

19

Portage Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-105-006	8520 SECOND ST	10/30/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$119,400
D-04-01-106-003	9904 PORTAGE LAKE AVE	09/09/22	\$257,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$257,500	\$132,200
D-04-01-106-021	8660 SECOND ST	10/20/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$162,100
D-04-01-108-005	8531 SECOND ST	07/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,700
D-04-01-108-006	8537 SECOND ST	09/20/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,600
D-04-01-108-042	8586 PORTAGE LAKE BLVD	06/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,200
D-04-01-108-043	8578 PORTAGE LAKE BLVD	09/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,000
D-04-02-104-010	9920 DEXTER PINCKNEY RD	02/29/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,900
D-04-02-151-004	9835 BETTY PLACE	09/15/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$116,700
D-04-02-402-022	9623 WINSTON RD	12/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$110,300
Totals:						\$2,726,200	\$1,215,100

Sale. Ratio =>
Std. Dev. =>

Outliers not used

D-04-02-402-024	9730 DEXTER PINCKNEY RD	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$202,200
D-04-02-104-002	848 SARAH	10/03/23	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$159,500

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
46.84	\$245,350	\$86,442	\$168,458	\$120,203	1.401	948	\$177.70	00021
51.34	\$276,895	\$94,452	\$163,048	\$138,005	1.181	1,354	\$120.42	00021
40.54	\$332,973	\$114,704	\$285,196	\$165,105	1.727	2,052	\$138.98	00021
36.16	\$144,234	\$52,174	\$137,826	\$69,637	1.979	792	\$174.02	00021
41.88	\$274,721	\$52,174	\$247,726	\$168,341	1.472	1,736	\$142.70	00021
45.08	\$255,169	\$54,294	\$205,706	\$151,948	1.354	1,320	\$155.84	00021
38.14	\$176,272	\$52,529	\$162,471	\$93,603	1.736	846	\$192.05	00021
50.96	\$375,374	\$73,250	\$281,750	\$230,006	1.225	1,728	\$163.05	00021
39.03	\$265,084	\$47,403	\$251,597	\$164,660	1.528	1,344	\$187.20	00021
56.56	\$233,422	\$77,611	\$117,389	\$117,860	0.996	1,110	\$105.76	00021
	\$2,579,494		\$2,021,167	\$1,419,368			\$155.77	
44.57			E.C.F. =>	1.424		Std. Deviation=>	0.29527297	
6.68			Ave. E.C.F. =>	1.460		Ave. Variance=>	22.8419	
72.21	\$412,391	\$201,079	\$78,921	\$159,843	0.494	1,549	\$50.95	00021
55.96	\$382,295	\$154,009	\$130,991	\$172,682	0.759	1,186	\$110.45	00021

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
5.8505	1 STORY	\$85,863		PORTAGELAKE NON-LF	401	60
27.8492	1 STORY	\$94,452	D-04-01-106-002	PORTAGELAKE NON-LF	401	55
26.7406	1.75 STORY	\$114,704		PORTAGELAKE NON-LF	401	58
51.9255	1 STORY	\$52,174		PORTAGELAKE NON-LF	401	61
1.1617	2 STORY	\$52,174		PORTAGELAKE NON-LF	401	71
10.6160	2 STORY	\$52,174		PORTAGELAKE NON-LF	401	72
27.5794	1 STORY	\$52,174		PORTAGELAKE NON-LF	401	79
23.4986	1 STORY	\$73,250		PORTAGELAKE NON-LF	401	61
6.8022	1 STORY	\$46,848		PORTAGELAKE NON-LF	401	61
46.3951	1.50 STORY	\$77,167		PORTAGELAKE NON-LF	401	66
3.5963						

Coefficient of Var=> 15.64561294

49.3742	1.50 STORY	\$197,672		PORTAGELAKE NON-LF	401	59
75.8566	1 STORY	\$153,360	D-04-02-104-007	PORTAGELAKE NON-LF	401	61

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel:	D -04-01-105-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURROUGHS NICOLE A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8520 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5537/0575	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Level	Gov. Unit:	04 DEXTER TOWNSHIP
		MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

BURROUGHS NICOLE A
8520 SECOND ST
PINCKNEY MI 48169

Description:

*OLD SID - D 04-140-086-00 DE 42-61 COM AT SW COR OF LOT 58, TH N 89 DEG E 409.75 FT FOR PL OF BEG, TH N 89 DEG E 100 FTIN S LINE OF LOT 58, TH N 0 DEG 31' 30" W 130 FT, TH S 89 DEG W 100 FT, TH S 0 DEG 31' 30" E 130 FT TO PL OF BEG, BEING PART OF LOT 58 ORCHARD ADDITION TO PORTAGE LAKE RESORT.

Most Recent Sale Information

Sold on 10/30/2023 for 254,900 by BELL DORIS ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5537/0575

Most Recent Permit Information

Permit PE24-0015 on 01/08/2024 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	124,200	2024 Taxable:	124,200	Acreage:	0.30
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1961
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 948
Ground Area: 948
Garage Area: 616
Basement Area: 948
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel:	D -04-01-106-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURGIN CHELSEA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9904 PORTAGE LAKE AVE PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5497/0624	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Sewer, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Rolling	Gov. Unit:	04 DEXTER TOWNSHIP
		MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

BURGIN CHELSEA R
9904 PORTAGE LAKE AVE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-001-015-00 DE 1-15 COM AT THE NW COR OF LOT 1 OF PORTAGE LAKE RESORT, A RECORDED SUBDIVISION, TH N 1 DEG 01' W 40 FT, TH N 89 DEG 35' E 10 FT FOR A PL OF BEG, TH N 1 DEG 01' W 40 FT, TH N 89 DEG 35' E 100 FT, TH S 1 DEG 01' E 40 FT, TH S89 DEG 35' W 100 FT TO THE PL OF BEG, BEING A PART OF NE FRL 1/4 SEC. 1 T1S R4E.

Most Recent Sale Information

Sold on 09/09/2022 for 257,500 by SALERNO ANTHONY & SHARON.

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

Liber/Page: 5497/0624

Most Recent Permit Information

None Found

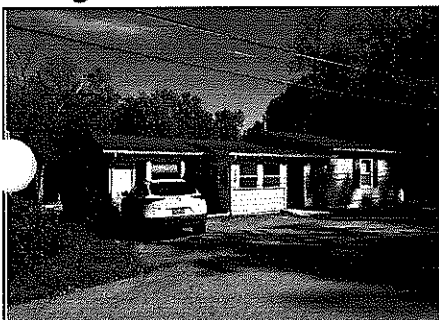
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	117,100	2024 Taxable:	116,970	Acreage:	0.09
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 55
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,354
Ground Area: 1,354
Garage Area: 0
Basement Area: 1,354
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel: D -04-01-106-021
Owner's Name: MCGINTY SHERYL L & SEAN
Property Address: 8660 SECOND ST
PINCKNEY, MI 48169
Liber/Page: 5536/0744
Split: 09/22/2015
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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

MCGINTY SHERYL L & SEAN
2445 CYOTE CT
PINCKNEY MI 48169

Description:

OWNER REQUEST DE 1-14A COM AT NE COR SEC 1, TH WEST 1126.80 FT, TH S 13-07-00 E 317.21 FT, TH N 89-35-00 E 159.30 FT TO A POB, TH CONT N 89-35-00 E 137.00 FT, TH N 01-01-00 W 103.44 FT, TH 88.12 FT ALNG ARC OF CURV-RT-RAD 245.12 FT - CH N 09-23-19 E 87.81 FT, TH S 89-35-00 W 80.70 FT, TH N 58-43-00 W 25.97 FT, TH S 43-24-00 W 18.87 FT, TH S 01-01-00 E 90.00 FT, TH S 89-35-00 W 37.00 FT, TH S 01-01-00 E 100.00 FT TO THE POB. PT OF NE 1/4 SEC 1, T1S-R4E. 0.54 AC
COMBINED ON 08/31/2015 FROM D -04-01-106-004, D -04-01-106-005, D -04-01-106-006, D -04-01-106-008;

Most Recent Sale Information

Sold on 10/20/2023 for 399,900 by HUBBARD DAVID & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5536/0744

Most Recent Permit Information

Permit 64656864 on 04/19/2018 for \$0 category DEMOLISH.

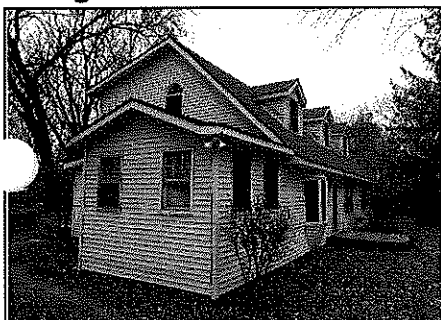
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	168,600	2024 Taxable:	168,600	Acreage:	0.53
Zoning:	LR	Land Value:	Tentative	Frontage:	232.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: 1.75 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,052
Ground Area: 1,224
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel: D -04-01-108-006
Owner's Name: DAGENAIS MAXWELL & JESSICA
Property Address: 8537 SECOND ST
PINCKNEY, MI 48169
Liber/Page: 5498/0508
Split: // **Created:** // **Active:** Active
Public Impr.: Paved 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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

DAGENAIS MAXWELL & JESSICA
8537 SECOND ST
PINCKNEY MI 48169

Description:

REWRITE PER WD L3136 P819 DE 42-55N COM AT SW COR LOT 57, ORCHARD ADDITION TO PORTAGE LAKE RESORT, TH N 120 FT, TH E 360 FT TO A POB, TH N 120 FT, TH E 40 FT, TH S 120 FT, TH W 40 FT TO POB.

Most Recent Sale Information

Sold on 09/20/2022 for 299,900 by VANDER HAAGEN DEBORAH M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0508

Most Recent Permit Information

Permit P18-34819 on 01/30/2018 for \$4,000 category Res. Door Replace.

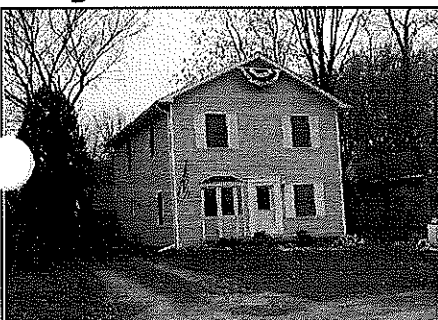
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	139,400	2024 Taxable:	138,600	Acres:	0.11
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,736
Ground Area: 864
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 3:31 PM

Parcel:	D -04-01-108-042	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REICH ALEXANDER & CROSBY HEATHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8586 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5486/0379	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
REICH ALEXANDER & CROSBY HEATHER 8586 PORTAGE LAKE BLVD PINCKNEY MI 48169		*OLD SID - D 04-140-043-00 DE 42-42A LOT 45 & S 20 FT OF W 40 FT OF E 80 FT OF W 240.5 FT OF LOT 56 ORCHARD ADD TO PORTAGE LK RESORT	

Most Recent Sale Information

Sold on 06/06/2022 for 260,000 by FONG TINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5486/0379

Most Recent Permit Information

None Found

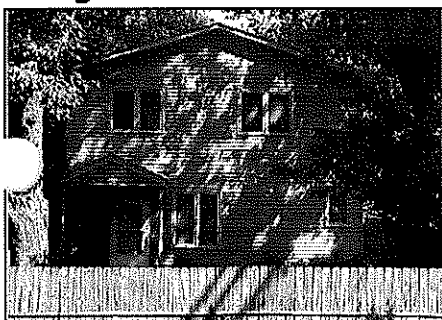
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	129,500	2024 Taxable:	128,940	Acreage:	0.11
Finishing:	LR	Land Value:	Tentative	Frontage:	40.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+5
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: 0
Floor Area: 1,320
Ground Area: 660
Garage Area: 0
Basement Area: 324
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel: D -04-01-108-043
Owner's Name: FEDORKO MICHAEL J
Property Address: 8578 PORTAGE LAKE BLVD
PINCKNEY, MI 48169
Liber/Page: 5499/0983 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved 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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

FEDORKO MICHAEL J
8578 PORTAGE LAKE BLVD
PINCKNEY MI 48169

Description:

*OLD SID - D 04-140-044-00 DE 42-43 A LOT 46 & S 20 FT OF E 40 FT OF E 80 FT OF W 240.5 FT OF LOT 56 ORCHARD ADD TO PORTAGE LK RESORT

Most Recent Sale Information

Sold on 09/30/2022 for 215,000 by REICH ALEXANDER & RANDALL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5499/0983

Most Recent Permit Information

Permit P17-33265 on 06/02/2017 for \$20,000 category Res. Window Replace.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 88,300	2024 Taxable: 88,300	Acres: 0.11
Zoning: LR	Land Value: Tentative	Frontage: 40.0
ARE: 100.000	Land Impr. Value: Tentative	Average Depth: 120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Block
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 846
Ground Area: 846
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel:	D -04-02-104-010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KNAPP FREDERICK & TAMMY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9920 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5548/0389	Created:	06/01/2005
Split:	06/01/2005	Active:	Active
Public Impr.:	Dirt Road, Sewer, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Rolling	Gov. Unit:	04 DEXTER TOWNSHIP
		MAP #	DAFD
		School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

KNAPP FREDERICK & TAMMY
9920 DEXTER PINCKNEY RD
PINCKNEY MI 48169

Description:

AMENDED PLAT DE 47-8B-1A LOT 96 AMENDED PLAT OF LOTS 6 THROUGH 13, 35 THROUGH 52 AND VACATED PORTIONS OF LAWRENCE DRIVE AND NELLIE AVENUE OF PORTAGE HEIGHTS.

Most Recent Sale Information

Sold on 02/29/2024 for 355,000 by LOGAR THOMAS L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5548/0389

Most Recent Permit Information

Permit 97-3163 on 04/17/1997 for \$10,000 category GARAGE.

Physical Property Characteristics

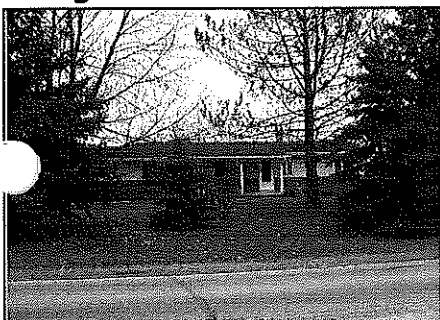
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	216,300	2024 Taxable:	116,998	Acreage:	1.52
Zoning:	LR	Land Value:	Tentative	Frontage:	196.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	384.8

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,728
Ground Area: 1,728
Garage Area: 480
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel: D -04-02-151-004
Owner's Name: ERKFRTZ AMANDA & RYAN
Property Address: 9835 BETTY PLACE
PINCKNEY, MI 48169
Liber/Page: 5498/0037 **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: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

ERKFRTZ AMANDA & RYAN
9835 BETTY PLACE
PINCKNEY MI 48169

Description:

*OLD SID - D 04-190-009-00 DE 47-16A-1 E 1/2 OF LOT 15 & ALL LOTS 16, 17 & 18 PORTAGE HTS ADD.

Most Recent Sale Information

Sold on 09/15/2022 for 299,000 by ENGEL KURT & DEBORAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0037

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 151,200	2024 Taxable: 134,085	Acres: 0.60
Zoning: LR	Land Value: Tentative	Frontage: 180.0
Area: 100.000	Land Impr. Value: Tentative	Average Depth: 169.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 676
Basement Area: 1,344
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:31 PM

Parcel:	D -04-02-402-022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARSHALL KEITH R & MEADE SHAWN T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9623 WINSTON RD PINCKNEY, MI 48169	Taxable Status:	TAXABLE
Liber/Page:	5506/0196	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Sewer, Electric, Gas	Prev. Taxable Stat:	TAXABLE
Topography:	Level	Gov. Unit:	04 DEXTER TOWNSHIP
		MAP #:	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

MARSHALL KEITH R & MEADE SHAWN T
9623 WINSTON DR
PINCKNEY MI 48169

Description:

FROM 0402402004 & 005 4/6/92, OWNERS REQUEST *OLD SID - D 04-002-033-00 DE 2-8 LOTS 31 AND 32 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' W 250.38 FT, TH S 3 DEG 31' W 109.2 FT TO POB; TH CON S 3-31 W 59.91 FT, TH 5-29 E 95.15 FT, TH N 63-39 E 100 FT, TH N 0-23 E 80.44 FT, TH N 72-43 -30 W 100 FT TO POB; PT SE QTR SEC 2 T1S R4E

Most Recent Sale Information

Sold on 12/02/2022 for 195,000 by LAUNSTEIN EDWARD & ROSEANNA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5506/0196

Most Recent Permit Information

Permit 97-3236 on 11/13/1997 for \$500 category PORCH/DECK.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	118,100	2024 Taxable:	118,100	Acres:	0.27
Zoning:	LR	Land Value:	Tentative	Frontage:	80.0
AGE:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,110
Ground Area: 840
Garage Area: 504
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:32 PM

Parcel:	D -04-01-108-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TALAGA CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8531 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5490/0788	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF
Mailing Address:		Description:	
TALAGA CHRISTOPHER		OLD SID D-04-140-080-00 DE 42-55P E 40 FT OF W 440 FT OF N 120FT OF LOT 57 ORCHARD ADDITION TO PORTAGE LAKE RESORT.	
8531 SECOND ST			
PINCKNEY MI 48169			

Most Recent Sale Information

Sold on 07/07/2022 for 190,000 by COWDEN CHANDLER TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5490/0788

Most Recent Permit Information

Permit 03-07812 on 09/29/2003 for \$9,000 category RES. ADD/ALTER/REPAIR.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	73,000	2024 Taxable:	73,000	Acreage:	0.11
Financing:	LR	Land Value:	Tentative	Frontage:	40.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 792
Ground Area: 792
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Portage Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-105-006	8520 SECOND ST	10/30/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$119,400
D-04-01-106-003	9904 PORTAGE LAKE AVE	09/09/22	\$257,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$257,500	\$132,200
D-04-01-106-021	8660 SECOND ST	10/20/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$162,100
D-04-01-108-005	8531 SECOND ST	07/07/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,700
D-04-01-108-006	8537 SECOND ST	09/20/22	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$125,600
D-04-01-108-042	8586 PORTAGE LAKE BLVD	06/06/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$117,200
D-04-01-108-043	8578 PORTAGE LAKE BLVD	09/30/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$82,000
D-04-02-402-022	9623 WINSTON RD	12/02/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$110,300
D-04-02-402-024	9730 DEXTER PINCKNEY RD	05/12/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$202,200
Totals:						\$2,352,200	\$1,119,700

Sale. Ratio =>
Std. Dev. =>

Portage Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-02-104-002	848 SARAH	10/03/23	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$159,500
D-04-02-151-004	9835 BETTY PLACE	09/15/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$116,700
Totals:						\$584,000	\$276,200

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
46.84	\$244,624	\$95,413	\$85,137	80.6	130.0	0.30	0.30	\$1,183	\$320,178
51.34	\$324,121	\$75,057	\$94,452	89.4	200.0	0.18	0.09	\$839	\$407,918
40.54	\$332,004	\$181,631	\$113,735	107.7	100.0	0.53	0.53	\$1,686	\$340,771
36.16	\$143,793	\$97,940	\$51,733	49.0	120.0	0.11	0.11	\$1,999	\$890,364
41.88	\$274,280	\$77,353	\$51,733	49.0	120.0	0.11	0.11	\$1,579	\$703,209
45.08	\$254,728	\$57,005	\$51,733	49.0	120.0	0.11	0.11	\$1,164	\$518,227
38.14	\$175,831	\$90,902	\$51,733	49.0	120.0	0.11	0.11	\$1,856	\$826,382
56.56	\$232,769	\$38,745	\$76,514	72.5	100.0	0.27	0.27	\$535	\$143,500
72.21	\$410,721	\$65,281	\$196,002	185.6	253.0	1.40	1.40	\$352	\$46,530
	\$2,392,871	\$779,327	\$772,772	731.8		3.13	3.04		
47.60			Average			Average			Average
11.24			per FF=>	\$1,065		per Net Acre=>	249,145.46		per SqFt=>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
55.96	\$382,295	\$56,065	\$153,360	227.2	283.9	1.23	0.41	\$247	\$45,581
39.03	\$297,292	\$80,764	\$79,056	117.1	169.0	0.60	0.60	\$690	\$135,510
	\$679,587	\$136,829	\$232,416	344.3		1.83	1.01		
47.29			Average			Average			Average
11.97			per FF=>	\$397		per Net Acre=>	74,933.73		per SqFt=>

Dollars/SqFt	Actual Front	EGF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$7.35	100.00	00021	5537/0575		PORTAGELAKE NON-LF	401	PORTAGE NON
\$9.36	80.00	00021	5497/0624	D-04-01-106-002	PORTAGELAKE NON-LF	401	PORTAGE NON
\$7.82	232.00	00021	5536/0744		PORTAGELAKE NON-LF	401	PORTAGE NON
\$20.44	40.00	00021	5490/0788		PORTAGELAKE NON-LF	401	PORTAGE NON
\$16.14	40.00	00021	5498/0508		PORTAGELAKE NON-LF	401	PORTAGE NON
\$11.90	40.00	00021	5486/0379		PORTAGELAKE NON-LF	401	PORTAGE NON
\$18.97	40.00	00021	5499/0983		PORTAGELAKE NON-LF	401	PORTAGE NON
\$3.29	80.00	00021	5506/0196		PORTAGELAKE NON-LF	401	PORTAGE NON
\$1.07	334.00	00021	5520/0908		PORTAGELAKE NON-LF	401	PORTAGE NON

\$5.72

Dollars/SqFt	Actual Front	EGF Area	Libert/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$1.05	357.00	00021	5534/0915	D-04-02-104-007	PORTAGELAKE NON-LF	401	PORTAGE HGTS
\$3.11	180.00	00021	5498/0037		PORTAGELAKE NON-LF	401	PORTAGE HGTS

\$1.72

Rate Group 2

PORTAGE NON

Rate Group 2