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Northlake Farm & Downs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-205-005	14148 HAYRAKE HOLLOW	06/08/23	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$117,800	34.14
D-04-19-206-005	14146 WAGON WHEEL CT	06/24/22	\$371,500	WD	03-ARMS LENGTH	\$371,500	\$122,700	33.03
D-04-19-275-011	6150 GREEN CT	09/29/23	\$440,000	WD	03-ARMS LENGTH	\$440,000	\$175,700	39.93
D-04-19-280-023	14238 FAIRWAY DR	12/20/23	\$399,900	WD	03-ARMS LENGTH	\$399,900	\$157,200	39.31

Totals: \$1,556,400

\$1,556,400

\$573,400

Sale. Ratio =>

36.84

Std. Dev. =>

3.52

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$258,832	\$38,100	\$306,900	\$201,031	1.527	1,566	\$195.98	00018	13.1941
\$286,660	\$42,750	\$328,750	\$222,140	1.480	2,352	\$139.77	00018	8.5231
\$386,572	\$50,015	\$389,985	\$306,518	1.272	1,953	\$199.69	00018	12.2384
\$345,897	\$52,212	\$347,688	\$267,473	1.300	2,459	\$141.39	00018	9.4789
\$1,277,961		\$1,373,323	\$997,162			\$169.21		1.7458
				E.C.F. =>	1.377	Std. Deviation=>		0.12732553
				Ave. E.C.F. =>	1.395	Ave. Variance=>		10.8586 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$38,100	NORTHLAKE FARMS & DOWNS	401	61
TRI-LEVEL	\$42,750	NORTHLAKE FARMS & DOWNS	401	61
1 STORY	\$50,015	NORTHLAKE FARMS & DOWNS	401	68
1.75 STORY	\$50,010	NORTHLAKE FARMS & DOWNS	401	68

7.785680658

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 2:34 PM

Parcel: D -04-19-205-005
Owner's Name: HILL NICHOLAS H
Property Address: 14148 HAYRAKE HOLLOW
CHELSEA, MI 48118
Liber/Page: 5525/0600 **Created:** //
Split: // **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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

HILL NICHOLAS H
14148 HAYRAKE HOLLOW
CHELSEA MI 48118

Description:

*OLD SID - D 04-135-017-00 DE 62-17 LOT 17 NORTH LAKE FARM.

Most Recent Sale Information

Sold on 06/08/2023 for 345,000 by MOLLER WILLIAM G JR TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5525/0600

Most Recent Permit Information

Permit PB23-0560 on 10/04/2023 for \$7,800 category Res. Add/Alter/Repair.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 131,400	2024 Taxable: 131,400	Acreage: 0.76
Zoning: RR	Land Value: Tentative	Frontage: 144.0
RE: 100.000	Land Impr. Value: Tentative	Average Depth: 193.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,566
Ground Area: 1,566
Garage Area: 484
Basement Area: 1,566
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 2:34 PM

Parcel: D -04-19-206-005
Owner's Name: BLACKLOCK SARA & ROBERT
Property Address: 14146 WAGON WHEEL CT
CHELSEA, MI 48118
Liber/Page: 5488/0392 **Created:** //
Split: // **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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

BLACKLOCK SARA & ROBERT
14146 WAGON WHEEL CT
CHELSEA MI 48118

Description:

*OLD SID - D 04-135-010-00 DE 62-10 LOT 10 NORTH LAKE FARM.

Most Recent Sale Information

Sold on 06/24/2022 for 371,500 by BAIRLEY PAUL G & SUSAN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5488/0392

Most Recent Permit Information

Permit P19-38681 on 12/12/2019 for \$0 category Mechanical.

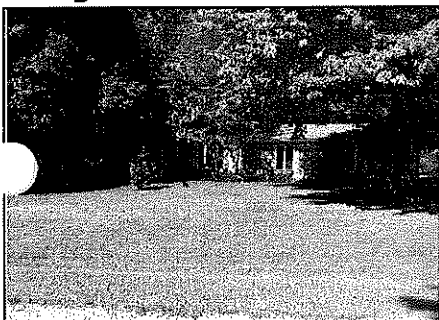
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 145,500	2024 Taxable: 133,560	Acreage: 0.86
Zoning: RR	Land Value: Tentative	Frontage: 132.0
AGE: 100.000	Land Impr. Value: Tentative	Average Depth: 219.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: TRI-LEVEL
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,352
Ground Area: 1,488
Garage Area: 660
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 2:34 PM

Parcel: D -04-19-275-011
Owner's Name: PRIESKORN ELIZABETH S
Property Address: 6150 GREEN CT
CHELSEA, MI 48118
Liber/Page: 5534/0050 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric
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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

PRIESKORN ELIZABETH S
6150 GREEN CT
CHELSEA MI 48118

Description:

DE (037) 12/88 L 26 OF PLATS P 25-26 LOT 11 NORTH LAKE DOWNS

Most Recent Sale Information

Sold on 09/29/2023 for 440,000 by GONYER MICHAEL D & ROSE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5534/0050

Most Recent Permit Information

None Found

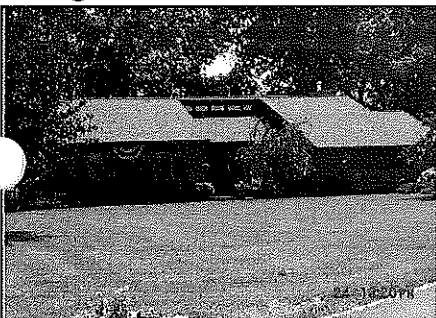
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	196,100	2024 Taxable:	196,100	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	73.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	265.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,953
Ground Area: 1,939
Garage Area: 624
Basement Area: 1,939
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 2:34 PM

Parcel: D -04-19-280-023
Owner's Name: WINKLER MEGAN N
Property Address: 14238 FAIRWAY DR
CHELSEA, MI 48118
Liber/Page: 5541/0076 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, 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: 00018 NORTHLAKE FARMS & DOWNS

Mailing Address:

WINKLER MEGAN N
14238 FAIRWAY DR
CHELSEA MI 48118

Description:

DE 19-6A-2F-1-23 (038) 10/90NEW SUB L 27 PLATS P 66-68 LOT 23, NORTH LAKE DOWNS NUMBER 2

Most Recent Sale Information

Sold on 12/20/2023 for 399,900 by ROBERTS ELIZABETH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5541/0076

Most Recent Permit Information

Permit 05-13732 on 07/22/2005 for \$3,500 category RES. ADD/ALTER/REPAIR.

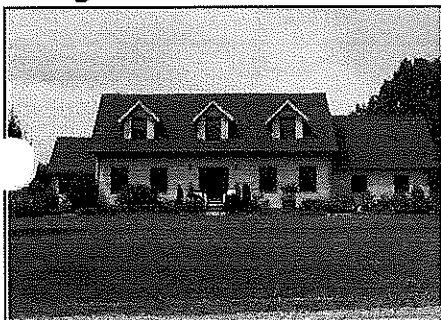
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	175,300	2024 Taxable:	175,300	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	291.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 1.75 STORY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,459
Ground Area: 1,400
Garage Area: 484
Basement Area: 1,400
Basement Walls:
Estimated TCV: Tentative

Image



Northlake Farm & Downs Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
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Totals: \$1,556,400

\$1,556,400

Sale. Ratio => 36.84

Std. Dev. => 3.52

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$314,920	\$68,180	\$38,100	159.8	193.0	0.76	0.76	\$427	\$89,475	\$2.05	
\$348,637	\$65,613	\$42,750	164.6	219.0	0.86	0.86	\$399	\$76,740	\$1.76	
\$472,090	\$17,925	\$50,015	191.5	265.0	1.00	1.00	\$94	\$17,871	\$0.41	
\$420,522	\$29,388	\$50,010	180.9	291.0	1.00	1.00	\$162	\$29,329	\$0.67	
\$1,556,169	\$181,106	\$180,875	696.8		3.62	3.62				
Average										
per FF=>			\$260		per Net Acre=>	50,001.66		Average	per SqFt=>	\$1.15

Actual Front	ECF Area	Libert/Page	Land Table	Class
144.00	00018	5525/0600	NORTHLAKE FARMS & DOWNS	401
132.00	00018	5488/0392	NORTHLAKE FARMS & DOWNS	401
73.00	00018	5534/0050	NORTHLAKE FARMS & DOWNS	401
150.00	00018	5541/0076	NORTHLAKE FARMS & DOWNS	401