 1:32 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 | Created: | // |
| Split: | // | Active: | Active |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | Prev. Taxable Stat: | TAXABLE |
| Topography: | Rolling, Waterfront | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Mailing Address: | | MAP #: | DAFD |
| | | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| | | Neighborhood: | 00025 SILVERLAKE |
| 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.

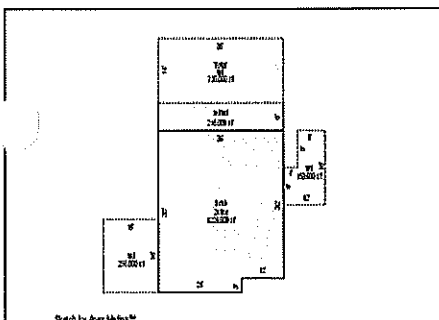
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 178,900 | 2022 Taxable: | 176,643 | Acreage: | 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 1:32 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

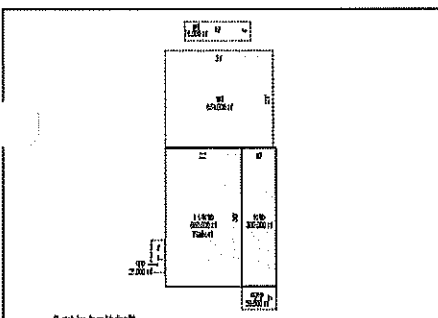
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 126,100 | 2022 Taxable: | 126,100 | Acreage: | 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 1:32 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 |
| | | Neighborhood: | 00025 SILVERLAKE |

Mailing Address:

STANGE BRIAN W & MARTHA A
911 HONEY CREEK DR
ANN ARBOR MI 48103

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.

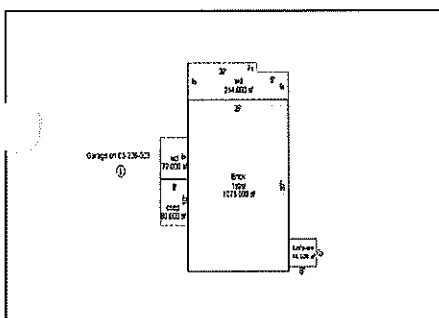
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 147,300 | 2022 Taxable: | 147,300 | Acreage: | 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



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:32 PM

Parcel: D -04-03-380-007
Owner's Name: JUNGE 2020 REV TRUST
Property Address: 8700 DEXTER TOWNHALL RD
PINCKNEY, MI 48169
Liber/Page: 5375/0371
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling

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: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00027 SILVERLAKEOTHER

Mailing Address:

JUNGE 2020 REV TRUST
8700 DEXTER TOWNHALL RD
PINCKNEY MI 48169

Description:

BNDRY ADJST PER QCD L3833 P283 & QCD L2552 P789 DE 3-25 COM AT SW COR OF E 1/2 OF SW 1/4 SEC 3, TH E 244.21 FT IN S/LN SEC 3, TH N 20-50-00 E 205.82 FT IN E/LN OF HWY, TH N 43-35-00 E 263.48 FT IN E/LN OF HWY, TH N 22-35-00 E 0.47 FT IN E/LN OF HWY TO A POB, TH S 58-02-00 E 16 RDS, TH N 22-35-00 E 4 RDS, TH N 58-02-00 W TO W/LN OF E 1/2 OF SW 1/4 SEC 3, TH S'LY ALNG SD LN TO A PT N 58-02-00 W FROM POB, TH S 58-02-00 E TO THE POB, ALSO COM AT S 1/4 COR SEC 3, TH S 84-13-45 W 833.69 FT, TH N 15-05-23 E 137.84 FT, TH N 37-50-30 E 32.95 FT, TH S 58-58-20 E 137.51 FT, TH N 33-03-30 E 225.57 FT TO A POB, TH S 56-56-30 E 75.00 FT, TH N 33-03-30 E 66.00 FT, TH N 56-56-30 W 75.00 FT, TH S 33-03-30 W 66.00 FT TO THE POB. PT OF SW 1/4 SEC. 3, T1S- R4E

Most Recent Sale Information

Sold on 08/14/2020 for 0 by JUNGE KURT C & NAOMI C.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5375/0371

Most Recent Permit Information

Permit P21-41485 on 07/28/2021 for \$0 category Plumbing.

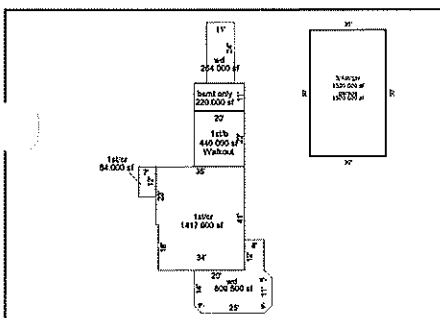
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 307,100 | 2022 Taxable: | 301,112 | Acreage: | 0.40 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 66.0 |
| PRE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 264.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 3,066
Ground Area: 1,941
Garage Area: 1,500
Basement Area: 440
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:32 PM

Parcel: D -04-03-387-012
Owner's Name: SCHMIDT THERESA (LE)
Property Address: 8760 DEXTER TOWNHALL RD
PINCKNEY, MI 48169
Liber/Page: 5402/0271
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

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: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00027 SILVERLAKEOTHER

Mailing Address:

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

Description:

REWRITE PER SURVEY 05/15/13 QCD L2626 P600 ****FROM 04-03-300-026 12/14/92 ****FROM 04-03-387-008 12/14/92 DE 3-31A COM 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 TO A POB, TH CONT N 63-09-55 W 131.36 FT, TH N 68-29-23 W 597.61 FT, TH S 76-02-57 E 603.27 FT, TH S 71-23-19 E 122.27 FT, TH S 16-41-10 W 98.09 FT TO THE POB. PT OF SW 1/4 SEC 3, T1S-R4E. 0.80 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

Permit P20-39431 on 07/09/2020 for \$0 category Mechanical.

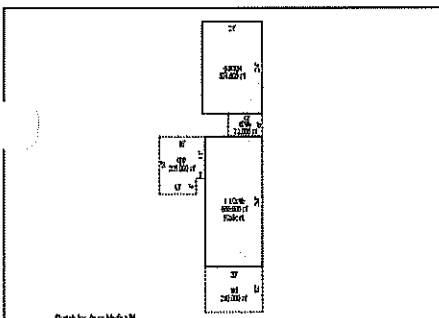
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 203,600 | 2022 Taxable: | 197,819 | Acreage: | 0.80 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 150.0 |
| PRE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 279.1 |

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C+10
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,020
Ground Area: 680
Garage Area: 504
Basement Area: 680
Basement Walls:
Estimated TCV: Tentative

Sketch



Silver Lake Other ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|------------|--------|-----------------|--------------------|------------------|
| D-04-03-207-006 | 9323 ANNE DR | 07/13/20 | \$332,000 | WD | 03-ARM'S LENGTH | \$332,000 | \$230,800 |
| D-04-03-208-008 | 9183 ANNE DR | 10/05/21 | \$340,000 | WD | 03-ARM'S LENGTH | \$340,000 | \$122,100 |
| D-04-03-226-002 | 9421 ANNE DR | 06/29/20 | \$387,000 | WD | 03-ARM'S LENGTH | \$387,000 | \$232,800 |
| D-04-03-380-007 | 8700 DEXTER TOWNHALL RD | 07/07/20 | \$515,000 | WD | 03-ARM'S LENGTH | \$515,000 | \$189,000 |
| D-04-03-387-012 | 8760 DEXTER TOWNHALL RD | 09/11/20 | \$420,000 | WD | 03-ARM'S LENGTH | \$420,000 | \$147,200 |
| Totals: | | | | | | \$1,994,000 | \$921,900 |

Sale. Ratio =>
Std. Dev. =>

Due to lack of sales in this neighborhood, analysis includes Silver Lake Lake Front sales to develop ECF for the 2023 year.

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|
| 69.52 | \$403,763 | \$219,608 | \$112,392 | \$116,662 | 0.963 | 2,448 | \$45.91 | 00025 |
| 35.91 | \$249,876 | \$114,545 | \$225,455 | \$101,296 | 2.226 | 1,125 | \$200.40 | 00025 |
| 60.16 | \$578,047 | \$267,339 | \$119,661 | \$124,610 | 0.960 | 1,385 | \$86.40 | 00025 |
| 36.70 | \$644,618 | \$189,554 | \$325,446 | \$364,051 | 0.894 | 3,066 | \$106.15 | 00027 |
| 35.05 | \$476,740 | \$223,858 | \$196,142 | \$174,845 | 1.122 | 1,020 | \$192.30 | 00027 |
| | \$2,353,044 | | \$979,096 | \$881,464 | | | \$126.23 | |
| 46.23 | | | | E.C.F. => | 1.111 | | Std. Deviation=> | 0.56121592 |
| 16.21 | | | | Ave. E.C.F. => | 1.233 | | Ave. Variance=> | 39.7073 |

| Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|------------------|----------------|------------|----------------------------------|------------|----------------|----------------|
| 26.9636 | 2 STORY | \$219,608 | D-04-03-206-024 | SILVERLAKE | 408 | 68 |
| 99.2682 | 1.25 STORY | \$114,545 | | SILVERLAKE | 408 | 58 |
| 27.2747 | 1 STORY | \$265,978 | D-04-03-226-001, D-04-03-226-003 | SILVERLAKE | 408 | 58 |
| 33.9074 | 1 STORY | \$189,554 | | SILVERLAKE | 401 | 74 |
| 11.1225 | 1.50 STORY | \$223,858 | D-04-03-387-009 | SILVERLAKE | 401 | 83 |
| 12.2270 | | | | | | |

Coefficient of Var=> 32.20297434