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North Lake Orchard ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-470-018	13653 SENECA COURI	07/14/23	\$515,000	WD	03-ARMS LENGTH	\$515,000	\$223,000
D-04-18-470-027	7289 NORTH LAKE ORCHARD	06/02/23	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$240,500
<b>Totals:</b>			<b>\$1,040,000</b>			<b>\$1,040,000</b>	<b>\$463,500</b>

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
43.30	\$438,277	\$75,000	\$440,000	\$419,973	1.048	2,636	\$166.92	00013
45.81	\$472,452	\$82,507	\$442,493	\$450,803	0.982	2,515	\$175.94	00013
	\$910,729		\$882,493	\$870,777			\$171.43	
44.57					E.C.F. => 1.013		Std. Deviation=>	0.04675403
1.77					Ave. E.C.F. => 1.015		Ave. Variance=>	3.3060

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
3.3060	2 STORY	\$75,000	NORTH LAKE ORCHARD	401	79
3.3060	2 STORY	\$75,100	NORTH LAKE ORCHARD	401	81
<b>0.1171</b>					

Coefficient of Var=> 3.258354535

# Real Estate Summary Sheet

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

08/06/2024 11:51 AM

<b>Parcel:</b>	D -04-18-470-018	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HUBBARD GWENDOLYN & ZANG BENJAMIN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13653 SENECA COURT GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5527/0162	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	02/25/2000	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00013 NORTH LAKE ORCHARD
<b>Mailing Address:</b>		<b>Description:</b>	
HUBBARD GWENDOLYN & ZANG BENJAMIN 13653 SENECA COURT GREGORY MI 48137		NEW PLAT LOT 18 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;	

## Most Recent Sale Information

Sold on 07/14/2023 for 515,000 by PARR THOMAS.

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

**Liber/Page:** 5527/0162

## Most Recent Permit Information

Permit 8547 on 09/30/2009 for \$0 category PORCH/DECK.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	220,200	<b>2024 Taxable:</b>	220,200	<b>Acres:</b>	1.00
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,636  
Ground Area: 1,278  
Garage Area: 749  
Basement Area: 1,266  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 11:51 AM

**Parcel:** D -04-18-470-027  
**Owner's Name:** CROSS KEVIN E & KERRI L  
**Property Address:** 7289 NORTH LAKE ORCHARD  
GREGORY, MI 48137  
**Liber/Page:** 5522/0834  
**Split:** 02/25/2000  
**Public Impr.:** Paved 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:** 00013 NORTH LAKE ORCHARD

**Mailing Address:**

CROSS KEVIN E & KERRI L  
7289 NORTH LAKE ORCHARD  
GREGORY MI 48137

**Description:**

NEW PLAT LOT 27 NORTH LAKE ORCHARD NO. 2 Split on 02/07/2000 from D -04-18-400-012D -04-18-400-013D -04-18-400-014;

## Most Recent Sale Information

Sold on 06/02/2023 for 525,000 by CHOI DONALD T & DANIELLE R.

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

**Liber/Page:** 5522/0834

## Most Recent Permit Information

Permit P20-39589 on 08/11/2020 for \$12,000 category Res. Re-Roof.

## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 237,800	<b>2024 Taxable:</b> 237,800	<b>Acreage:</b> 1.02
<b>Zoning:</b> RR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>ARE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,515  
Ground Area: 1,415  
Garage Area: 672  
Basement Area: 1,415  
Basement Walls:  
Estimated TCV: Tentative

## Image



North Lake Orchard Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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<b>Totals:</b>			<b>\$1,040,000</b>			<b>\$1,040,000</b>	<b>\$463,500</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
43.30	\$433,277	\$151,723	\$70,000	1.00	1.00	\$151,723	\$3.48	00013
45.81	\$467,452	\$127,648	\$70,100	1.02	1.02	\$125,145	\$2.87	00013
	\$900,729	\$279,371	\$140,100	2.02	2.02			
44.57				Average		Average		
1.77				per Net Acre=>	138,302.48	per SqFt=>	\$3.17	

Liberal/Page	Land Table	Class
5527/0162	NORTH LAKE ORCHARD	401
5522/0834	NORTH LAKE ORCHARD	401

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