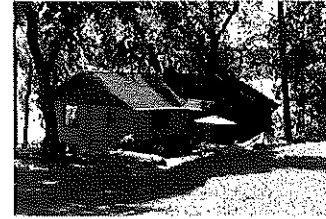


28

Neighborhoods Used: 00040.NORTHLAKE

14247 GILBERT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-211-008	08/31/2022 00040	401	559,000	366,922	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	52	192,078	74,409	2.581



NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-100-018	06/30/2022 00040	402	375,000	106,959	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		28	268,041	90,739	2.954

!!MULTI-PARCEL SALE!!



13414 NORTH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-17-200-006	06/07/2022 00040	401	505,000	60,767	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	88	444,233	286,631	1.550



NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-100-045	01/07/2022 00040	401	715,000	123,381	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	83	591,619	379,574	1.559

!!MULTI-PARCEL SALE!!



71 NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-18-100-009	01/07/2022 00040	401	715,000	148,470	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	83	566,530	379,574	1.493

!!MULTI-PARCEL SALE!!



13402 NORTH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-17-200-007	05/21/2021 00040	401	850,000	115,404	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.50 STORY	71	734,596	609,946	1.204







# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:33 PM

<b>Parcel:</b>	D -04-17-200-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KEISER NATHAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13414 NORTH LAKE RD GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5487/0831	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00040 NORTHLAKE
<b>Mailing Address:</b>		<b>Description:</b>	
KEISER NATHAN 13414 NORTH LAKE RD GREGORY MI 48137		DE 17-8 COM AT NW COR SEC 17,TH S 00-03-30 W 263.90 FT,TH S 31-27-00 E 199.63 FT,TH S 17-16-00 E 63.61 FT TO POBTH N 73-37-00 E 145.56 FT,THS 11-55-30 E 74.82 FT,TH S 77-11-00 W TO WATERS EDGE,TH NLY ALNG WATERS EDGE TO APNT S 73-37-00 W FROM POB,THN 73-37-00 E TO POB.PT OF NW 1/4 SEC 17 T1S, R4E	

## Most Recent Sale Information

Sold on 06/07/2022 for 505,000 by WARREN RENEE M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5487/0831

## Most Recent Permit Information

Permit PM23-0026 on 01/19/2023 for \$0 category Mechanical.

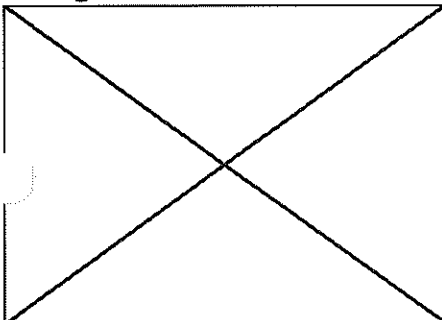
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	197,400	<b>2023 Taxable:</b>	197,400	<b>Acreeage:</b>	0.28
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	52.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	184.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1984  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 88  
Heating System: Electric Baseboard  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,690  
Ground Area: 988  
Garage Area: 600  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:33 PM

**Parcel:** D -04-18-100-009  
**Owner's Name:** SLOWIK WAYNE & DENISE  
**Property Address:** 7415 NOAHS LANDING  
GREGORY, MI 48137  
**Liber/Page:** 5465/0477 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Rolling, 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:** 00040 NORTHLAKE

## Mailing Address:

SLOWIK WAYNE & DENISE  
7415 NOAHS LANDING  
GREGORY MI 48137

## Description:

BNDRY ADJST PER SURVEY 05/14/19 DE 18-21D COM AT NE COR SEC 18, TH S 00-05-45 W 1308.10 FT, TH S 87-16-35 W 659.49 FT, TH S 88-51-00 W 33.01 FT, TH S 528.00 FT TO A POB, TH CONT S 3.09 FT, TH E 33.00 FT, TH S 57.31 FT, TH S 89-54-30 E 66.00 FT, TH S 30.25 FT, TH N 85-25-43 W 99.32 FT, TH N 33.34 FT, TH W 177.1 FT +/- TO WATER'S EDGE OF NORTH LAKE, TH NE'LY 55 FT +/- TO A PT 161.7 FT W OF POB, TH E 161.7 FT +/- TO POB. PT OF SE 1/4 OF NE 1/4 SEC 18, T1S-R4E.

## Most Recent Sale Information

Sold on 01/07/2022 for 715,000 by HOLOWICKI GERALD & FECKER CAROLINE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5465/0477

## Most Recent Permit Information

Permit 02-03615 on 04/26/2002 for \$0 category GARAGE, DETACHED.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	291,200	<b>2023 Taxable:</b>	291,200	<b>Acreage:</b>	0.25
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	79.3
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	139.8

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Single Family  
Class: BC  
Style: 1.50 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 82  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,086  
Ground Area: 1,380  
Garage Area: 0  
Basement Area: 1,380  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:33 PM

**Parcel:** D -04-17-200-007  
**Owner's Name:** KUZON WILLIAM & LINDA  
**Property Address:** 13402 NORTH LAKE RD  
GREGORY, MI 48137  
**Liber/Page:** 5427/0167 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Dirt Road, Sewer, Electric, Gas  
**Topography:** Level, 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:** 00040 NORTHLAKE

## Mailing Address:

KUZON WILLIAM & LINDA  
13402 NORTH LAKE RD  
GREGORY MI 48137

## Description:

REWRITE PER WD L2460 P257 DE 17-9 COM AT NW COR SEC 17, TH S 267.20 FT, TH S 31-27 E 199.80 FT, TH S 16-21 E 129.50 FT TO A POB, TH N 77-16 E 142.75 FT, TH S 09-20 E 84.52 FT, TH S 80-41 W 20.00 FT, TH S 09-20 E 40.00 FT, TH S 80-41 W 40.00 FT, TH S 09-20 E 16.00 FT, TH S 80-41 W 148.50 FT, TH N'LY ALNG SHORELINE TO A PT S 77-16 W 45.00 FT FROM POB, TH N 77-16 E 45.00 FT TO POB. PT OF NW 1/4 SEC 17, T15-R4E, 0.57 AC

## Most Recent Sale Information

Sold on 05/21/2021 for 850,000 by DANIEL CHRISTOPHER C & MICHELLE M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5427/0167

## Most Recent Permit Information

Permit P18-36650 on 12/03/2018 for \$0 category Plumbing.

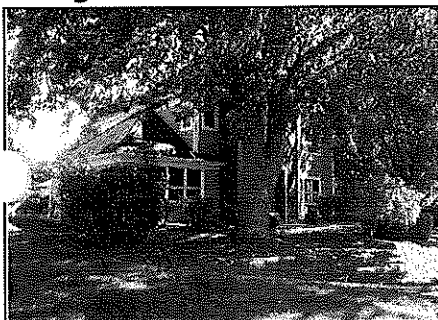
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	492,200	<b>2023 Taxable:</b>	479,640	<b>Acreage:</b>	0.64
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	135.0
<b>RE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: BC  
Style: 2.50 STORY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 0  
Floor Area: 5,657  
Ground Area: 2,694  
Garage Area: 962  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:33 PM

**Parcel:** D -04-18-433-004  
**Owner's Name:** ASCHENBACH SCOTT & JUDY  
**Property Address:** 13876 BRAMBLE BRAE  
GREGORY, MI 48137  
**Liber/Page:** 5430/0455 **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** Dirt 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:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00040 NORTHLAKE

## Mailing Address:

ASCHENBACH SCOTT & JUDY  
13876 BRAMBLE BRAE  
GREGORY MI 48137

## Description:

REWRITE PER COURT ORDER FILE NO. 16-787-CH, 04/22/2019 DE 44-21 LOT 57, ALSO THE SW'LY 1/2 LOT 56 DESC AS; BEG AT THE NW COR OF LOT 56, TH SE'LY 109.70 FT TO SW COR OF LOT 56, TH NE'LY 16.50 FT ALNG THE S'LY LINE OF LOT 56, TH NW'LY TO A PT IN THE N'LY LINE OF LOT 56, TH SW'LY 35 FT TO THE POB, ALSO PCL " A " BEG AT N'LY COR OF SW'LY 1/2 LOT 56, TH SW'LY 88.54 FT ALNG ARC OF CURV-LFT-RAD 156.96 FT - CH S 17-22-42 W 87.37 FT, TH N 60-18-14 W 19.05 FT, TH N 63-26-06 W 10.37 FT, TH N 42-38-43 W 10.43 FT, TH N 17-43-12 E 31.30 FT, TH N 00-31-36 E 21.03 FT, TH N 42-17-37 E 10.52 FT, TH N 57-54-16 E 10.50 FT, TH N 67-43-02 E 10.08 FT, TH S 86-29-13 E 10.92 FT, TH S 78-23-18 E 10.02 FT, TH S 41-03-20 E 4.92 FT TO THE POB, ALSO PCL " B " COM AT SW'LY COR LOT 50, TH N 13-59-00 E 23.41 FT TO A POB, TH N 76-01-00 W 4.52 FT, TH N 06-13-37 E 55.46 FT, TH NE'LY 53.45 FT ALNG ARC OF CURV-RT-RAD 82.67 FT - CH N 32-27-39 E 52.62 FT, TH S 26-15-08 E 20.30 FT, TH SW'LY 57.27 FT ALNG ARC OF CURV-LFT-RAD 91.09 FT - CH S 32-04-01 W 56.34 FT, TH S 13-59-00 W 35.49 FT TO THE POB. ALL IN PARK LAWN BEACH SUB. NO. 1.

## Most Recent Sale Information

Sold on 05/25/2021 for 680,000 by WEILAND GEORGE & MAYER CAROL A TRUS.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5430/0455

## Most Recent Permit Information

Permit 03-06850 on 06/16/2003 for \$100,000 category RES. ADD/ALTER/REPAIR.

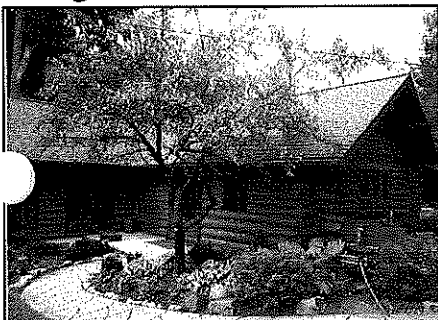
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 307,300	<b>2023 Taxable:</b> 301,035	<b>Acreage:</b> 0.21
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 80.0
<b>FE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 156.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1935  
Occupancy: Single Family  
Class: B  
Style: 1.50 STORY  
Exterior: Log  
% Good (Physical): 72  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,290  
Ground Area: 1,776  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:33 PM

**Parcel:** D -04-18-100-039  
**Owner's Name:** GODFREY JASON & KERRI  
**Property Address:** 7490 NOAHS LANDING  
GREGORY, MI 48137  
**Liber/Page:** 5510/0578  
**Split:** // **Created:** //  
**Active:** Active  
**Public Impr.:** Dirt 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:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00040 NORTHLAKE

## Mailing Address:

GODFREY JASON & KERRI  
3322 JENNINGS RD  
WHITMORE LAKE MI 48189

## Description:

\*OLD SID - D 04-018-021-00 DE 18-14 BEG AT A POINT 99 FT S AND 40 RDS W OF THE SE COR OF NE1/4 OF NE 1/4 OF SEC, TH S 49.50 FT, TH E 66 FT, TH N 49.50 FT, TH W 66 FT TO PL OF BEG, BEING PART OF SE 1/4OF NE 1/4 SEC. 18 T1S R4E.

## Most Recent Sale Information

Sold on 06/30/2022 for 375,000 by WAWRZASZAK FRANK J & MARY D TRUST.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5510/0578

## Most Recent Permit Information

None Found

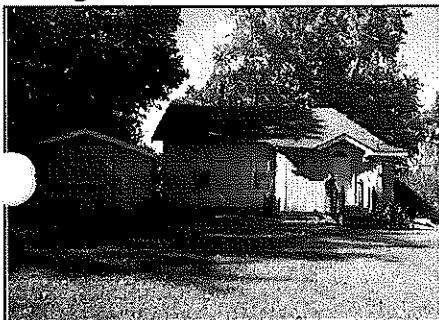
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 77,000	<b>2023 Taxable:</b> 77,000	<b>Acreage:</b> 0.07
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>RE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 66.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: C  
Style: 1.25 STORY  
Exterior: Wood Siding  
% Good (Physical): 57  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 0 Half Baths: 1  
Floor Area: 1,112  
Ground Area: 892  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:34 PM

<b>Parcel:</b>	D -04-18-100-018	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	GODFREY JASON & KERRI	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	NOAHS LANDING GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>		<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00040 NORTHLAKE
<b>Mailing Address:</b>		<b>Description:</b>	
GODFREY JASON & KERRI 3322 JENNINGS RD WHITMORE LAKE MI 48189		*OLD SID - D 04-018-018-00 DE 18-12B-3 COM AT CEMENT POST 40 RDS W OF SE COR OF NE 1/4 OF NE 1/4 OF SEC, TH W 33 FT, TH S99 FT, TH W TO WATER'S EDGE OF NORTH LAKE FOR PL OF BEG, TH E TO PT 33 FT W AND 99 FT S OF ABOVE CEMENT POST, TH S 24.75 FT, TH W TOWATERS EDGE, TH N'LY ALONG WATER'S EDGE TO PL OF BEG, SEC 18 T1S-R4E.	

## Most Recent Sale Information

Sold on 06/30/2022 for 375,000 by WAWRZASZAK FRANK J & MARY D TRUST.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:**

## Most Recent Permit Information

None Found

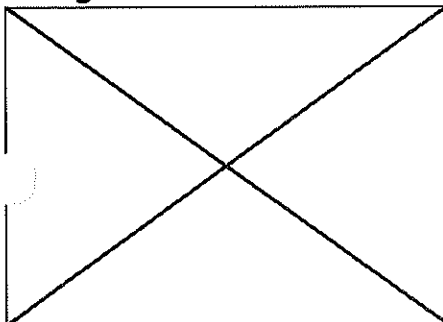
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	41,800	<b>2023 Taxable:</b>	41,800	<b>Acreage:</b>	0.09
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	33.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	116.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/20/2023 2:34 PM

**Parcel:** D -04-18-211-008  
**Owner's Name:** DENSMORE GREGORY F & JODY B  
**Property Address:** 14247 GILBERT DR  
GREGORY, MI 48137  
**Liber/Page:** 5496/0080  
**Split:** / /  
**Public Impr.:** Dirt 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:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00040 NORTHLAKE

## Mailing Address:

DENSMORE GREGORY F & JODY B  
14247 GILBERT DR  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-018-102-00 DE 18-41A COM AT THE NW COR OF E 1/2 OF NW FRL 1/4, TH S 1396 FT IN W LINE OF E 1/2 OF NW FRL 1/4 FOR A PL OF BEG, TH N 57 DEG 00' E 100 FT, TH S 250 FT, TH S 57 DEG W 100 FT, TH N 250 FT IN W LINE OF E 1/2 OF NW FRL 1/4 TO THE PL OF BEG, BEING A PART OF E1/2 OF NW FRL 1/4 SEC. 18 T1S R4E 0.50 AC.

## Most Recent Sale Information

Sold on 08/31/2022 for 559,000 by CHATOM PROPERTIES NORTH LAKE LLC.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5496/0080

## Most Recent Permit Information

Permit PB22-0595 on 10/11/2022 for \$9,165 category Res. Re-Roof.

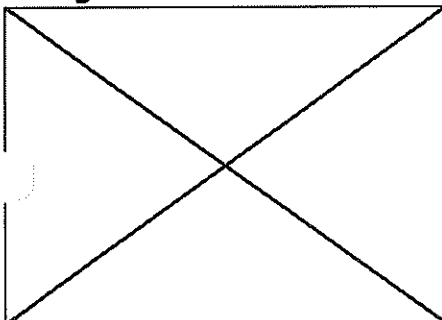
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 202,500	<b>2023 Taxable:</b> 202,500	<b>Acreeage:</b> 0.57
<b>Zoning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 100.0
<b>RE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 250.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: D+10  
Style: 1 STORY  
Exterior: Block  
% Good (Physical): 52  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 880  
Ground Area: 880  
Garage Area: 420  
Basement Area: 880  
Basement Walls:  
Estimated TCV: Tentative

## Image



North Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-17-200-006	13414 NORTH LAKE RD	06/07/22	\$505,000	WD	03-ARMY'S LENGTH	\$505,000	\$134,700
D-04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	03-ARMY'S LENGTH	\$715,000	\$308,200
D-04-17-200-007	13402 NORTH LAKE RD	05/21/21	\$850,000	WD	03-ARMY'S LENGTH	\$850,000	\$425,000
D-04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	03-ARMY'S LENGTH	\$680,000	\$276,300
D-04-18-100-039	7490 NOAHS LANDING	06/30/22	\$375,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$375,000	\$116,500
D-04-18-211-008	14247 GILBERT DR	08/31/22	\$559,000	WD	03-ARMY'S LENGTH	\$559,000	\$175,800
<b>Totals:</b>						<b>\$3,684,000</b>	<b>\$1,436,500</b>

Sale. Ratio =>

Std. Dev. =>

Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
26.67	\$462,050	\$60,767	\$444,233	\$286,631	1.550	1,690	\$262.86	00040
43.10	\$659,048	\$148,470	\$566,530	\$379,574	1.493	2,086	\$271.59	00040
50.00	\$1,121,815	\$115,404	\$734,596	\$609,946	1.204	5,657	\$129.86	00040
40.63	\$743,925	\$74,736	\$605,264	\$376,293	1.608	2,290	\$264.31	00040
31.07	\$328,844	\$92,201	\$282,799	\$90,739	3.117	1,112	\$254.32	00040
31.45	\$493,417	\$366,922	\$192,078	\$74,409	2.581	880	\$218.27	00040
	<b>\$3,809,099</b>		<b>\$2,825,500</b>	<b>\$1,817,591</b>			<b>\$233.53</b>	
<b>38.99</b>				<b>E.C.F. =&gt;</b>	<b>1.555</b>		<b>Std. Deviation=&gt;</b>	<b>0.74807404</b>
<b>8.85</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.926</b>		<b>Ave. Variance=&gt;</b>	<b>149.1425</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
37.5698	2 STORY	\$60,222		NORTHLAKE	401	88
6.1987	1.50 STORY	\$148,470	D-04-18-100-045	NORTHLAKE	401	83
120.4362	2.50 STORY	\$112,541		NORTHLAKE	401	71
160.8490	1.50 STORY	\$74,736	D-04-18-433-006	NORTHLAKE	401	67
311.6626	1.25 STORY	\$91,479	D-04-18-100-018	NORTHLAKE	401	57
258.1388	1 STORY	\$366,922		NORTHLAKE	401	52

37.1012

Coefficient of Var=> 77.45481153

North Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-17-200-006	13414 NORTH LAKE RD	06/07/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$134,700
D-04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$308,200
D-04-18-100-039	7490 NOAHS LANDING	06/30/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$116,500
D-04-18-210-007	GILBERT DR	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$54,400
D-04-18-211-008	14247 GILBERT DR	08/31/22	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$175,800
D-04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$276,300
<b>Totals:</b>			<b>\$3,064,000</b>			<b>\$3,064,000</b>	<b>\$1,065,900</b>

Sale. Ratio =>  
Std. Dev. =>

A Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-210-007	GILBERT DR	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$54,400
D-04-18-211-008	14247 GILBERT DR	08/31/22	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$175,800
<b>Totals:</b>			<b>\$789,000</b>			<b>\$789,000</b>	<b>\$230,200</b>

Sale. Ratio =>  
Std. Dev. =>

B Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-17-200-006	13414 NORTH LAKE RD	06/07/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$134,700
<b>Totals:</b>			<b>\$505,000</b>			<b>\$505,000</b>	<b>\$134,700</b>

Sale. Ratio =>  
Std. Dev. =>

C Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$308,200
D-04-18-100-039	7490 NOAHS LANDING	06/30/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$116,500
<b>Totals:</b>			<b>\$1,090,000</b>			<b>\$1,090,000</b>	<b>\$424,700</b>

Sale. Ratio =>  
Std. Dev. =>

D Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$276,300
<b>Totals:</b>						<b>\$680,000</b>	<b>\$276,300</b>

Sale. Ratio =>  
Std. Dev. =>

Non Lake Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-385-011	7081 LAKE SHORE DR	11/29/21	\$370,250	WD	03-ARM'S LENGTH	\$370,250	\$167,900
D-04-18-463-020	7061 GLEN CIRCLE DR	08/18/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$70,700
D-04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$134,600
D-04-18-463-030	13960 NORTH TERRITORY,	12/07/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$43,000
<b>Totals:</b>						<b>\$1,242,250</b>	<b>\$416,200</b>

Sale. Ratio =>  
Std. Dev. =>



Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
26.67	\$416,884	\$103,172	\$15,056	60.2	184.0	0.28	0.28	\$1,713	\$375,171
43.10	\$653,775	\$183,597	\$122,372	70.8	205.8	0.30	0.25	\$2,592	\$618,172
31.07	\$245,198	\$220,022	\$90,220	38.4	182.0	0.16	0.07	\$5,731	\$1,358,160
23.65	\$127,322	\$230,000	\$127,322	41.1	170.0	0.14	0.14	\$5,600	\$1,597,222
31.45	\$410,860	\$432,505	\$284,365	91.7	250.0	0.57	0.57	\$4,715	\$753,493
40.63	\$706,453	\$65,984	\$92,437	112.1	237.0	0.33	0.21	\$589	\$203,028
<b>34.79</b>	<b>\$2,560,492</b>	<b>\$1,235,280</b>	<b>\$731,772</b>	<b>414.3</b>		<b>1.78</b>	<b>1.53</b>		
		Average						Average	
7.66			\$2,982			per Net Acre=>	695,149.13		per SqFt=>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
23.65	\$127,322	\$230,000	\$127,322	41.1	170.0	0.14	0.14	\$5,600	\$1,597,222
31.45	\$410,860	\$432,505	\$284,365	91.7	250.0	0.57	0.57	\$4,715	\$753,493
	\$538,182	\$662,505	\$411,687	132.8		0.72	0.72		
29.18			Average						Average
12.09			per FF=>	\$4,989		per Net Acre=>	922,708.91		per SqFt=>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
26.67	\$416,884	\$103,172	\$15,056	60.2	184.0	0.28	0.28	\$1,713	\$375,171
	\$416,884	\$103,172	\$15,056	60.2		0.28	922,709.19		
26.67			Average						Average
9.23			per FF=>	\$1,713		per Net Acre=>	375,170.91		per SqFt=>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.10	\$653,775	\$183,597	\$122,372	70.8	205.8	0.30	0.25	\$2,592	\$618,172
31.07	\$245,198	\$220,022	\$90,220	38.4	182.0	0.16	0.07	\$5,731	\$1,358,160
	\$898,973	\$403,619	\$212,592	109.2		0.46	0.33		
38.96			Average						Average
17.17			per FF=>	\$3,695		per Net Acre=>	879,344.23		per SqFt=>



Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$8.61	52.00	00040	5487/0831		NORTHLAKE	0	0	10/3/2022	401
\$14.19	79.25	00040	5465/0477	D-04-18-100-045	NORTHLAKE	0	0	NOT INSPECTED	401
\$31.18	33.00	00040	5510/0578	D-04-18-100-018	NORTHLAKE	0	0	10/3/2022	401
\$36.67	37.00	00040	5483/0787		NORTHLAKE	0	0	NOT INSPECTED	402
\$17.30	100.00	00040	5496/0080		NORTHLAKE	0	0	10/3/2022	401
\$4.66	156.00	00040	5430/0455	D-04-18-433-006	NORTHLAKE	0	0	9/8/2021	401
<b>\$15.96</b>									

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$36.67	37.00	00040	5483/0787		NORTHLAKE	0	0	NOT INSPECTED	402
\$17.30	100.00	00040	5496/0080		NORTHLAKE	0	0	10/3/2022	401
<b>\$21.18</b>									

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$8.61	52.00	00040	5487/0831		NORTHLAKE	0	0	10/3/2022	401
<b>\$8.61</b>									

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$14.19	79.25	00040	5465/0477	D-04-18-100-045	NORTHLAKE	0	0	NOT INSPECTED	401
\$31.18	33.00	00040	5510/0578	D-04-18-100-018	NORTHLAKE	0	0	10/3/2022	401
<b>\$20.19</b>									

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$4.66	156.00	00040	5430/0455	D-04-18-433-006	NORTHLAKE	0	0	9/8/2021	401

\$4.66

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
\$1.89	150.00	00041	5460/0135		NORTHLAKE N	0	0	6/22/2022	401
\$5.24	80.00	00041	5495/0119	D-04-18-463-019, D-04	NORTHLAKE N	0	0	10/3/2022	401
\$25.84	65.00	00041	5477/0709		NORTHLAKE N	0	0	6/22/2022	401
\$6.55	80.00	00041	5461/0672		NORTHLAKE N	0	1	NOT INSPECTED	401

\$4.69

**Rate Group 1**

B' FRT/CANAL

C' FRONTAGE

C' FRONTAGE

A' FRONTAGE

A' FRONTAGE

D' FRONTAGE

**Rate Group 1**

A' FRONTAGE

A' FRONTAGE

**Rate Group 1**

B' FRT/CANAL

**Rate Group 1**

C' FRONTAGE

C' FRONTAGE

**Rate Group 1**

D' FRONTAGE

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**Rate Group 1**

NORTH LK NON FR  
NORTH LK NON FR  
NORTH LK NON FR  
NORTH LK NON FR

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