

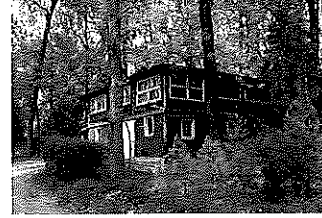
28

Neighborhoods Used: 00036.HALFMOON/BLIND NON-LF

14049 EDGEWATER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -06-461-018 10/02/2020 00036 401 380,000 84,201
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 73 295,799 242,809 1.218



13910 LAKEVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-06-176-005 08/19/2020 00036 401 220,000 39,799
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 83 180,201 132,010 1.365



Neighborhoods Used: 00036.HALFMOON/BLIND NON-LF

	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	132,010	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	242,809	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

Total Single Family Costs by Manual : 374,819
 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

	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	180,201	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	295,799	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

Total Single Family Sale Residual Values : 476,000
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	4.62	6.86	0.987
After Application of E.C.F.s		0.00	0.00	1.000

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.365(1)	1.000(0)	1.000(0)	1.000(0)	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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	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)	1.218(1)	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)

Single Family E.C.F. : 1.270 (2)
 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 2:18 PM

Parcel: D -04-06-176-005
Owner's Name: OLK JENNIFER
Property Address: 13910 LAKEVIEW DR
PINCKNEY, MI 48169
Liber/Page: 5371/0681
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: 00036 HALFMOON/BLIND NON-LF

Mailing Address:

OLK JENNIFER
13910 LAKEVIEW DR
PINCKNEY MI 48169

Description:

OLD SID D0426005400 DE 52-54 LOT 54, ALSO A PART OF SEC 6DESC AS BEG AT NE COR OF LOT 54, TH N 1 DEG 22'E 24.75 FT, TH N 88 DEG 38'W 49.50 FT, TH S 1 DEG 22 W 24.75 FT TO THE NW COR OF LOT 54, TH S 88 DEG 38'E 49.5 FT TO THE POB, SUPERVISORS PLAT NO 2

Most Recent Sale Information

Sold on 08/19/2020 for 220,000 by KELLY JOSEPH & PATRICIA A & LEIDNER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5371/0681

Most Recent Permit Information

Permit 06-17656 on 11/28/2006 for \$22,000 category RES. RE-ROOF.

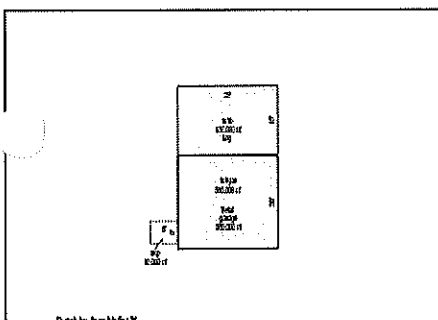
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 95,500	2022 Taxable: 95,500	Acreeage: 0.14
Finishing: LR	Land Value: Tentative	Frontage: 49.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 124.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Log
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,015
Ground Area: 435
Garage Area: 580
Basement Area: 435
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:18 PM

Parcel: D -04-06-461-018
Owner's Name: RENDELL DANIEL L JR & TRACY
Property Address: 14049 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5381/0369
Split: / /
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: 00036 HALFMOON/BLIND NON-LF

Mailing Address: RENDELL DANIEL L JR & TRACY
14049 EDGEWATER DR
GREGORY MI 48137
Description: OLD SID D 04-110-136-00 DE 41-181 LOTS 5,6 & 20 BLK 19 HALF MOON LAKE HILLS SUBDIVISION

Most Recent Sale Information

Sold on 10/02/2020 for 380,000 by VAUGHAN TOMMY & MARIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5381/0369

Most Recent Permit Information

Permit 11-ZP-5044 on 06/06/2011 for \$0 category DEMOLISH.

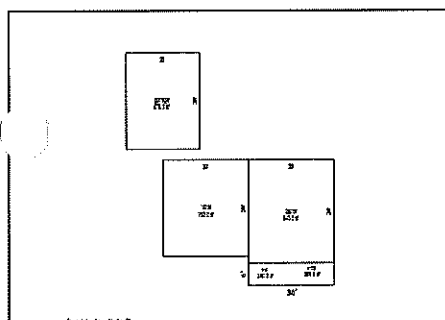
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	181,100	2022 Taxable:	181,100	Acres:	0.45
Financing:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	195.5

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,460
Ground Area: 1,620
Garage Area: 676
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Halfmoon Blind Non Lakefront ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-06-176-005	13910 LAKEVIEW DR	08/19/20	\$220,000	WD	03-ARMI'S LENGTH	\$220,000	\$69,900	31.77	
D-04-06-461-018	14049 EDGEWATER DR	10/02/20	\$380,000	WD	03-ARMI'S LENGTH	\$380,000	\$186,200	49.00	
Totals:			\$600,000			\$600,000	\$256,100		
								Sale. Ratio =>	42.68
								Std. Dev. =>	12.18

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$207,452	\$39,799	\$180,201	\$132,010	1.365	1,015	\$177.54	00036	7.3407
\$392,568	\$84,201	\$295,799	\$242,809	1.218	2,460	\$120.24	00036	7.3407
\$600,020		\$476,000	\$374,819			\$148.89		2.1700
				E.C.F. =>			Std. Deviation=>	0.10381328
				Ave. E.C.F. =>			Ave. Variance=>	7.3407
								Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels In Sale	Land Table	Property Class
1 STORY		\$39,799	No	/ /		HALFMOON/BLIND NON-LF	401
2 STORY		\$84,201	No	/ /		HALFMOON/BLIND NON-LF	401

5.683218504

Building Depr.

83

73

C

C

C

Halfmoon Blind Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-176-005	13910 LAKEVIEW DR	08/19/20	\$220,000	WD	03-ARMI'S LENGTH	\$220,000	\$69,900	31.77
D-04-06-461-018	14049 EDGEWATER DR	10/02/20	\$380,000	WD	03-ARMI'S LENGTH	\$380,000	\$186,200	49.00
Totals:			\$600,000			\$600,000	\$256,100	
							Sale. Ratio =>	42.68
							Std. Dev. =>	12.18

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
49.00	00036	5371/0681	HALFMOON/BLIND NON-LF	401	NON LAKE	
100.00	00036	5381/0369	HALFMOON/BLIND NON-LF	401	NON LAKE	NON LAKE