

25

West Lake ECF 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
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000
Totals:						\$1,735,000

Due to having only 1 improved sale in West Lake ECF neighborhood, sales from Silver Lake were included to develop 2025 ECF. ECF of 1.671 was utilized for the 2025 year.

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area
\$154,500	29.71	\$499,626	\$152,297	\$367,703	\$174,313	2.109	1,368	\$268.79	00025
\$136,400	56.83	\$321,068	\$121,058	\$118,942	\$111,613	1.066	1,185	\$100.37	00025
\$184,400	43.90	\$477,148	\$214,901	\$205,099	\$146,343	1.401	1,105	\$185.61	00025
\$203,200	36.61	\$461,935	\$150,000	\$405,000	\$223,946	1.808	1,562	\$259.28	00030
\$678,500		\$1,759,777		\$1,096,744	\$656,215			\$203.51	
Sale. Ratio =>	39.11					E.C.F. =>			Std. Deviation=>
Std. Dev. =>	11.60					Ave. E.C.F. =>			Ave. Variance=>
						1.671			0.4574753
						1.596			36.2688

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
51.3173	2 STORY	\$151,472	D-04-03-206-025	SILVERLAKE	401	65
53.0601	1.25 STORY	\$121,058		SILVERLAKE	401	66
19.4775	1.25 STORY	\$212,136		SILVERLAKE	401	80
21.2202	BI-LEVEL	\$150,000		WESTLAKE	401	71

7.5050

Coefficient of Var=> 22.72098084

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:31 PM

Parcel:	D -04-30-200-024	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DZOMBAK THU PHAM & CHRISTOPHER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14185 ISLAND LAKE RD CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5495/0446	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Rolling, Wooded, Waterfront, LAKE	Gov. Unit:	04 DEXTER TOWNSHIP
Mailing Address:		MAP #	DAFD
		School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00030 WESTLAKE
Description:	*OLD SID - D 04-030-017-60 DE 30-61 COM AT NW COR OF SEC 30, TH S 0-57 E 743.07 FT, TH S 69-18-30 E 473.48 FT, TH S 86-51-10 E 637.16 FT, TH S 88-22-20 E 33.44 FT TO POB, TH S 88-22-20 E 270.81 FT, TH S 0-46-50 W 2237.94 FT, TH S 89-10-20 W 270.89 FT, TH N 0-46-50 E 2249.54 FT TO POB PART W 1/2 SEC 30 T1S R4E 13.90 AC		

Most Recent Sale Information

Sold on 08/26/2022 for 555,000 by BUS NEVA A TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5495/0446

Most Recent Permit Information

Permit P13-26552 on 07/12/2013 for \$20,000 category Pole Barn.

Physical Property Characteristics

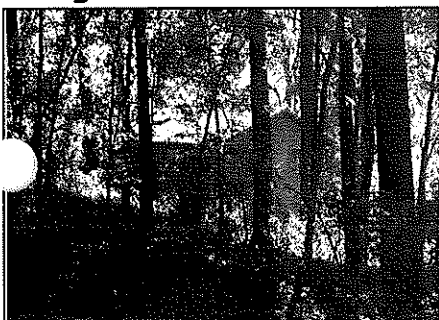
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	234,100	2024 Taxable:	225,435	Acres:	13.90
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C+10
Style: BI-LEVEL
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,562
Ground Area: 840
Garage Area: 1,096
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

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08/28/2024 2:31 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.

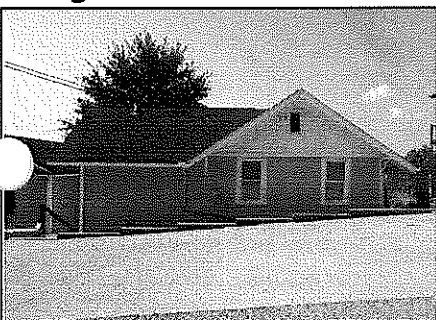
Physical Property Characteristics

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
ARE: 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

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Real Estate Summary Sheet

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08/28/2024 2:31 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
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

JONES WESLEY & LORI
57622 HIDDEN TIMBERS DR
SOUTH LYON MI 48178

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

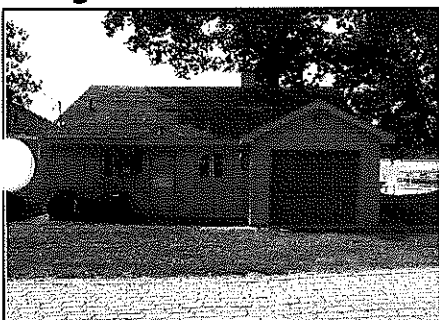
Physical Property Characteristics

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
Area:	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 2:32 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
Mailing Address:		Neighborhood:	00025 SILVERLAKE
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
IRE:	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

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West Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-30-200-024	14185 ISLAND LAKE RD	08/26/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$203,200	36.61
Totals:			\$555,000			\$555,000	\$203,200	36.61
							Sale. Ratio =>	36.61

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Land Table	Class
\$461,935	\$243,065	\$150,000	13.90	13.90	\$17,487	00030	5495/0446	WESTLAKE	401
\$461,935	\$243,065	\$150,000	13.90	13.90					
			Average		Average				
			per Net Acre=>	17,486.69	per SqFt=>				