

24

Silver Lake Non Lake Front ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|----------------|-----------|------------|--------|------------------------------|------------------|------------------|
| D-04-03-206-019 | 9341 THUMM | 07/31/23 | \$215,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$215,000 | \$84,800 |
| D-04-03-386-019 | 8754 GLENWOOD | 07/01/22 | \$615,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$615,000 | \$237,200 |
| Totals: | | | | | | \$830,000 | \$322,000 |

Sale. Ratio =>

Std. Dev. =>

| Asgd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|----------------|------------------|-------------|------------------|------------------|--------------------------------|------------|----------------------------|-------------------|
| 39.44 | \$227,493 | \$58,559 | \$156,441 | \$109,375 | 1.430 | 1,139 | \$137.35 | 00026 |
| 38.57 | \$692,909 | \$121,439 | \$493,561 | \$429,286 | 1.150 | 2,208 | \$223.53 | 00026 |
| | \$920,402 | | \$650,002 | \$538,661 | | | \$180.44 | |
| 38.80 | | | | | E.C.F. => 1.207 | | Std. Deviation=> | 0.19840799 |
| 0.62 | | | | | Ave. E.C.F. => 1.290 | | Ave. Variance=> | 14.0296 |

| Dev. by Mean (%) | Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Dept. |
|------------------|----------------|------------|-----------------------|-------------------|----------------|----------------|
| 14.0296 | 1 STORY | \$58,559 | D-04-03-206-018 | SILVERLAKE NON-LF | 401 | 56 |
| 14.0296 | 1 STORY | \$121,439 | D-04-03-300-049 | SILVERLAKE NON-LF | 401 | 88 |
| 8.3322 | | | | | | |

Coefficient of Var=> 10.87544441

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|--|---------------------------|----------------------------------|
| Parcel: | D -04-03-206-018 | Current Class: | 402.RESIDENTIAL-VACANT |
| Owner's Name: | MUIR JASON J | Previous Class: | 402.RESIDENTIAL-VACANT |
| Property Address: | 9341 THUMM PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5528/0784 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| Mailing Address: | | Neighborhood: | 00026 SILVERLAKE NON-LF |
| | | | |
| Description: | *OLD SID - D 04-070-015-00 DE 39A-14 LOT 71 CLARK'S SILVER LAKE SUBDIVISION NO. 1. | | |
| | | | |
| MUIR JASON J | | | |
| 9341 THUMM | | | |
| PINCKNEY MI 48169 | | | |

Most Recent Sale Information

Sold on 07/31/2023 for 215,000 by OFFENBACHER GARY & LOURDEAN.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 5528/0784

Most Recent Permit Information

None Found

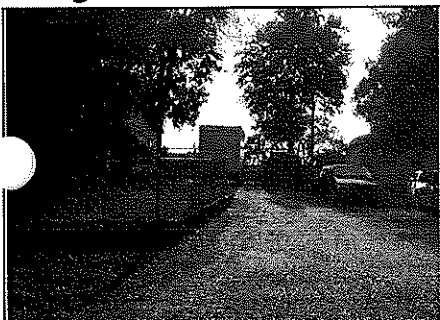
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 15,300 | 2024 Taxable: | 15,300 | Acreage: | 0.09 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 38.0 |
| AREA: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 100.0 |

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|----------------------------------|---------------------------|----------------------------------|
| Parcel: | D -04-03-206-019 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | MUIR JASON J | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9341 THUMM PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5528/0784 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| | | Neighborhood: | 00026 SILVERLAKE NON-LF |

Mailing Address:

MUIR JASON J
9341 THUMM
PINCKNEY MI 48169

Description:

*OLD SID - D 04-070-016-00 DE 39A-15 LOT 72 CLARK'S SILVER LAKE SUBDIVISION NO. 1.

Most Recent Sale Information

Sold on 07/31/2023 for 215,000 by OFFENBACHER GARY & LOURDEAN.

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

Liber/Page: 5528/0784

Most Recent Permit Information

None Found

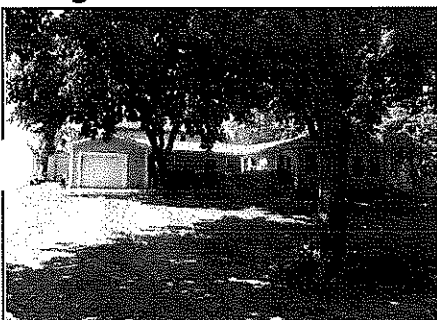
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 84,900 | 2024 Taxable: | 84,900 | Acreage: | 0.08 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 35.0 |
| AREA: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 100.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood 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: 1,139
Ground Area: 1,139
Garage Area: 315
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|-------------------------------------|---------------------------|----------------------------------|
| Parcel: | D -04-03-386-019 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | RANTA ROCHELLE & MARK | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 8754 GLENWOOD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5489/0450 | Prev. Taxable Stat | TAXABLE |
| Split: | 06/01/2005 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| | | Neighborhood: | 00026 SILVERLAKE NON-LF |

| | |
|---|--|
| Mailing Address: | Description: |
| RANTA ROCHELLE & MARK 8754 GLENWOOD PINCKNEY MI 48169 | OWNER REQUEST DE 38-1 LOTS 1, 8 THRU 11, 15 THRU 18, & PT OF LOTS 19 & 20, ALSO THAT PT OF VACATED GLENWOOD DRIVE ADJACENT TO LOTS, ALSO THAT PT OF VACATED SIVER DR CLARK'S GROVE SUBDIVISION DESC AS; BEG AT NW COR LOT 1, TH S 68-11-23 E 65.93 FT, TH S 68-16-37 E 95.28 FT, TH N 48-28-06 E 65.75 FT, TH S 41-47-42 E 39.89 FT, TH N 48-24-12 E 40.00 FT, TH S 41-47-42 E 109.58 FT, TH 10.06 FT ALNG ARC OF CURV-FT-RAD 156.71 FT - CH S 39-56-01 E 10.06 FT, TH S 48-17-52 W 186.77 FT, TH N 41-46-00 W 77.17 FT, TH N 42-19-18 W 53.54 FT, TH N 40-04-12 W 71.74 FT, TH N 70-27-56 W 88.06 FT, TH N 21-42-13 E 40.35 FT TO THE POB. SPLIT ON 05/03/2005 FROM D -04-03-386-003, D -04-03-386-004, D -04-03-386-005, D -04-03-386-006, D -04-03-386-007, D -04-03-386-008, D -04-03-386-009, D-04-03-386-012, D -04-03-386-013, D -04-03-386-014, D -04-03-386-015; |

Most Recent Sale Information

Sold on 07/01/2022 for 615,000 by RAMIREZ CHRISTOPHER.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5489/0450

Most Recent Permit Information

Permit P21-40935 on 04/16/2021 for \$0 category Electrical.

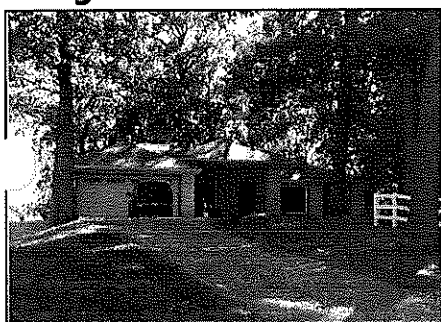
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 318,600 | 2024 Taxable: | 289,380 | Acres: | 0.83 |
| zoning: | LR | Land Value: | Tentative | Frontage: | 66.0 |
| RE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 200.0 |

Improvement Data

| | |
|------------------------------------|--------------------------------|
| # of Residential Buildings: 1 | # of Agricultural Buildings: 1 |
| Year Built: 2005 | Estimated TCV: Tentative |
| Occupancy: Single Family | Cmts: |
| Class: C+10 | |
| Style: 1 STORY | |
| Exterior: Brick | |
| % Good (Physical): 88 | |
| Heating System: Forced Heat & Cool | |
| Electric - Amps Service: 0 | |
| # of Bedrooms: 3 | |
| Full Baths: 2 Half Baths: 0 | |
| Floor Area: 2,208 | |
| Ground Area: 2,208 | |
| Garage Area: 529 | |
| Basement Area: 2,195 | |
| Basement Walls: | |
| Estimated TCV: Tentative | |

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|---|---|---------------------------|----------------------------------|
| Parcel: | D -04-03-300-049 | Current Class: | 402.RESIDENTIAL-VACANT |
| Owner's Name: | RANTA ROCHELLE & MARK | Previous Class: | 402.RESIDENTIAL-VACANT |
| Property Address: | DEXTER TOWNHALL RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5489/0450 | 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: | Description: | | |
| RANTA ROCHELLE & MARK 8754 GLENWOOD PINCKNEY MI 48169 | QCD L4011 P896 12/21/96 DE 3-38B-2D COM AT INTERSECTION OF N/LN GLENWOOD DRIVE AND E/LN DEXTER-TOWNHALL ROADS, TH S'LY ALNG E/LN 55.2250 FT TO A POB, TH CONT S'LY ALNG E/LN 7.8875 FT, TH NW'LY TO A PT DESC AS FOLLOWS, COM AT S 1/4 COR SEC 3, TH S 84-13-45 W 1003.85 FT, TH N 73-56-30 W 3.35 FT, TH N 15-05-25 E 230.85 FT, TH N 74-30-10 W 50.00 FT, TH S 66-43-20 W 239.74 FT, TH N 00-46-50 E 788.24 FT ALNG W LN OF THE E 1/2 OF THE SW 1/4 OF SEC 3, TH SE'LY TO THE POB. PT OF SW 1/4 SEC 3 T1S-R4E. SPLIT ON 03/10/2003 FROM D -04-03-300-041; | | |

Most Recent Sale Information

Sold on 07/01/2022 for 615,000 by RAMIREZ CHRISTOPHER.

Terms of Sale: 20-MULTI PARCEL SALE REF **Liber/Page:** 5489/0450

Most Recent Permit Information

None Found

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 16,300 | 2024 Taxable: | 16,065 | Acres: | 0.00 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 8.0 |
| IRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 20.0 |

Improvement Data

None

Image



Silver Lake Non Lake Front Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|----------------|-----------|------------|--------|------------------------------|------------------|------------------|
| D-04-03-206-013 | THUMM RD | 07/20/23 | \$63,050 | WD | 03-ARM'S LENGTH | \$63,050 | \$25,800 |
| D-04-03-206-019 | 9341 THUMM | 07/31/23 | \$215,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$215,000 | \$84,800 |
| D-04-03-386-019 | 8754 GLENWOOD | 07/01/22 | \$615,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$615,000 | \$237,200 |
| Totals: | | | | | | \$893,050 | \$347,800 |

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 |
|---------------|------------------|------------------|--------------------|--------------|-------|--------------------------|-------------------|------------|----------------------|
| 40.92 | \$68,792 | \$63,050 | \$68,792 | 98.3 | 100.0 | 0.25 | 0.25 | \$642 | \$249,209 |
| 39.44 | \$227,493 | \$77,625 | \$59,598 | 85.1 | 200.0 | 0.17 | 0.08 | \$912 | \$470,455 |
| 38.57 | \$692,909 | \$79,368 | \$124,732 | 141.9 | 220.0 | 0.84 | 0.83 | \$559 | \$95,051 |
| | \$989,194 | \$220,043 | \$253,122 | 325.3 | | 1.25 | 1.16 | | |
| 38.95 | | | Average | | | Average | | | Average |
| 1.19 | | | per FF=> | \$676 | | per Net Acre=> | 175,612.93 | | per SqFt=> |

| Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|--------------|--------------|----------|------------|-----------------------|-------------------|-------|-----------------|
| \$5.72 | 111.00 | 00026 | 5527/0444 | | SILVERLAKE NON-LF | 402 | THUMM |
| \$10.80 | 73.00 | 00026 | 5528/0784 | D -04-03-206-018 | SILVERLAKE NON-LF | 401 | THUMM |
| \$2.18 | 74.00 | 00026 | 5489/0450 | D -04-03-300-049 | SILVERLAKE NON-LF | 401 | GLENWOOD/SILVER |

\$4.03