

26

Neighborhoods Used: 00030.WESTLAKE

13535 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-30-100-009	02/25/2021 00030	401	410,000	206,900	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	54	203,100	197,126	1.030



14135 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-30-200-025	05/29/2018 00030	401	481,000	84,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	74	397,000	264,341	1.502



14045 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-30-200-027	03/26/2018 00030	401	242,000	48,198	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	64	193,802	141,224	1.372



Neighborhoods Used: 00030.WESTLAKE

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 602,691
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

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 793,902
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

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 3, 2, 11.12, 14.66, 0.999. After Application of E.C.F.s: 0.00, 0.00, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.317 (3)
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)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:55 PM

Parcel: D -04-30-100-009
Owner's Name: SEIFERT DAVID W & DAWN C
Property Address: 13535 ISLAND LAKE RD
CHELSEA, MI 48118
Liber/Page: 5414/0379
Split: 10/28/2020
Public Impr.: Dirt Road, Electric, Gas
Topography: Level, Waterfront

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: 00030 WESTLAKE

Mailing Address:

SEIFERT DAVID W & DAWN C
13511 ISLAND LAKE RD
CHELSEA MI 48118

Description:

OWNER REQUEST DE 30-3B-1 PCL " 3 " COM AT E 1/4 COR SEC 30, TH N 89-33-16 W 633.33 FT, TH N 54-52-54 W 214.00 FT TO A POB, TH N 84-01-42 W 525.39 FT, TH N 00-10-25 E 313.57 FT, TH S 89-49-35 E 262.41 FT, TH N 48-42-53 E 175.19 FT, TH S 68-42-10 E 446.45 FT, TH S 20-19-45 W 144.07 FT, TH S 52-04-13 W 302.22 FT TO THE POB. PT OF NE 1/4 SEC 30, T1S-R4E. 6.21 AC.
SPLIT ON 11/02/2020 FROM D -04-30-100-007;

Most Recent Sale Information

Sold on 02/25/2021 for 410,000 by MONIER DIANNE & VAN GORDER DJ & DA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5414/0379

Most Recent Permit Information

Permit 9985214 on 09/29/2021 for \$0 category MISC..

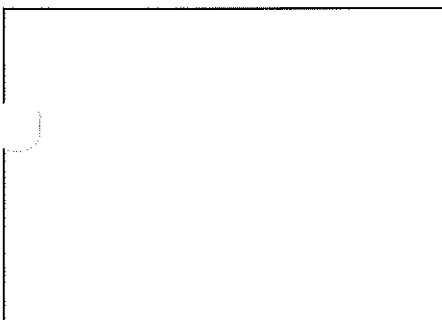
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	219,000	2022 Taxable:	219,000	Acreage:	6.21
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Stone
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,500
Ground Area: 918
Garage Area: 594
Basement Area: 918
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:55 PM

Parcel: D -04-30-200-025
Owner's Name: DUTCHER KURT R & DENISE D
Property Address: 14135 ISLAND LAKE RD
CHELSEA, MI 48118
Liber/Page: 5259/0587
Split: // **Created:** // **Active:** Active
Public Impr.: Dirt Road, 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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00030 WESTLAKE

Mailing Address:

DUTCHER KURT R & DENISE D
14135 ISLAND LAKE RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-030-017-70 DE 30-6J COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 304.25 FT TO POB, TH S 88-22-20 E 200.02 FT, TH S 0-46-50 W 2229.36 FT, TH S 89-10-20 W 200.08 FT, TH N 0-46-50 E 2237.94 FT TO POB PART W 1/2 SEC 30 T1S R4E 10.30 AC

Most Recent Sale Information

Sold on 05/29/2018 for 481,000 by OSTLER JAMES & MEGAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5259/0587

Most Recent Permit Information

Permit 8974525 on 01/05/2022 for \$0 category REMODEL.

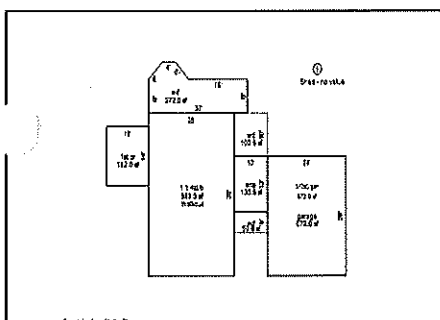
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 224,400	2022 Taxable: 224,400	Acreage: 10.30
Zoning: RR	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: BC
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,753
Ground Area: 1,170
Garage Area: 672
Basement Area: 988
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 1:55 PM

Parcel: D -04-30-200-027
Owner's Name: SCHWIMMER PAUL & AUDREY
Property Address: 14045 ISLAND LAKE RD
CHELSEA, MI 48118
Liber/Page: 5253/0100
Split: / /
Public Impr.: Dirt Road, 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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00030 WESTLAKE

Mailing Address:

SCHWIMMER PAUL & AUDREY
2936 S MADRORO CT
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-030-017-90 DE 30-6L COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 704.29 FT TO POB, TH S 88-22-20 E 125.85 FT, TH S 69-52-30 E 78.6 FT, TH S 0-46-50 W 2187.28 FT, TH S 89-10-20 W 200.08 FT, TH N 0-46-50 E 2220.79 FT TO POB PART W 1/2 SEC 30 T1S R4E 10.20 AC

Most Recent Sale Information

Sold on 03/26/2018 for 242,000 by KOCH NORMAN E (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5253/0100

Most Recent Permit Information

Permit P20-39808 on 09/11/2020 for \$0 category Mechanical.

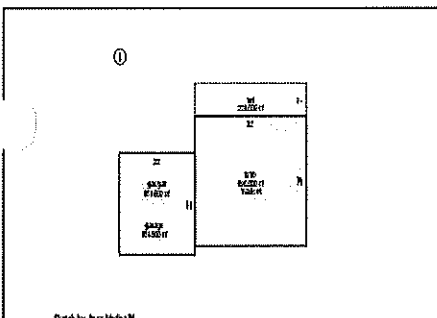
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 121,500	2022 Taxable: 121,500	Acreage: 10.20
Zoning: RR	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 896
Ground Area: 896
Garage Area: 484
Basement Area: 896
Basement Walls:
Estimated TCV: Tentative

Sketch



West Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-30-200-025	14135 ISLAND LAKE RD	05/29/18	\$481,000	WD	03-ARMI'S LENGTH	\$481,000	\$196,500	40.85	
D-04-30-200-027	14045 ISLAND LAKE RD	03/26/18	\$242,000	WD	03-ARMI'S LENGTH	\$242,000	\$108,900	45.00	
D-04-30-100-009	13535 ISLAND LAKE RD	02/25/21	\$410,000	WD	03-ARMI'S LENGTH	\$410,000	\$224,100	54.65	
Totals:			\$723,000			\$1,133,000	\$529,500		
								Sale. Ratio =>	46.73
								Std. Dev. =>	2.93

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$348,341	\$84,000	\$397,000	\$264,341	1.502	1,753	\$226.47	00030	6.4773
\$189,422	\$48,198	\$193,802	\$141,224	1.372	896	\$216.30	00030	6.4773
\$369,509	\$206,900	\$203,100	\$197,126	1.030	2,500	\$88.32	00030	14.1674
\$907,272		\$793,902	\$602,691			\$177.03		11.9813
				E.C.F. => 1.317			Std. Deviation=> 0.09160274	
				Ave. E.C.F. => 1.437			Ave. Variance=> 6.4773	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.25 STORY	\$84,000	WESTLAKE	401	74
1 STORY	\$48,000	WESTLAKE	401	64
2 STORY	\$189,200	WESTLAKE	401	64

4.507274386

West Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-30-100-010	13505 ISLAND LAKE RD	05/10/21	\$136,250	WD	03-ARM'S LENGTH	\$136,250	\$49,900	36.62
D-04-30-100-011	13575 ISLAND LAKE RD	12/15/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$44,900	21.38
Totals:			\$136,250			\$346,250	\$94,800	27.38
								Std. Dev. => #DIV/0!

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$110,500	\$136,250	\$110,500	8.26	8.26	\$16,495	\$0.38	00030	5427/0113	WESTLAKE
\$178,200	\$210,000	\$178,200	4.96	4.96	\$42,339	\$0.97	00030	5394/0344	WESTLAKE
\$288,700	\$346,250	\$288,700	13.22	13.22					
Average		Average		Average		Average			
per FF=>		per Net Acre=>		per SqFt=>					
		26,191.38				\$0.60			

Class

401

401

C

C

C