

23

Silver Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sales \$
D-04-03-207-007	9311 ANNE DR	08/29/23	\$520,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$520,000
D-04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
D-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000
Totals:						\$1,180,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$154,500	29.71	\$387,796	\$152,297	\$367,703	\$127,974	2.873	1,368	\$268.79
\$136,400	56.83	\$284,794	\$121,058	\$118,942	\$111,613	1.066	1,185	\$100.37
\$184,400	43.90	\$429,586	\$214,901	\$205,099	\$146,343	1.401	1,105	\$185.61
\$475,300		\$1,102,176		\$691,744	\$385,930			\$184.92
Sale. Ratio =>	40.28				E.C.F. =>	1.792		Std. Deviation=>
Std. Dev. =>	13.57				Ave. E.C.F. =>	1.780		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
00025	109.3120	2 STORY	\$151,472	D-04-03-206-025	SILVERLAKE	401	53
00025	71.4475	1.25 STORY	\$121,058		SILVERLAKE	401	66
00025	37.8645	1.25 STORY	\$212,136		SILVERLAKE	401	80
1.2268							
0.96144601							
72.8746	Coefficient of Var=>		40.93756685				

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:05 PM

Parcel: D -04-03-207-007
Owner's Name: BROCKMAN KYLE A & STACEY L
Property Address: 9311 ANNE DR
PINCKNEY, MI 48169
Liber/Page: 5531/0537
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront

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: 00025 SILVERLAKE

Mailing Address:

BROCKMAN KYLE A & STACEY L
1701 ABBOTT AVE
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-060-013-00 DE 39-13 LOT 16 CLARK'S SILVER LAKE SUBDIVISION.

Most Recent Sale Information

Sold on 08/29/2023 for 520,000 by FUREY DAVE.

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

Liber/Page: 5531/0537

Most Recent Permit Information

Permit PB24-0340 on 05/30/2024 for \$6,497 category Res. Re-Roof.

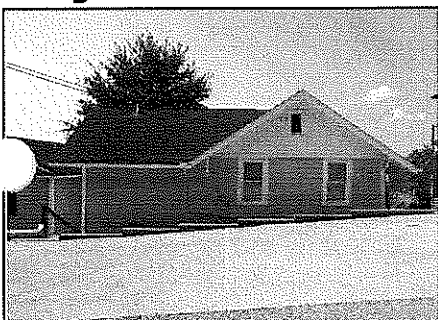
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	149,000	2024 Taxable:	149,000	Acres:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	35.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C-5
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,368
Ground Area: 666
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:06 PM

Parcel:	D -04-03-225-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JONES WESLEY & LORI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9455 ANNE DR PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5504/0048	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	47080 PINCKNEY COMMUNITY SCHOOLS
Mailing Address:	JONES WESLEY & LORI 57622 HIDDEN TIMBERS DR SOUTH LYON MI 48178	Neighborhood:	00025 SILVERLAKE
Description:	REWRITE PER WD L5273 P666 DE 3-5R COM AT MOST W'LY COR OF LOT 24, CLARKS SILVER LAKE SUB, TH N 49-27-10 W 28 FT, TH N 58-27-10 W 120 FT, TH N 63-12-10 W 120 FT, TH N 71-12-10 W 120 FT, TH N 79-12-10 W 230 FT TO A POB, TH CONT N 79-12-10 W 40 FT, TH N 10-47-50 E 70 FT, TH S 79-12-10 E 40 FT, TH S 10-47-50 W 70 FT TO POB. ALSO LAND BET SW'LY LN AND SHORE OF BIG SILVER LAKE BEING BET SIDELINES EXTENDED. PT OF NW FRL 1/4 SEC 3, T1S-R4E, 0.06 AC.		

Most Recent Sale Information

Sold on 11/17/2022 for 240,000 by WINKEL GARY W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5504/0048

Most Recent Permit Information

None Found

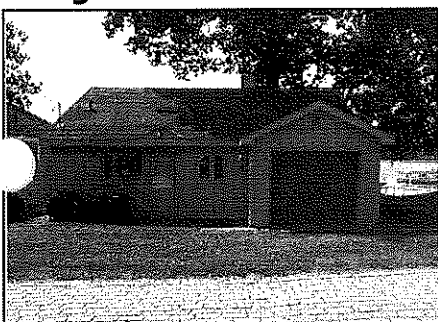
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	149,300	2024 Taxable:	140,490	Acres:	0.06
Zoning:	LR	Land Value:	Tentative	Frontage:	40.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	70.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C-5
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 66
Heating System: No Heating/Cooling
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,185
Ground Area: 948
Garage Area: 110
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:06 PM

Parcel:	D -04-03-387-018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OLSON GARRETT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8790 DEXTER TOWNHALL RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5498/0197	Prev. Taxable Stat	TAXABLE
Split:	11/04/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

OLSON GARRETT
LAURENTIUS ALEXANDREA
8790 DEXTER TOWNHALL RD
PINCKNEY MI 48169

Description:

REWRITE PER SURVEY 10/28/1998 QCD L2686 P617 09/11/1992 OWNER REQUEST QCD L2550 P168 ****FROM 0403387006 07/27/98****FROM 0403300031 07/27/98DE 3-33A COM AT NW COR CLARK'S GROVE SUBDIVISION, TH S 63-14-00 E 198.00 FT, TH N 21-37-00 E 126.44 FT, TH N 21-45-48 E 5.47 FT, TH N 03-03-59 E 18.24 FT TO A POB, TH N 02-47-05 E 93.14 FT, TH N 85-34-16 W 762.18 FT, TH S 81-46-21 E 565.03 FT, TH S 72-45-18 E 127.76 FT, TH S 65-54-30 E 81.23 FT TO THE POB, EXC THAT PT LYING IN ROAD R/W. PT OF SW 1/4 SEC 3, T1S-R4E.

Most Recent Sale Information

Sold on 06/30/2022 for 420,000 by WIRICK VICTOR JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0197

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	218,700	2024 Taxable:	182,595	Acres:	0.45
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	260.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: C+5
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,105
Ground Area: 884
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Silver Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-03-207-007	9311 ANNE DR	08/29/23	\$520,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$520,000
D-04-03-225-008	9455 ANNE DR	11/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000
D-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000
Totals:						\$1,180,000

\$1,180,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
\$154,500	29.71	\$347,359	\$333,593	\$160,952	94.5	150.0	0.17	0.06
\$136,400	56.83	\$295,053	\$76,264	\$131,317	41.0	70.0	0.06	0.06
\$184,400	43.90	\$433,181	\$202,550	\$215,731	71.9	260.0	0.45	0.45
\$475,300		\$1,075,593	\$612,407	\$508,000	207.5		0.69	0.57
Sale. Ratio =>	40.28			Average			Average	
Std. Dev. =>	13.57			per FF=>	\$2,952		per Net Acre=>	894,024.82

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$3,530	\$1,928,283	\$44.27	94.41	00025	5531/0537	D-04-03-206-025	SILVERLAKE	401	A FRONTAGE
\$1,858	\$1,191,625	\$27.36	40.00	00025	5504/0048		SILVERLAKE	401	A FRONTAGE
\$2,817	\$452,121	\$10.38	45.00	00025	5498/0197		SILVERLAKE	401	B FRONTAGE

Average
per SqFt=> \$20.52