

20

Portage Lake River ECF Analysis

| Parcel Number | Street/Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|------------------|-----------|------------------|--------|----------------|------------------|------------------|---------------|
| D-04-01-480-007 | 9220 MCGREGOR RD | 10/31/22 | \$450,000 | WD | 03-ARMS LENGTH | \$450,000 | \$183,500 | 40.78 |
| Totals: | | | \$450,000 | | | \$450,000 | \$183,500 | 40.78 |

Sale. Ratio =>

| Land Table | Property Class | Building Dept. |
|-------------|----------------|----------------|
| PORTAGELAKE | 401 | 66 |

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:37 PM

| | | | |
|--------------------------|--|---------------------------|------------------------------------|
| Parcel: | D -04-01-480-007 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | YAX FELICIA M & MICHOS DEMETRIOS | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9220 MCGREGOR RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5503/0670 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, CANAL | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00022 PORTAGE LK RIVER |

Mailing Address:

YAX FELICIA M & MICHOS DEMETRIOS
6962 VISTA WAY
DEXTER MI 48130

Description:

*OLD SID - D 04-001-036-00 DE 1-33A-1 COM AT NE COR OF SEC, TH S 2696.5 FT IN E LINE OF SEC, TH S 16 DEG 30' W 307.5 FT, TH N 20 DEG E 60.23 FT FOR PL OF BEG, TH N 65 DEG W 101.37 FT, TH NLY 90.55 FT IN ARC OF CURVE LEFT OF 344.78 FT RADIUS, THE CHORD BEARS N 14 DEG 59' 30" E 90.44 FT, TH S 65 DEG 14' E 109.24 FT, TH SWLY TO PL OF BEG, BEING PART OF SE 1/4 SEC 1 T1S-R4E.

Most Recent Sale Information

Sold on 10/31/2022 for 450,000 by FREEMAN REBECCA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5503/0670

Most Recent Permit Information

Permit PM23-0403 on 08/03/2023 for \$0 category Mechanical.

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 225,000 | 2024 Taxable: | 197,925 | Acres: | 0.23 |
| zoning: | LR | Land Value: | Tentative | Frontage: | 92.0 |
| ARE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 108.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,640
Ground Area: 1,640
Garage Area: 440
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image

