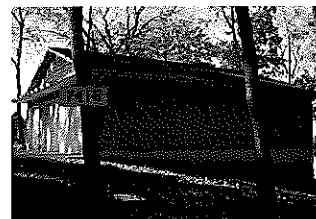


29

Neighborhoods Used: 00040.NORTHLAKE

NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -18-100-045	01/07/2022 00040	401	715,000	136,991
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	578,009	358,906
E.C.F. 1.610				



7415 NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-100-009	01/07/2022 00040	408	715,000	123,045
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	84	591,955	358,906
E.C.F. 1.649				



13402 NORTH LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-200-007	05/21/2021 00040	401	850,000	31,035
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.50 STORY	72	818,965	577,817
E.C.F. 1.417				



7465 NOAHS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-100-014	11/02/2020 00040	408	912,500	198,176
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	82	714,324	563,922
E.C.F. 1.267				



7500 LAKE SHORE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-380-004	08/14/2020 00040	408	375,000	32,416
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	84	342,584	250,244
E.C.F. 1.369				



7295 WEBBS LANDING

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-179-020	06/05/2020 00040	408	270,000	79,405
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	79	190,595	99,017
E.C.F. 1.925				



14235 GILBERT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-18-211-009	05/08/2020 00040	408	285,000	193,861
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	48	91,139	51,838
E.C.F. 1.758				



Neighborhoods Used: 00040.NORTHLAKE

	Single Family Computed Costs by Manual					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	1,173,073	0	0	0	51,838
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	99,017	0	0	0
1.50 STORY	0	358,906	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2.50 STORY	0	0	577,817	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 : 2,260,651
 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					
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	1,634,917	0	0	0	91,139
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	190,595	0	0	0
1.50 STORY	0	591,955	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	0	0	0
2.50 STORY	0	0	818,965	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 : 3,327,571
 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		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	4	8.43	10.46	1.001
After Application of E.C.F.s		2.91	5.12	0.998

	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)	1.394(3)	1.000(0)	1.000(0)	1.000(0)	1.758(1)
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)	1.925(1)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.649(1)	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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.50 STORY	1.000(0)	1.000(0)	1.417(1)	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. : 1.472 (7)
 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)

Neighborhoods Used: 00040.NORTHLAKE

<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00040 - NORTHLAKE

Max # of Res. Buildings: 200 Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 200 Minimum E.C.F. (Agricultural): 0.40
Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 200 Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:33 PM

Parcel:	D -04-17-200-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KUZON WILLIAM & LINDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13402 NORTH LAKE RD GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5427/0167	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE
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, T1S-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.

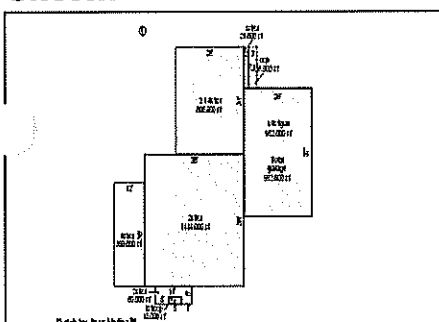
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	456,800	2022 Taxable:	456,800	Acreage:	0.64
 zoning:	LR	Land Value:	Tentative	Frontage:	135.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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): 72
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:33 PM

Parcel:	D -04-18-100-009	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	SLOWIK WAYNE & DENISE	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	7415 NOAHS LANDING GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5465/0477	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	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.

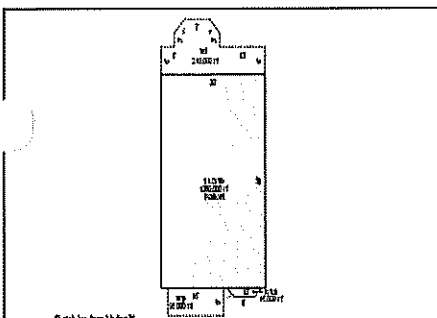
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	278,100	2022 Taxable:	173,928	Acreage:	0.25
Zoning:	LR	Land Value:	Tentative	Frontage:	79.3
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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): 83
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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:33 PM

Parcel:	D -04-18-100-014	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	COURTE JOHN & LAROCCA SHELLEY	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	7465 NOAHS LANDING GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5390/0320	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE
Mailing Address:		Description:	
COURTE JOHN & LAROCCA SHELLEY		*OLD SID - D 04-018-024-00 DE 18-17A COMM AT SE COR OF NE 1/4 OF NE 1/4 OF SEC, TH S 226 FT, TH W 660 FT FOR	
7465 NOAHS LANDING		POB, TH S 96.25 FT, TH W TO WATERS EDGE, TH NLY ALONG WATERS EDGE TO A POINT W OF POB, TH ELY TO POB, PART	
GREGORY MI 48137		SE 1/4, NE 1/4 SEC 18 T1S R4E	

Most Recent Sale Information

Sold on 11/02/2020 for 912,500 by SCHOOF PHILIP J & KIMBERLY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5390/0320

Most Recent Permit Information

Permit P21-41862 on 09/30/2021 for \$29,350 category Res. Re-Roof.

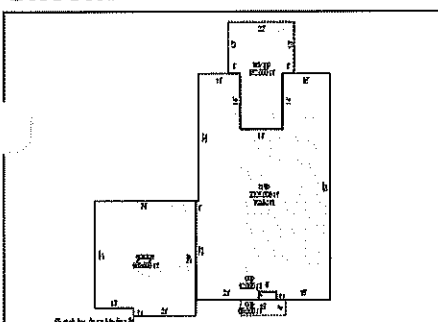
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	471,900	2022 Taxable:	471,900	Acreage:	0.39
Zoning:	LR	Land Value:	Tentative	Frontage:	96.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	175.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,325
Ground Area: 2,325
Garage Area: 960
Basement Area: 2,325
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:33 PM

Parcel:	D -04-18-179-020	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	TARANTINO CHRISTOPHER S TRUST	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	7295 WEBBS LANDING GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5405/0093	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE
Mailing Address:		Description:	
TARANTINO CHRISTOPHER S TRUST		QCD L2738 P866 AS PER ASSESSOR'S REQUEST *OLD SID - D 04-240-041-00 DE 51-40 REWRITTEN LOT 40 SUPERVISORS	
TARANTINO TRISHA M TRUST		PLAT NO. 1. ALSO THAT PART OF THE S 1/2 OF SE 1/4 OF NE 1/4 SEC 18 LYING ADJACENT & NWLY TO SAID LOT 40	
14 CORTLAND LN		BETWEEN THE NWLY EXTENSION OF THE NLY AND SLY PROPERTY LINES.	
SUDBURY MA 01776			

Most Recent Sale Information

Sold on 01/21/2021 for 0 by TARANTINO CHRISTOPHER S & TRISHA M.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5405/0093

Most Recent Permit Information

Permit 08-20718 on 11/19/2008 for \$0 category ELECTRICAL.

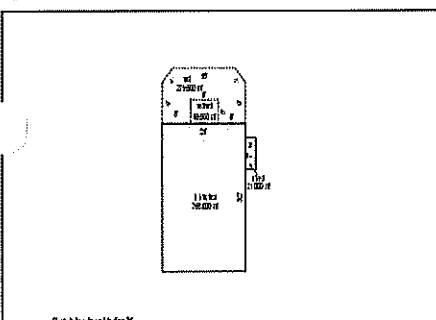
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	98,800	2022 Taxable:	97,411	Acreage:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	33.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	82.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 768
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 2:33 PM

Parcel:	D -04-18-211-009	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	BERTOIA ANTHONY H & KRISTIN J	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14235 GILBERT DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5360/0368	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE
Description:	*OLD SID - D 04-018-103-00 DE 18-41B 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, TH N 57 DEG 00' E 100 FT FOR A PL OF BEG, TH N 57 DEG 00' E 60 FT, TH S 250 FT, TH S 57 DEG 00' W 60 FT, TH N 250 FT TO PL OF BEG, BEING A PART OF E 1/2 OF NW FRL 1/4 SEC. 18 T1S R4E 0.31 AC.		

Most Recent Sale Information

Sold on 05/08/2020 for 285,000 by HARSHBERGER AMY & MATTHEW.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5360/0368

Most Recent Permit Information

Permit P18-36451 on 10/25/2018 for \$3,500 category Res. Add/Alter/Repair.

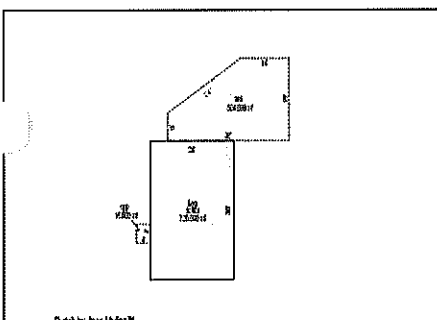
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	122,200	2022 Taxable:	122,200	Acreage:	0.34
Zoning:	LR	Land Value:	Tentative	Frontage:	60.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	250.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Log
% Good (Physical): 48
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 720
Ground Area: 720
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 2:33 PM

Parcel:	D -04-18-380-004	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	GRABER SHELBY	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	7500 LAKE SHORE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5370/0446	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, MARSH	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE
Description:	*OLD SID - D 04-018-118-00 DE 18-48C COM AT SW COR OF LOT 6 OF GLENOAKS, A RECORDED PLAT, TH N 89 DEG 37' 51" E 299.50 FT, TH S 89 DEG 16' 35" E 312.77 FT FOR PL OF BEG, TH N 00 DEG 01' 40" E 278.42 FT, TH S 89 DEG 58' 20" E 150.00 FT TH S 00 DEG 01' 40" W 279.12 FT, TH S 89 DEG 26' W 49.47 FT, TH N 89 DEG 16' 35" W 100.53 FT TO PL OF BEG BEING PART OF SW 1/4 SEC 18 T1S-R4E 0.96 AC.		

Most Recent Sale Information

Sold on 08/14/2020 for 375,000 by KNISELY DAVID E & JANET P TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5370/0446

Most Recent Permit Information

Permit P21-40562 on 02/05/2021 for \$0 category Electrical.

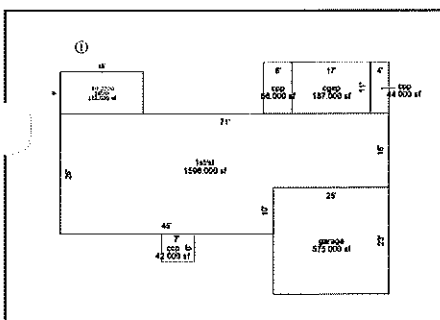
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	182,300	2022 Taxable:	182,300	Acreage:	0.96
Zoning:	LR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	278.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1969
 Occupancy: Single Family
 Class: C+10
 Style: 1 STORY
 Exterior: Wood Siding
 % Good (Physical): 84
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 1 Half Baths: 2
 Floor Area: 1,758
 Ground Area: 1,758
 Garage Area: 575
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 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.

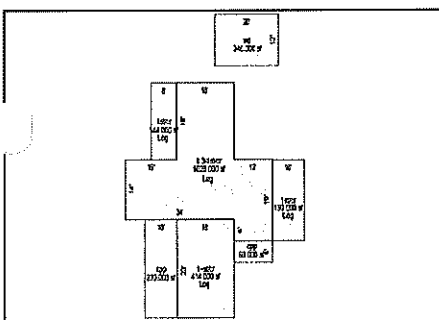
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	286,700	2022 Taxable:	286,700	Acreage:	0.21
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	156.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1935
 Occupancy: Single Family
 Class: B
 Style: 1.50 STORY
 Exterior: Log
 % Good (Physical): 73
 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

Sketch



Northlake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-17-200-007	13402 NORTH LAKE RD	05/21/21	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$425,000	50.00
D-04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$308,200	43.10
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARM'S LENGTH	\$912,500	\$550,000	60.27
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,300	33.44
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,200	42.53
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$146,000	38.93
D-04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$276,300	40.63
Totals:						\$4,087,500	\$1,917,000	
						Sale. Ratio =>		46.90
						Std. Dev. =>		8.68

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$984,433	\$31,035	\$818,965	\$577,817	1.417	5,657	\$144.77	00040	16.2902
\$646,079	\$123,045	\$591,955	\$358,906	1.649	2,086	\$283.78	00040	6.9085
\$987,667	\$198,176	\$714,324	\$563,922	1.267	2,325	\$307.24	00040	31.3538
\$242,783	\$79,405	\$190,595	\$99,017	1.925	960	\$198.54	00040	34.4627
\$279,394	\$193,861	\$91,139	\$51,838	1.758	720	\$126.58	00040	17.7899
\$382,758	\$32,416	\$342,584	\$250,244	1.369	1,758	\$194.87	00040	21.1247
\$697,784	\$82,444	\$597,556	\$356,469	1.676	2,290	\$260.94	00040	9.6075
\$4,220,898		\$3,347,118	\$2,258,214			\$216.67		9.8048
				E.C.F. =>			Std. Deviation=>	0.23589804
				Ave. E.C.F. =>			Ave. Variance=>	19.6482 Coefficient of Var=>
				1.580				

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.50 STORY		\$28,135	No	/ /		NORTHLAKE	401	72
1.50 STORY		\$123,045	No	/ /	D-04-18-100-045	NORTHLAKE	408	84
1 STORY		\$198,176	No	/ /		NORTHLAKE	408	82
1.25 STORY		\$79,405	No	/ /		NORTHLAKE	408	79
1 STORY		\$193,861	No	/ /		NORTHLAKE	408	48
1 STORY		\$31,582	No	/ /		NORTHLAKE	408	84
1.50 STORY		\$82,444	No	/ /	D-04-18-433-006	NORTHLAKE	401	68

12.43362793

Northlake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
D-04-17-200-007	13402 NORTH LAKE RD	05/21/21	\$850,000	WD	03-ARMY'S LENGTH	\$850,000	\$425,000	50.00
D-04-18-100-009	7415 NOAHS LANDING	01/07/22	\$715,000	WD	03-ARMY'S LENGTH	\$715,000	\$308,200	43.10
D-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARMY'S LENGTH	\$912,500	\$550,000	60.27
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARMY'S LENGTH	\$270,000	\$90,300	33.44
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARMY'S LENGTH	\$285,000	\$121,200	42.53
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$146,000	38.93
D-04-18-433-004	13876 BRAMBLE BRAE	05/25/21	\$680,000	WD	03-ARMY'S LENGTH	\$680,000	\$276,300	40.63
Totals:			\$4,087,500			\$4,087,500	\$1,917,000	
								46.90
								8.68

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$995,687	(\$106,298)	\$39,389	112.5	200.0	0.64	0.64	(\$945)	(\$167,135)	(\$3.84)	
\$646,079	\$212,531	\$137,664	70.8	205.8	0.30	0.25	\$3,001	\$715,593	\$16.43	
\$1,012,966	\$123,009	\$223,475	84.3	175.0	0.39	0.39	\$1,459	\$318,676	\$7.32	
\$252,920	\$106,622	\$89,542	33.8	82.0	0.06	0.06	\$3,155	\$1,719,710	\$39.48	
\$251,253	\$199,467	\$165,720	62.5	250.0	0.34	0.34	\$3,190	\$579,846	\$13.31	
\$395,391	\$23,824	\$44,215	126.3	278.0	0.96	0.96	\$189	\$24,894	\$0.57	
\$697,784	\$99,281	\$89,586	112.1	237.0	0.33	0.21	\$886	\$305,480	\$7.01	
\$4,252,080	\$658,436	\$789,591	602.4		3.01	2.85				
Average		Average		Average		Average		Average		
per FF=>		\$1,093		per Net Acre=>		218,967.74		per SqFt=>		\$5.03

Actual Front	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1
135.00	00040	5427/0167		NORTHLAKE	401	B' FRT/CANAL
79.25	00040	5465/0477	D-04-18-100-045	NORTHLAKE	408	C' FRONTAGE
96.00	00040	5390/0320		NORTHLAKE	408	C' FRONTAGE
33.00	00040	5361/0378		NORTHLAKE	408	C' FRONTAGE
60.00	00040	5360/0368		NORTHLAKE	408	A' FRONTAGE
150.00	00040	5370/0446		NORTHLAKE	408	B' FRT/CANAL
156.00	00040	5430/0455	D-04-18-433-006	NORTHLAKE	401	D' FRONTAGE

Northlake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-211-009	14235 GILBERT DR	05/08/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$121,200
Totals:			\$285,000			\$285,000	\$121,200

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre
42.53	\$251,253	\$199,467	\$165,720	62.5	250.0	0.34	0.34	\$3,190	\$579,846
42.53	\$251,253	\$199,467	\$165,720	62.5		0.34	0.34		
#DIV/0!			Average			Average			Average
			per FF=>	\$3,190		per Net Acre=>	579,845.93		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	te Grou
\$13.31	60.00	00040	5360/0368		NORTHLAKE	408	A FRONTAGE

\$13.31

Northlake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-17-200-007	13402 NORTH LAKE RD	05/21/21	\$850,000	WD	03-ARMY'S LENGTH	\$850,000	\$425,000
D-04-18-380-004	7500 LAKE SHORE DR	08/14/20	\$375,000	WD	03-ARMY'S LENGTH	\$375,000	\$146,000
Totals:			\$1,225,000			\$1,225,000	\$571,000

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
50.00	\$995,687	(\$106,298)	\$39,389	112.5	200.0	0.64	0.64	(\$945)	(\$167,135)
38.93	\$395,391	\$23,824	\$44,215	126.3	278.0	0.96	0.96	\$189	\$24,894
46.61	\$1,391,078	(\$82,474)	\$83,604	238.9		1.59	1.59		
7.83									
			Average			Average			Average
			per FF=>			per Net Acre=>			per SqFt=>
				(\$345.27)			(51,772.76)		

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
(\$3.84)	135.00	00040	5427/0167	NORTHLAKE	401	B' FRT/CANAL
\$0.57	150.00	00040	5370/0446	NORTHLAKE	408	B' FRT/CANAL

(\$1.19)

Northlake Land Analysis

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-04-18-100-014	7465 NOAHS LANDING	11/02/20	\$912,500	WD	03-ARM'S LENGTH	\$912,500	\$550,000
D-04-18-179-020	7295 WEBBS LANDING	06/05/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,300
Totals:			\$1,897,500			\$1,897,500	\$948,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.10	\$646,079	\$212,531	\$137,664	70.8	205.8	0.30	0.25	\$3,001	\$715,593
60.27	\$1,012,966	\$123,009	\$223,475	84.3	175.0	0.39	0.39	\$1,459	\$318,676
33.44	\$252,920	\$106,622	\$89,542	33.8	82.0	0.06	0.06	\$3,155	\$1,719,710
	\$1,911,965	\$442,162	\$450,681	188.9		0.75	0.70		
49.99			Average			Average			Average
13.59			per FF=>	\$2,340		per Net Acre=>	593,506.04		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels In Sale	Land Table	Class	Rate Group 1
\$16.43	79.25	00040	5465/0477	D-04-18-100-045	NORTHLAKE	408	C' FRONTAGE
\$7.32	96.00	00040	5390/0320		NORTHLAKE	408	C' FRONTAGE
\$39.48	33.00	00040	5361/0378		NORTHLAKE	408	C' FRONTAGE
<hr/>							
\$13.63							

Northlake Land Analysis

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-ARMS LENGTH	\$680,000	\$276,300
Totals:			\$680,000			\$680,000	\$276,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
40.63	\$697,784	\$99,281	\$89,586	112.1	237.0	0.33	0.21	\$886	\$305,480
40.63	\$697,784	\$99,281	\$89,586	112.1		0.33	0.21		
#DIV/0!			Average			Average			Average
			per FF=>	\$886		per Net Acre=>	305,480.00		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$7.01	156.00	00040	5430/0455	D-04-18-433-006	NORTHLAKE	401	D'FRONTAGE

\$7.01