

30

Neighborhoods Used: 00041.NORTHLAKE NON-LF

6675 LOMBARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-465-009 12/08/2021 00041 401 299,000 71,548
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 227,452 166,090 1.369



7081 LAKE SHORE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-385-011 11/29/2021 00041 401 370,250 115,298
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 68 254,952 218,481 1.167



6760 LOMBARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-466-011 09/30/2021 00041 401 275,000 76,239
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 198,761 152,351 1.305



14277 NORTH TERRITORIAL RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-390-009 01/25/2021 00041 401 235,000 59,138
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 175,862 141,216 1.245



13957 ABERDEEN
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-463-001 11/13/2020 00041 401 255,000 52,424
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 73 202,576 126,197 1.605



7125 GLENCOE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-436-016 09/16/2020 00041 401 251,000 63,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 53 187,130 120,443 1.554
 !!MULTI-PARCEL SALE!!



6900 EASTBOURNE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-18-467-004 09/15/2020 00041 401 251,500 121,642
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 116,531 124,015 0.940
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 13327 14183 0.940
 !!MULTI-PARCEL SALE!!



6505 LOMBARDY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D -04-19-132-013 08/18/2020 00041 401 359,900 86,977
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 272,923 231,447 1.179



Neighborhoods Used: 00041.NORTHLAKE NON-LF

	Single Family Computed Costs by Manual					
	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	740,033	293,567	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	126,197	0	0	0
1.50 STORY	0	0	0	0	120,443	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	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 : 1,280,239
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 14,183
 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	0	0	871,858	374,623	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	202,576	0	0	0
1.50 STORY	0	0	0	0	187,130	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	0	0	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 : 1,636,187
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 13,327
 Total Commercial Sale Residual Values : 0

		Statistics for this Analysis		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	8.96	11.65	0.996
After Application of E.C.F.s		3.32	5.66	1.002

	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)	1.000(0)	1.000(0)	1.178(4)	1.276(2)	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)	1.605(1)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.554(1)	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)	1.000(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. : 1.278 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.940 (1)
 Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel:	D -04-18-385-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TARASOW SHEILA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7081 LAKE SHORE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5460/0135	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
Description:	*OLD SID - D 04-100-003-00 DE 59-3 LOT 3 GLENOAKS.		

Most Recent Sale Information

Sold on 11/29/2021 for 370,250 by GERMAN ROBERT M & MARJORIE A TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5460/0135

Most Recent Permit Information

Permit P17-33511 on 07/05/2017 for \$0 category Mechanical.

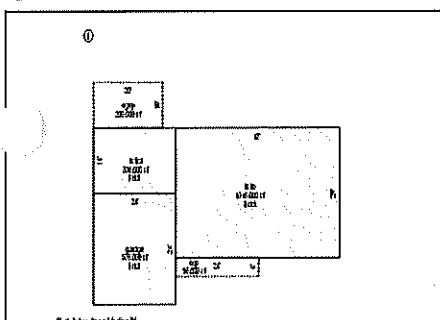
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	164,300	2022 Taxable:	164,300	Acreage:	0.78
Zoning:	LR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	227.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 68
Heating System: Electric Baseboard
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,652
Ground Area: 1,652
Garage Area: 576
Basement Area: 1,316
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel: D -04-18-390-009
Owner's Name: BELT JOSHUA & KARLIE
Property Address: 14277 NORTH TERRITORIAL RD
CHELSEA, MI 48118
Liber/Page: 5400/0861
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, 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: 00041 NORTHLAKE NON-LF

Mailing Address:

BELT JOSHUA & KARLIE
14277 N TERRITORIAL RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-018-140-00 DE 18-52K COM AT S 1/4 COR OF SEC, TH S 89 DEG 11' W 962.6 FT IN SLINE OF SEC FOR PL OF BEG, TH S 89 DEG 11' W 149.3 FT IN S LINE OF SEC, TH N 23 DEG 39' W 196.4 FT, TH NELY 206.25 FT IN S LINE OF N TERRITORIAL RD, TH SLY TO PLOF BEG, BEING PART OF SW FRL 1/4 SEC 18 T1S-R4E 1.05 AC.

Most Recent Sale Information

Sold on 01/25/2021 for 235,000 by SAYOMAC DENVER & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5400/0861

Most Recent Permit Information

Permit P16-31947 on 09/20/2016 for \$8,500 category Res. Window Replace.

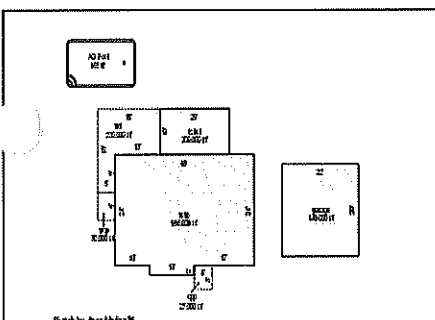
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	108,400	2022 Taxable:	108,400	Acreage:	1.05
Zoning:	RR	Land Value:	Tentative	Frontage:	206.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	231.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,186
Ground Area: 1,186
Garage Area: 440
Basement Area: 986
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel: D -04-18-436-016
Owner's Name: JEKABSON ILGVARS
Property Address: 7125 GLENCOE DR
GREGORY, MI 48137
Liber/Page: 5380/0523 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Wooded

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: 00041 NORTHLAKE NON-LF

Mailing Address:
JEKABSON ILGVARS
GISLASON LAILA
7125 GLENCOE DR
GREGORY MI 48137

Description:
*OLD SID - D 04-160-045-00 DE 44-45 LOT 83 PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 09/16/2020 for 251,000 by BOYCE ALAN & VIRGINIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5380/0523

Most Recent Permit Information

None Found

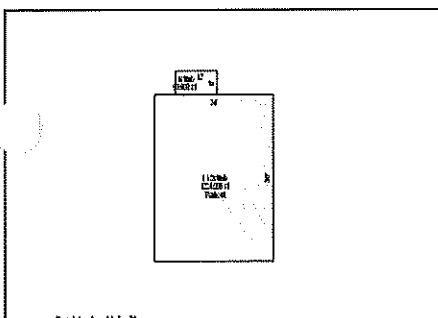
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	79,600	2022 Taxable:	79,600	Acreage:	0.12
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	90.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: D+10
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 53
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,896
Ground Area: 1,284
Garage Area: 0
Basement Area: 1,284
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel: D -04-18-463-001
Owner's Name: ROMIG MICHELLE M (LE)
Property Address: 13957 ABERDEEN GREGORY, MI 48137
Liber/Page: // **Created:** //
Split: // **Active:** Active
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: 00041 NORTHLAKE NON-LF

Mailing Address:

ROMIG MICHELLE M (LE)
13957 ABERDEEN
GREGORY MI 48137

Description:

*OLD SID - D 04-160-109-00 DE 44-124 LOTS 162 & 163 PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 05/04/2022 for 0 by ROMIG MICHELLE M.

Terms of Sale: 18-LIFE ESTATE

Liber/Page:

Most Recent Permit Information

Permit PE22-0027 on 01/21/2022 for \$0 category Electrical.

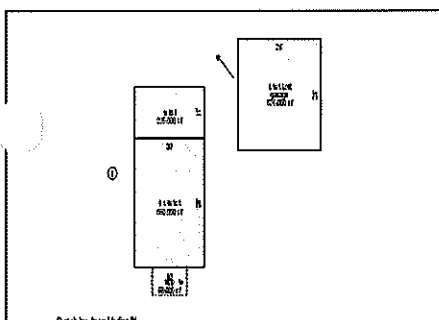
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	89,600	2022 Taxable:	89,600	Acreage:	0.22
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	111.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C+5
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 920
Ground Area: 780
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel:	D -04-18-465-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CRAIG JOEL & AMY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6675 LOMBARDY DR CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5460/0438	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00041 NORTHLAKE NON-LF
Description:	*OLD SID - D 04-160-160-00 DE 44-185 LOTS 223 THRU 226 PARK LAWN BEACH SUB NO.1		

Most Recent Sale Information

Sold on 12/08/2021 for 299,000 by LEDWIDGE JEREMIAH & ALICE TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5460/0438

Most Recent Permit Information

Permit PB22-0063 on 02/16/2022 for \$80,000 category Res. Add/Alter/Repair.

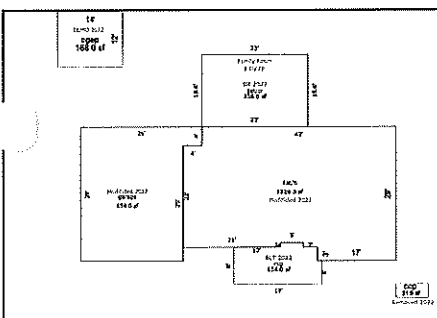
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	132,300	2022 Taxable:	132,300	Acreage:	0.55
 zoning:	RR	Land Value:	Tentative	Frontage:	200.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,269
Ground Area: 1,269
Garage Area: 638
Basement Area: 1,269
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel: D -04-18-466-011
Owner's Name: BORDEN EDWARD J & DEANA L
Property Address: 6760 LOMBARDY DR
CHELSEA, MI 48118
Liber/Page: 5451/0438
Split: // **Created:** // **Active:** Active
Public Impr.: Dirt Road, 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: 00041 NORTHLAKE NON-LF

Mailing Address:

BORDEN EDWARD J & DEANA L
6760 LOMBARDY DRIVE
CHELSEA MI 48118

Description:

DE 44-200-201A-1 (002,003) PER OWNERS REQUEST 9/90 LOTS 238-241 INCL & N 1/2 LOT 242 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/30/2021 for 275,000 by KOPPERT JOHANNA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5451/0438

Most Recent Permit Information

Permit P16-32121 on 10/21/2016 for \$0 category Mechanical.

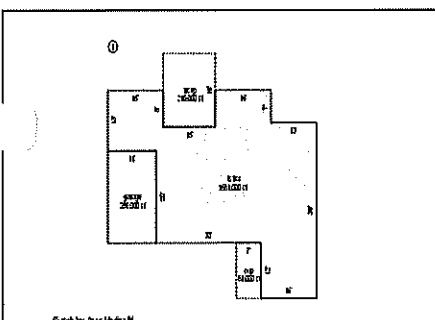
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	127,300	2022 Taxable:	127,300	Acreage:	0.58
 zoning:	RR	Land Value:	Tentative	Frontage:	220.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	115.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,681
Ground Area: 1,681
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:45 PM

Parcel:	D -04-18-467-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020600 DE 44-239 LOTS 277 & 278 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5381/0186
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Most Recent Permit Information

None Found

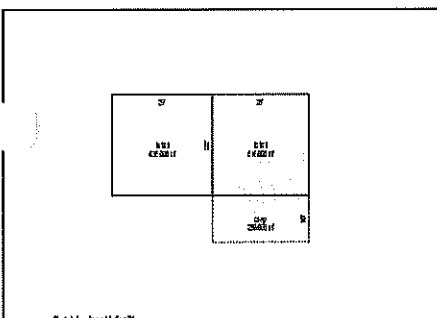
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	91,900	2022 Taxable:	91,900	Acreage:	0.29
Zoning:	RR	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	155.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,254
Ground Area: 1,254
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 2:45 PM

Parcel:	D -04-19-132-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOAN BRAD S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6505 LOMBARDY DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5371/0832	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF
Mailing Address:		Description:	
DOAN BRAD S 6505 LOMBARDY DR CHELSEA MI 48118		ASSR REQUEST FRM 0419132006/0419132008 4/15/96 DE 44-178A LOTS 211-216 INCLUSIVE, PARK LAWN BEACH SUB NO. 1.	

Most Recent Sale Information

Sold on 08/18/2020 for 359,900 by LONDON DAVID & MANETTE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5371/0832

Most Recent Permit Information

Permit P14-27814 on 06/18/2014 for \$1,500 category Res. Deck Construction.

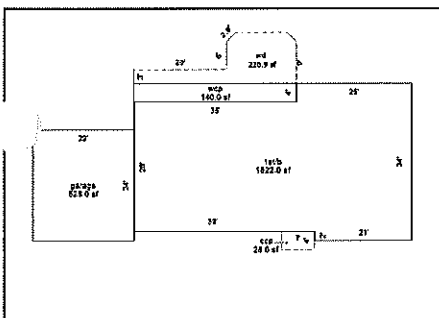
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	177,400	2022 Taxable:	177,400	Acreage:	0.73
Zoning:	RR	Land Value:	Tentative	Frontage:	246.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Stone/Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,822
Ground Area: 1,822
Garage Area: 528
Basement Area: 1,822
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:46 PM

Parcel:	D -04-18-467-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020900 DE 44-242 LOT 280 PARKLAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale:	20-MULTI PARCEL SALE REF	Liber/Page:	5381/0186
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Most Recent Permit Information

None Found

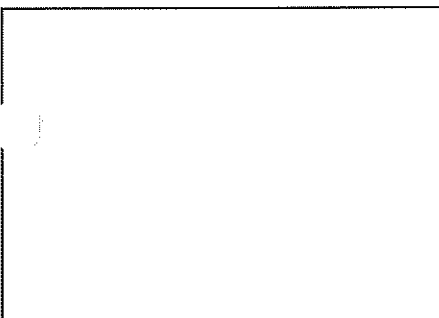
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	13,300	2022 Taxable:	13,300	Acreage:	0.14
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	151.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:46 PM

Parcel:	D -04-18-467-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020800 DE 44-241 LOT 279 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale:	20-MULTI PARCEL SALE REF	Liber/Page:	5381/0186
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Most Recent Permit Information

None Found

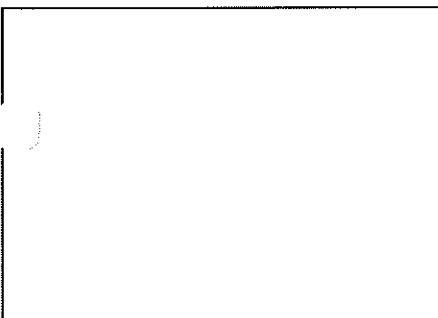
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	20,100	2022 Taxable:	20,100	Acreage:	0.14
 zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	154.0

Improvement Data

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 2:46 PM

Parcel:	D -04-18-467-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MAYRAND ROBERT N	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6900 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5381/0186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
MAYRAND ROBERT N MAYRAND NILES N 6900 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020500 DE 44-238 LOT 276 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2020 for 251,500 by ADAMS DANNY & CINDY L.

Terms of Sale:	20-MULTI PARCEL SALE REF	Liber/Page:	5381/0186
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Most Recent Permit Information

None Found

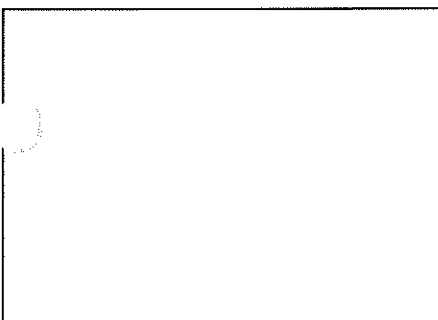
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	13,300	2022 Taxable:	13,300	Acreage:	0.14
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	152.0

Improvement Data

None

Sketch



North Lake Non Lake Front ECF Analysis

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-04-18-390-009	14277 NORTH TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,400
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$103,300
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$93,400
D-04-18-465-009	6675 LOMBARDY DR	12/08/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$139,400
D-04-18-466-011	6760 LOMBARDY DR	09/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$135,100
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$125,800
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$171,200
Totals:						\$2,296,650	\$1,043,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
45.35	\$381,845	\$115,298	\$254,952	\$218,481	1.167	1,652	\$154.33	00041
45.70	\$231,422	\$59,138	\$175,862	\$141,216	1.245	1,186	\$148.28	00041
41.16	\$232,672	\$63,870	\$187,130	\$120,443	1.554	1,896	\$98.70	00041
36.63	\$206,384	\$52,424	\$202,576	\$126,197	1.605	920	\$220.19	00041
46.62	\$274,178	\$71,548	\$227,452	\$166,090	1.369	1,269	\$179.24	00041
49.13	\$262,107	\$76,239	\$198,761	\$152,351	1.305	1,681	\$118.24	00041
50.02	\$372,192	\$121,642	\$129,858	\$138,198	0.940	1,254	\$103.56	00041
47.57	\$369,342	\$86,977	\$272,923	\$231,447	1.179	1,822	\$149.79	00041
	\$2,330,142		\$1,649,514	\$1,294,422			\$146.54	
45.44				E.C.F. =>	1.274		Std. Deviation=>	0.21625008
4.41				Ave. E.C.F. =>	1.296		Ave. Variance=>	16.2735

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
12.8587	1 STORY	\$114,386		NORTHLAKE NON-LF
5.0179	1 STORY	\$55,500		NORTHLAKE NON-LF
25.8170	1.50 STORY	\$63,870	D -04-18-436-015	NORTHLAKE NON-LF
30.9724	1.25 STORY	\$52,088		NORTHLAKE NON-LF
7.3933	1 STORY	\$71,548		NORTHLAKE NON-LF
0.9111	1 STORY	\$75,231		NORTHLAKE NON-LF
35.5862	1 STORY	\$120,875	D -04-18-467-002, D -04-18-467-003, D -04-18-467-005	NORTHLAKE NON-LF
11.6311	1 STORY	\$86,977		NORTHLAKE NON-LF
2.1191				

Coefficient of Var=> 12.5613852

Property Class	Building	Depr.
401		68
401		58
401		53
401		73
401		63
401		58
401		63
401		63

Northlake Non Lake Front Land Analysis

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-ARMY'S LENGTH	\$370,250	\$167,900
D-04-18-390-009	14277 NORTH TERRITORIAL RD	01/25/21	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$107,400
D-04-18-436-016	7125 GLENCOE DR	09/16/20	\$251,000	WD	03-ARMY'S LENGTH	\$251,000	\$103,300
D-04-18-463-001	13957 ABERDEEN	11/13/20	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$93,400
D-04-18-463-030	13960 NORTH TERRITORIAL RD	12/07/21	\$157,000	WD	03-ARMY'S LENGTH	\$157,000	\$43,000
Totals:						\$1,268,250	\$515,000

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.35	\$351,342	\$102,791	\$83,883	152.5	227.0	0.78	0.78	\$674	\$131,446
45.70	\$231,422	\$59,078	\$55,500	232.1	231.0	1.05	1.05	\$255	\$56,265
41.16	\$232,672	\$104,060	\$55,026	100.0	200.0	0.29	0.12	\$1,040	\$362,578
36.63	\$192,494	\$100,704	\$38,198	69.5	111.0	0.22	0.22	\$1,450	\$453,622
27.39	\$85,317	\$108,782	\$37,099	67.5	114.0	0.21	0.21	\$1,613	\$520,488
	\$1,093,247	\$475,415	\$269,706	621.5		2.55	2.38		
40.61			Average						Average
7.58			per FF=>	\$765		per Net Acre=>	186,437.25		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$3.02	150.00	00041	5460/0135		NORTHLAKE NON-LF	401
\$1.29	206.00	00041	5400/0861		NORTHLAKE NON-LF	401
\$8.32	103.00	00041	5380/0523	D-04-18-436-015	NORTHLAKE NON-LF	401
\$10.41	80.00	00041	5389/0993		NORTHLAKE NON-LF	401
\$11.95	80.00	00041	5461/0672		NORTHLAKE NON-LF	401
<hr/>						
\$4.28						

Rate Group 1

NORTH LK NON FR

NORTH LK NON FR

NORTH LK NON FR

NORTH LK NON FR

NORTH LK NON FR

Northlake Non Lake Front Land Analysis Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-465-009	6675 LOMBARDY DR	12/08/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000
D-04-18-466-011	6760 LOMBARDY DR	09/30/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
D-04-18-467-004	6900 EASTBOURNE DR	09/15/20	\$251,500	WD	03-ARM'S LENGTH	\$251,500
D-04-19-132-013	6505 LOMBARDY DR	08/18/20	\$359,900	WD	03-ARM'S LENGTH	\$359,900
Totals:						\$1,185,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$139,400	46.62	\$281,745	\$96,370	\$79,115	137.6	120.0	0.55	0.55	\$700
\$135,100	49.13	\$270,064	\$88,124	\$83,188	144.7	115.0	0.58	0.58	\$609
\$125,800	50.02	\$372,192	\$85,252	\$125,201	217.7	612.0	0.71	0.29	\$392
\$171,200	47.57	\$378,542	\$77,535	\$96,177	167.3	130.0	0.73	0.73	\$464
\$571,500		\$1,302,543	\$347,281	\$383,681	667.3		2.57	2.15	
Sale. Ratio =>	48.21			Average			Average		
Std. Dev. =>	1.53			per FF=>	\$520		per Net Acre=>	135,076.23	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$174,900	\$4.02	200.00	00041	5460/0438		NORTHLAKE NON-LF
\$151,676	\$3.48	220.00	00041	5451/0438		NORTHLAKE NON-LF
\$120,925	\$2.78	200.00	00041	5381/0186	D -04-18-467-002, D -04-18-467-003, D -04-18-467-005	NORTHLAKE NON-LF
\$105,634	\$2.43	246.00	00041	5371/0832		NORTHLAKE NON-LF

Average
per SqFt=> \$3.10

Class Rate Group 1

401 GOLF COURSE

401 GOLF COURSE

401 GOLF COURSE

401 GOLF COURSE
