

18

Portage Lake ECF Analysis All Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$329,300	39.87	\$708,081	\$226,245
D-04-02-175-006	9922 WINSTON RD	08/11/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$352,400	45.47	\$738,495	\$272,950
D-04-02-401-018	9620 WINSTON RD	10/16/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$260,300	32.95	\$588,264	\$223,815
D-04-01-181-010	9607 PORTAGE LAKE AVE	11/03/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$167,800	49.79	\$360,760	\$130,822
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300	35.41	\$625,425	\$194,052
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300	38.71	\$382,754	\$178,590
D-04-01-406-012	9473 HURON	04/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$162,800	40.70	\$389,461	\$176,968
D-04-01-300-023	9098 DEXTER PINCKNEY RD	06/30/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$231,000	47.24	\$467,717	\$192,997
D-04-01-300-014	9154 DEXTER PINCKNEY RD	09/15/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$201,200	51.72	\$390,025	\$213,742
<b>Totals:</b>						<b>\$5,061,000</b>	<b>\$2,090,400</b>	<b>41.30</b>	<b>\$4,650,982</b>	
								<b>6.48</b>		

Sale. Ratio => 41.30  
Std. Dev. => 6.48

Portage Lake ECF Analysis 70-100%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARM'S LENGTH	\$826,000	\$329,300	39.87	\$708,081	\$226,245
D-04-02-175-006	9922 WINSTON RD	08/11/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$352,400	45.47	\$738,495	\$272,950
D-04-02-401-018	9620 WINSTON RD	10/16/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$260,300	32.95	\$588,264	\$223,815
<b>Totals:</b>						<b>\$2,391,000</b>	<b>\$942,000</b>	<b>39.40</b>	<b>\$2,034,840</b>	
								<b>15.61</b>		

Sale. Ratio => 39.40  
Std. Dev. => 15.61

Portage Lake ECF Analysis 60-70%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
D-04-02-401-018	9620 WINSTON RD	10/16/23	\$790,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$790,000	\$260,300	32.95	\$588,264	\$223,815
D-04-01-181-010	9607 PORTAGE LAKE AVE	11/03/23	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$167,800	49.79	\$360,760	\$130,822
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$244,300	35.41	\$625,425	\$194,052
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$141,300	38.71	\$382,754	\$178,590
D-04-01-406-012	9473 HURON	04/28/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$162,800	40.70	\$389,461	\$176,968
<b>Totals:</b>						<b>\$4,973,000</b>	<b>\$2,582,000</b>	<b>97.65</b>	<b>\$2,346,664</b>	
								<b>10.46</b>		

Sale. Ratio => 97.65  
Std. Dev. => 10.46

Portage Lake ECF Analysis 0-60%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
D-04-01-300-023	9098 DEXTER PINCKNEY RD	06/30/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000	\$231,000	47.24	\$467,717	\$192,997
D-04-01-300-014	9154 DEXTER PINCKNEY RD	09/15/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$201,200	51.72	\$390,025	\$213,742
<b>Totals:</b>						<b>\$878,000</b>	<b>\$432,200</b>	<b>49.23</b>	<b>\$857,742</b>	
								<b>14.42</b>		

Sale. Ratio => 49.23  
Std. Dev. => 14.42



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-181-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NELSON KIARA & BARTALINO DOMINIC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9607 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5538/0046	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

<b>Mailing Address:</b>	<b>Description:</b>
NELSON KIARA & BARTALINO DOMINIC N 7587 JENNINGS RD WHITMORE LAKE MI 48189	*OLD SID - D 04-210-042-00 DE 49-43A COM AT THE MOST N'LY COR OF LOT 42 TH S 50 DEG E 24.20 FT ALONG THE NE'LY LINE OF SAID LOT FOR A PL OF BEG, THS 50 DEG E 24.80 FT TO THE MOST E'LY COR OF LOT 42, TH SW'LY 155 FT TO THE MOST S'LY COR OF LOT 42 TH N 61 DEG 30' W 26.25 FT IN THE SW'LY LINE OF SAID LOT, TH NE'LY TO THE PL OF BEG, BEING A PART OF LOT 42 PORTAGE LAKE RESORT. ALSO ALL THAT LAND LYING BETWEEN SOUTH PART OF LOT 42 & SHORE LINE OF PORTAGE LAKE

## Most Recent Sale Information

Sold on 11/03/2023 for 337,000 by CHISA RONALD.

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

**Liber/Page:** 5538/0046

## Most Recent Permit Information

Permit 04-11299 on 10/26/2004 for \$9,500 category GARAGE, ATTACHED.

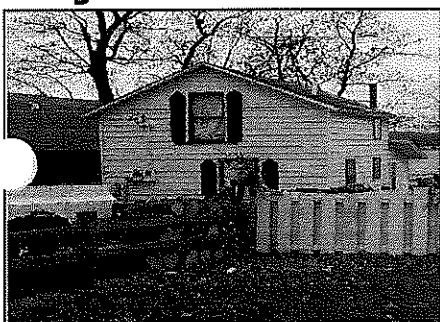
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	173,800	<b>2024 Taxable:</b>	173,800	<b>Acreeage:</b>	0.20
<b>Finning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	36.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	294.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 1.75 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 66  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,150  
Ground Area: 657  
Garage Area: 442  
Basement Area: 504  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-182-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HARRIS SCOTT A & SAENZ CARMEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9585 PORTAGE LAKE AVE PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5492/0088	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Mailing Address:</b>		<b>Description:</b>	
HARRIS SCOTT A & SAENZ CARMEN		*OLD SID - D 04-210-040-00 DE 49-41 LOT 40, ALSO LAND LYING BETWEEN SW'LY LINE OF LOT 40& CENTER OF CANAL	
9585 PORTAGE LAKE AVE		PORTAGE LAKE RESORT.	
PINCKNEY MI 48169			

## Most Recent Sale Information

Sold on 07/20/2022 for 690,000 by MCLESKEY EDWARD P & BRIGID E.

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

**Liber/Page:** 5492/0088

## Most Recent Permit Information

Permit P17-34418 on 10/27/2017 for \$0 category Mechanical.

## 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>	306,000	<b>2024 Taxable:</b>	288,750	<b>Acreeage:</b>	0.16
<b>Finning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	42.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	171.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 4 Half Baths: 0  
Floor Area: 2,296  
Ground Area: 1,168  
Garage Area: 624  
Basement Area: 736  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

**Parcel:** D -04-01-300-014  
**Owner's Name:** GEHLING DANIEL  
**Property Address:** 9154 DEXTER PINCKNEY RD  
PINCKNEY, MI 48169  
**Liber/Page:** 5533/0111 **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, LAKE

**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:** 81050 DEXTER COMMUNITY SCHOOL DIST  
**Neighborhood:** 00020 PORTAGELAKE

**Mailing Address:**

GEHLING DANIEL  
3928 BROOKSIDE RD  
OTTAWA HILLS OH 43606

**Description:**

\*OLD SID - D 04-220-011-00 DE 50-10 LOTS 11 & 12 PORTAGE LAKE SHORES.

## Most Recent Sale Information

Sold on 09/15/2023 for 389,000 by BEAUDOIN PATRICIA TRUST.

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

**Liber/Page:** 5533/0111

## Most Recent Permit Information

None Found

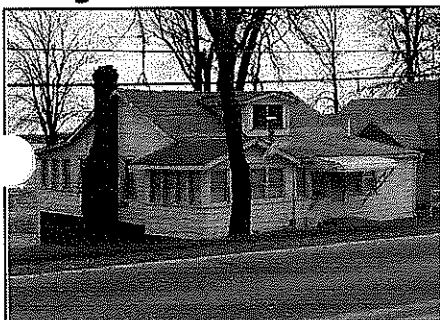
## Physical Property Characteristics

<b>2025 S.E.V.:</b> Tentative	<b>2025 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 205,300	<b>2024 Taxable:</b> 205,300	<b>Acreage:</b> 0.18
<b>Planning:</b> LR	<b>Land Value:</b> Tentative	<b>Frontage:</b> 80.0
<b>AREA:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 99.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1920  
Occupancy: Single Family  
Class: CD  
Style: 1.25 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 46  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,025  
Ground Area: 882  
Garage Area: 902  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-300-023	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KRONBERG JONATHAN & OBIED FIRAS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9098 DEXTER PINCKNEY RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5525/0739	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Mailing Address:</b>		<b>Description:</b>	
KRONBERG JONATHAN & OBIED FIRAS 3481 HONEYSUCKLE CT ANN ARBOR MI 48103		*OLD SID - D 04-220-019-00 DE 50-18A LOT 19 ALSO- COM AT NW COR OF LOT 19 TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT 15 N OF NE COR OF LOT 19, TH S TO NE COR OF LOT 19, TH WLY TO P.O.B, PART SW 1/4 SEC 1 T1S R4E LOT 19 PORTAGE LAKE SHORES	

## Most Recent Sale Information

Sold on 06/30/2023 for 489,000 by SMITH WILLIAM F & MARY ALICE.

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

**Liber/Page:** 5525/0739

## Most Recent Permit Information

Permit PB24-0127 on 03/15/2024 for \$125,000 category Res. Add/Alter/Repair.

## 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>	233,600	<b>2024 Taxable:</b>	233,600	<b>Acreage:</b>	0.19
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	50.0
<b>AREA:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	191.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 56  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,584  
Ground Area: 1,584  
Garage Area: 900  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-406-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MICHOS DEMETRIOS	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9487 HURON PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5480/0630	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	High, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	DE 37-3A REWRITE L 2326 P 792 Q/C 5/87 COM N COR OF 'ADD TO PORTAGELAKE RESORT' TH S 50-2-20 E219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 218.97 FT TO POB, TH S 44-56-50 W 103.76 FT, TH N 40-57-30 W 44.38 FT, TH N 50-39-30 E 98.1 FT, TH S 50 E 34.63 FT TO POB, PARTLOTS 3 & 4, ALSO PART ALLEY ADD'N TO PORTAGE LAKE RESORT0.09 AC		

## Most Recent Sale Information

Sold on 04/26/2022 for 365,000 by LOCKE CLORUS GILBERT & THERESA G.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5480/0630

## Most Recent Permit Information

None Found

## 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>	182,800	<b>2024 Taxable:</b>	167,160	<b>Acres:</b>	0.09
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	44.0
<b>IRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	101.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,428  
Ground Area: 756  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-406-012	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WOOLFENDEN BRIAN K & NYE LISA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9473 HURON PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5519/0462	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Waterfront, CANAL	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

<b>Mailing Address:</b>	<b>Description:</b>
WOOLFENDEN BRIAN K & NYE LISA M 9473 HURON PINCKNEY MI 48169	DE 37-5A REWRITE L 2326 P 795 Q/C 5/87 COM N COR OF 'ADDN TO PORTAGE LK RESORT' TH S 50-2-20 E 219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 135.24 FT TO POB, TH S 50-36-50 W 116.7 FT, TH N 40-57-30 W 36.3 FT, TH N 47-6-50 E 109.85 FT, TH S 50 E 43.74 FT TO POB. PARTLOTS 4, 5, 6 & 7 ADD'N TO PORTAGE LAKE RESORT 0.1 AC

## Most Recent Sale Information

Sold on 04/28/2023 for 400,000 by MORGENTHALER GAYE E.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5519/0462

## Most Recent Permit Information

None Found

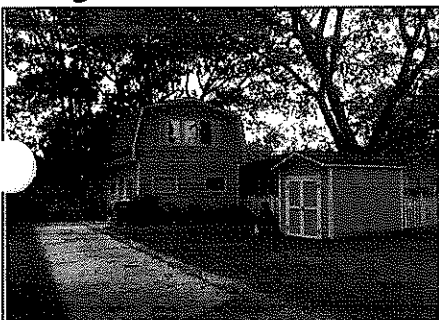
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	186,400	<b>2024 Taxable:</b>	186,400	<b>Acreage:</b>	0.10
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	36.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	113.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1930  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 61  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,308  
Ground Area: 696  
Garage Area: 0  
Basement Area: 336  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-01-484-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	NEITHAMMER SUSAN M REV LIV TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8851 MCGREGOR LN PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5553/0947	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00020 PORTAGELAKE

## Mailing Address:

NEITHAMMER SUSAN M REV LIV TRUST  
8851 MCGREGOR LN  
PINCKNEY MI 48169

## Description:

REWRITE PER QCD L4584 P912 10/03/06 DE 1-41J-1 COM AT INTERSECTION OF CENTER OF DEXTER-PINCKNEY RD& CENTER OF MC GREGOR ROAD, TH N 35-07-00 EAST 599.20 FT IN C/L OF RD., TH N 59-05-00 E 489.16 FT, TH N 05-12-00 E 361.10 FT, TH N 66-50-00 E 250.75 FT TO A POB, TH N 05-12-00 E 200.00 FT, TH N 66-50-00 E 58.00 FT, TH S 05-12-00 W 200.00 FT, TH S 66-50-00 W 58.00 FT TO THE POB, ALSO ALL LAND LYING BETWEEN E & W BOUNDRIES OF SAID LAND AND WATERS EDGE OF PORTAGE LAKE. PT OF SE 1/4 SEC 1, T1S-R4E.

## Most Recent Sale Information

Sold on 12/01/2023 for 0 by NIETHAMMER SUSAN M.

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 5553/0947

## Most Recent Permit Information

Permit PB23-0552 on 10/02/2023 for \$19,120 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>	343,200	<b>2024 Taxable:</b>	343,200	<b>Acreeage:</b>	0.27
<b>Finning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	58.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Stone/Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,278  
Ground Area: 1,636  
Garage Area: 936  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-02-175-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LOTZ JEFFERY & PATRICIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9922 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5529/0714	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	47080 PINCKNEY COMMUNITY SCHOOLS
		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Mailing Address:</b>		<b>Description:</b>	
LOTZ JEFFERY & PATRICIA		REWRITE PER WD L2550 P754 DE 46-15 LOTS 16 & 17, PLEASANT VIEW	
9922 WINSTON RD			
PINCKNEY MI 48169			

## Most Recent Sale Information

Sold on 08/11/2023 for 775,000 by MCCORMICK JANE GRIFFEL TRUST.

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

**Liber/Page:** 5529/0714

## Most Recent Permit Information

None Found

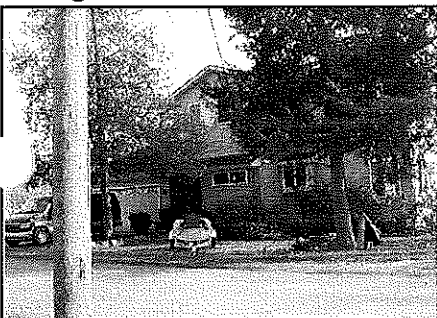
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	367,500	<b>2024 Taxable:</b>	367,500	<b>Acreage:</b>	0.19
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	103.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	94.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,473  
Ground Area: 1,223  
Garage Area: 800  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:09 PM

<b>Parcel:</b>	D -04-02-401-018	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHUSTER TIMOTHY G & KATHERINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9620 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5535/0896	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	BNDRY ADJST PER QCD L5373 P565, 03/20/20 DE 40-2 LOT 2, ALSO PART OF LOT 3, DESC AS BEG AT SE COR OF LOT3, TH WLY 79.1 FT TO SW COR OF LOT 3, TH N 0 DEG 23' E 13 FT, TH SELY TO E LINE OF LOT 3, TH S 9 DEG 58' E 4 FT TO THE POB, ALSO ALL LAND LYING BETWEEN N'LY AND S'LY LOT LINES EXTENDED TO SHORELINE OF PORTAGE LAKE. ELM GROVE.		

## Most Recent Sale Information

Sold on 10/16/2023 for 790,000 by HORNING ANDREW G JR & NICOLE M.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH      **Liber/Page:** 5535/0896

## Most Recent Permit Information

Permit P16-31265 on 06/09/2016 for \$13,000 category Res. Add/Alter/Repair.

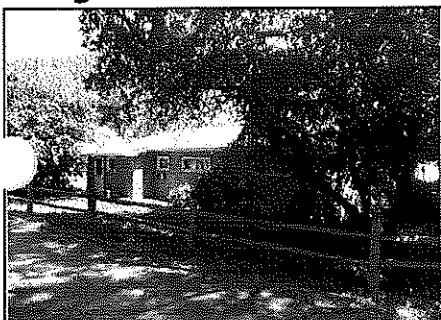
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	219,700	<b>2024 Taxable:</b>	219,700	<b>Acreage:</b>	0.14
<b>Finishing:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	37.0
<b>Area:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	120.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1965  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,365  
Ground Area: 1,365  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:11 PM

<b>Parcel:</b>	D -04-02-402-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCHUSTER TIMOTHY G & KATHERINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9620 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5535/0896	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Sewer, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	None	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00021 PORTAGELAKE NON-LF

## Mailing Address:

SCHUSTER TIMOTHY G & KATHERINE E  
TR  
448 THIRD ST  
ANN ARBOR MI 48103

## Description:

\*OLD SID - D 04-002-032-00 DE 2-7 LOT 30 OF ELM GROVE NO. 1 SUB, UNRECORDED, DESC AS FOLLOWS, COM AT THE E 1/4 POST OF SEC, TH N 89 DEG 43'W 1036.47 FT IN THE E & W 1/4 LINE, TH S 12 DEG 47' W 186.34 FT, TH S 8 DEG 27' W 207.75 FT, TH S 36 DEG 05' W250.38 FT, TH S 3 DEG 31' W 169.11 FT, TH S 5 DEG 29' E 95.15 FT FOR A PL OF BEG, TH N 63 DEG 39' E 100 FT, THS 00 DEG 23' W 69.56 FT TO A POINT OF CURVATURE, TH IN ARC OF A CIRCULAR CURVE TO THE RIGHT THRU THE ENTIRE CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 61 DEG 18' AND A RADIUS OF 34.50 FT, THS 61 DEG 41' W 100 FT, TH N 46 DEG 30' W 90 FT, TH N 63 DEG 39' E 92.00 FT TO THE PL OF BEG, BEING A PART OF SE 1/4 SEC. 2 T1S R4E.

## Most Recent Sale Information

Sold on 10/16/2023 for 790,000 by HORNING ANDREW G JR & NICOLE M.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 5535/0896

## Most Recent Permit Information

None Found

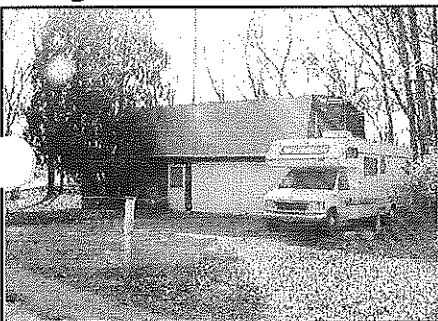
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	74,600	<b>2024 Taxable:</b>	74,600	<b>Acreage:</b>	0.28
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>ARE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1970  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior:  
% Good (Physical): 51  
Heating System: Space Heater  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 704  
Ground Area: 0  
Garage Area: 704  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:12 PM

<b>Parcel:</b>	D -04-02-403-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SELBERT LINDA & ALAN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9586 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5542/0891	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	*OLD SID - D 04-002-050-00 DE 2-16 BEG AT THE SE COR OF LOT 1 OF ELM GROVE, A RECORDED SUB, TH S 61 DEG 41' W 118.42 FT ALONG THE S LINE OF LOT 1, TH S 14 DEG 12' E 18.31 FT, TH N 70 DEG 43' E 115.00 FT, TH N 14 DEG 12' W 37.07 FT TO PL OF BEG, ALSO COM AT THE SE COR OF LOT 1 OF ELM GROVE, A RECORDED SUB, TH S 61 DEG 41' W ALONG THE S'LY LINE OF SAID PLAT 118.42 FT FOR A PL OF BEG, TH CONT 561 DEG 41' W 122.19 FT, TH S 46 DEG 30' E 39.08 FT, TH N 67 DEG 20' E 98.73 FT, TH N 14 DEG 12' W 48.31 FT TO THE PL OF BEG, BEING A PART OF NE 1/4 OF SE1/4 SEC. 2 T1S R4E.		

## Most Recent Sale Information

Sold on 12/30/2023 for 480,000 by HORNING ANDREW G JR & NICOLE M.

**Terms of Sale:** 20-MULTI PARCEL SALE REF      **Liber/Page:** 5542/0891

## Most Recent Permit Information

None Found

## 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>	64,100	<b>2024 Taxable:</b>	64,100	<b>Acreeage:</b>	0.19
<b>Finning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	77.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	113.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 1+ STORY  
Exterior: Wood Siding  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1    Half Baths: 0  
Floor Area: 0  
Ground Area: 0  
Garage Area: 460  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:14 PM

<b>Parcel:</b>	D -04-02-401-019	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	SELBERT LINDA & ALAN	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	9586 WINSTON RD PINCKNEY, MI 48169	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5542/0891	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Sewer, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Waterfront, LAKE	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00020 PORTAGELAKE
<b>Description:</b>	BNDRY ADJST PER QCD L5492 P795 03/20/2020 DE 40-1 LOT 1, ALSO ALL LAND LYING BETWEEN N'LY AND S'LY LOT LINES EXTENDED TO SHORELINE OF PORTAGE LAKE. ELM GROVE.		
<b>Mailing Address:</b>	SELBERT LINDA & ALAN 8680 DEXTER PINCKNEY RD DEXTER MI 48130		

## Most Recent Sale Information

Sold on 12/30/2023 for 480,000 by HORNING ANDREW G JR & NICOLE M.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5542/0891

## Most Recent Permit Information

Permit 453135 on 05/03/2016 for \$0 category MISC..

## 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>	86,200	<b>2024 Taxable:</b>	86,200	<b>Acreage:</b>	0.21
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	36.0
<b>ARE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	136.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1983  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 0  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,007  
Ground Area: 1,944  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Portage Lake Land Analysis All Sales

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-181-010	9607 PORTAGE LAKE AVE	11/03/23	\$337,000	WD	03-ARMS LENGTH	\$337,000	\$167,800
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARMS LENGTH	\$690,000	\$244,300
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$95,700
D-04-01-300-014	9154 DEXTER PINCKNEY RD	09/15/23	\$389,000	WD	03-ARMS LENGTH	\$389,000	\$201,200
D-04-01-300-023	9098 DEXTER PINCKNEY RD	06/30/23	\$489,000	WD	03-ARMS LENGTH	\$489,000	\$231,000
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$141,300
D-04-01-406-012	9473 HURON	04/28/23	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$162,800
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARMS LENGTH	\$826,000	\$329,300
D-04-02-175-006	9922 WINSTON RD	08/11/23	\$775,000	WD	03-ARMS LENGTH	\$775,000	\$352,400
D-04-02-401-018	9620 WINSTON RD	10/16/23	\$790,000	WD	19-MULTI PARCEL ARMS LENGTH	\$790,000	\$260,300
D-04-02-401-019	9586 WINSTON RD	05/19/23	\$350,000	WD	19-MULTI PARCEL ARMS LENGTH	\$350,000	\$136,600
<b>Totals:</b>						<b>\$5,661,000</b>	<b>\$2,322,700</b>

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
49.79	\$342,458	\$104,353	\$109,811	36.6	294.0	0.20	0.20	\$2,851	\$516,599
35.41	\$601,775	\$258,627	\$170,402	60.6	171.0	0.16	0.16	\$4,265	\$1,606,379
38.28	\$174,972	\$250,000	\$174,972	62.3	234.0	0.21	0.21	\$4,015	\$1,179,245
51.72	\$405,570	\$212,717	\$229,287	77.7	99.0	0.18	0.18	\$2,737	\$1,168,775
47.24	\$460,480	\$214,280	\$185,760	48.2	191.0	0.19	0.19	\$4,441	\$1,152,043
38.71	\$360,989	\$160,836	\$156,825	55.8	101.0	0.09	0.09	\$2,882	\$1,748,217
40.70	\$367,965	\$186,918	\$154,883	55.1	113.0	0.10	0.10	\$3,391	\$1,797,288
39.87	\$676,772	\$337,085	\$187,857	62.6	200.0	0.27	0.27	\$5,383	\$1,267,237
45.47	\$725,288	\$309,455	\$259,743	88.0	94.0	0.19	0.19	\$3,515	\$1,672,730
32.95	\$581,514	\$425,551	\$217,065	124.8	270.0	0.42	0.14	\$3,409	\$1,015,635
39.03	\$300,492	\$334,342	\$284,834	126.3	249.9	0.40	0.21	\$2,648	\$837,950
<b>41.03</b>	<b>\$4,998,275</b>	<b>\$2,794,164</b>	<b>\$2,131,439</b>	<b>798.2</b>	<b>Average</b>	<b>2.41</b>	<b>1.94</b>	<b>Average</b>	<b>Average</b>
<b>5.99</b>			<b>per FF=&gt;</b>	<b>\$3,501</b>	<b>per Net Acre=&gt;</b>	<b>1,160,367.11</b>	<b>per SqFt=&gt;</b>		

Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$11.86	36.00	00020	5538/0046		PORTAGELAKE	401	D'FRONTAGE
\$36.88	42.00	00020	5492/0088		PORTAGELAKE	401	PORTAGE CANAL
\$27.07	40.00	00020	5515/0854		PORTAGELAKE	402	PORTAGE CANAL
\$26.83	80.00	00020	5533/0111		PORTAGELAKE	401	B'FRONTAGE
\$26.45	50.00	00020	5525/0739		PORTAGELAKE	401	C'FRONTAGE
\$40.13	44.00	00020	5480/0630		PORTAGELAKE	401	PORTAGE CANAL
\$41.26	36.00	00020	5519/0462		PORTAGELAKE	401	PORTAGE CANAL
\$29.09	58.00	00020	55010584		PORTAGELAKE	401	D'FRONTAGE
\$38.40	103.00	00020	5529/0714		PORTAGELAKE	401	A'FRONTAGE
\$23.32	127.00	00020	5535/0896	D-04-02-402-003	PORTAGELAKE	401	A'FRONTAGE
\$19.24	113.00	00020	5521/0386	D-04-02-403-002	PORTAGELAKE	402	A'FRONTAGE
							\$26.64

Portage Lake Land Analysis Canal Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
D-04-01-182-001	9585 PORTAGE LAKE AVE	07/20/22	\$690,000	WD	03-ARMS LENGTH	\$690,000
D-04-01-182-011	9509 PORTAGE LAKE AVE	03/23/23	\$250,000	WD	03-ARMS LENGTH	\$250,000
D-04-01-406-010	9487 HURON	04/26/22	\$365,000	WD	03-ARMS LENGTH	\$365,000
D-04-01-406-012	9473 HURON	04/28/23	\$400,000	WD	03-ARMS LENGTH	\$400,000
<b>Totals:</b>						<b>\$1,705,000</b>

Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
\$244,300	35.41	\$601,775	\$258,627	\$170,402	60.6	171.0	0.16	0.16
\$95,700	38.28	\$174,972	\$250,000	\$174,972	62.3	234.0	0.21	0.21
\$141,300	38.71	\$360,989	\$160,836	\$156,825	55.8	101.0	0.09	0.09
\$162,800	40.70	\$367,965	\$186,918	\$154,883	55.1	113.0	0.10	0.10
<b>\$644,100</b>		<b>\$1,505,701</b>	<b>\$856,381</b>	<b>\$657,082</b>	<b>233.8</b>		<b>0.57</b>	<b>0.57</b>
Sale. Ratio =>	37.78			Average			Average	
Std. Dev. =>	2.18			per FF=>	\$3,662		per Net Acre=>	1,505,063.27

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$4,265	\$1,606,379	\$36.88	42.00	00020	5492/0088		PORTAGELAKE	401	PORTAGE CANAL
\$4,015	\$1,179,245	\$27.07	40.00	00020	5515/0854		PORTAGELAKE	402	PORTAGE CANAL
\$2,882	\$1,748,217	\$40.13	44.00	00020	5480/0630		PORTAGELAKE	401	PORTAGE CANAL
\$3,391	\$1,797,288	\$41.26	36.00	00020	5519/0462		PORTAGELAKE	401	PORTAGE CANAL

Average  
per SqFt=> \$34.55

Portage Lake Land Analysis A Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-02-175-006	9922 WINSTON RD	08/11/23	\$775,000	WD	03-ARMS LENGTH	\$775,000
D-04-02-401-018	9620 WINSTON RD	10/16/23	\$790,000	WD	19-MULTI PARCEL ARMS LENGTH	\$790,000
D-04-02-401-019	9586 WINSTON RD	05/19/23	\$350,000	WD	19-MULTI PARCEL ARMS LENGTH	\$350,000
<b>Totals:</b>						<b>\$1,915,000</b>

**\$1,915,000**

Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres
\$352,400	45.47	\$725,288	\$309,455	\$259,743	88.0	94.0	0.19	0.19
\$260,300	32.95	\$581,514	\$425,551	\$217,065	124.8	270.0	0.42	0.14
\$136,600	39.03	\$300,492	\$334,342	\$284,834	126.3	249.9	0.40	0.21
<b>\$749,300</b>		<b>\$1,607,294</b>	<b>\$1,069,348</b>	<b>\$761,642</b>	<b>339.1</b>		<b>1.00</b>	<b>0.53</b>
Sale. Ratio =>	39.13			Average			Average	
Std. Dev. =>	6.26			per FF=>	\$3,153		per Net Acre=>	1,066,149.55

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$3,515	\$1,672.730	\$38.40	103.00	00020	5529/0714		PORTAGELAKE	401	A' FRONTAGE
\$3,409	\$1,015.635	\$23.32	127.00	00020	5535/0896	D-04-02-402-003	PORTAGELAKE	401	A' FRONTAGE
\$2,648	\$837.950	\$19.24	113.00	00020	5521/0386	D-04-02-403-002	PORTAGELAKE	402	A' FRONTAGE

Average  
per SqFt=> \$24.48

Portage Lake Land Analysis B Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-01-300-014	9154 DEXTER PINCKNEY RD	09/15/23	\$389,000	WD	03-ARMS LENGTH	\$389,000
<b>Totals:</b>						<b>\$389,000</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres
\$201,200	51.72	\$405,570	\$212,717	\$229,287	77.7	99.0	0.18	0.18
\$201,200	51.72	\$405,570	\$212,717	\$229,287	77.7		0.18	0.18
Sale. Ratio =>				Average			Average	
				per FF=>	\$2,737		per Net Acre=>	1,168,774.73

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$2.737	\$1,168.775	\$26.83	80.00	00020	5533/0111		PORTAGELAKE	401	B'FRONTAGE

Average  
per SqFt=> \$26.83

Portage Lake Land Analysis C Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-01-300-023	9098 DEXTER PINCKNEY RD	06/30/23	\$489,000	WD	03-ARM'S LENGTH	\$489,000
<b>Totals:</b>						<b>\$489,000</b>

Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$231,000	47.24	\$460,480	\$214,280	\$185,760	48.2	191.0	0.19	0.19
\$231,000		\$460,480	\$214,280	\$185,760	48.2		0.19	0.19
Sale. Ratio =>	47.24							
				Average			Average	
				per FF=>	\$4,441		per Net Acre=>	1,152,043.01

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$4,441	\$1,152,043	\$26.45	50.00	00020	5525/0739		PORTAGELAKE	401	C FRONTAGE

Average  
per SqFt=> \$26.45

Portage Lake Land Analysis D Frontage

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
D-04-01-181-010	9607 PORTAGE LAKE AVE	11/03/23	\$337,000	WD	03-ARMS LENGTH	\$337,000
D-04-01-484-009	8851 MCGREGOR LN	10/21/22	\$826,000	WD	03-ARMS LENGTH	\$826,000
<b>Totals:</b>						<b>\$1,163,000</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$167,800	49.79	\$342,458	\$104,353	\$109,811	36.6	294.0	0.20	0.20
\$329,300	39.87	\$676,772	\$337,085	\$187,857	62.6	200.0	0.27	0.27
<b>\$497,100</b>		<b>\$1,019,230</b>	<b>\$441,438</b>	<b>\$297,668</b>	<b>99.2</b>		<b>0.47</b>	<b>0.47</b>
Sale. Ratio =>	42.74			Average			Average	
Std. Dev. =>	7.02			per FF=>	\$4,449		per Net Acre=>	943,243.59

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	EGF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$2,851	\$516,599	\$11.86	36.00	00020	5538/0046		PORTAGELAKE	401	D FRONTAGE
\$5,383	\$1,267,237	\$29.09	58.00	00020	55010584		PORTAGELAKE	401	D FRONTAGE
Average									
per SqFt=>		\$21.65							