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Halt Moon & Blind Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-205-006	9621 LAKEVIEW DR	06/22/23	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$172,500	40.45
D-04-06-355-004	14280 EDGEWATER DR	08/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$186,400	46.02
D-04-06-385-005	14128 EDGEWATER DR	09/16/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$210,600	36.63
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,300	41.97

Totals: \$1,726,500

\$1,726,500

\$703,800

Sale. Ratio => 40.76
 Std. Dev. => 3.89

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$367,332	\$172,763	\$253,737	\$113,916	2.227	1,312	\$193.40	00035	41.0521
\$400,262	\$175,940	\$229,060	\$131,336	1.744	1,282	\$178.67	00035	7.2803
\$487,915	\$206,597	\$368,403	\$164,706	2.237	1,560	\$236.16	00035	41.9851
\$411,700	\$170,254	\$149,746	\$141,362	1.059	1,078	\$138.91	00035	75.7569
\$1,667,209	\$1,000,946	\$551,320	\$186.78	1.816	0.554981	41.5186	Coefficient of Var=>	0.1335
				E.C.F. =>	1.816	Std. Deviation=>	0.554981	
				Ave. E.C.F. =>	1.817	Ave. Variance=>	41.5186	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$172,601	HALFMOON/BLIND	401	56
1 STORY	\$175,362	HALFMOON/BLIND	401	61
1.50 STORY	\$206,597	HALFMOON/BLIND	401	66
1 STORY	\$170,254	HALFMOON/BLIND	401	79

22.85159974

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:43 PM

Parcel: D -04-06-205-006
Owner's Name: RANTZ JAMISON & JAMIE
Property Address: 9621 LAKEVIEW DR
PINCKNEY, MI 48169
Liber/Page: 5524/0968
Split: / /
Public Impr.: Dirt 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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00035 HALFMOON/BLIND

Mailing Address:

RANTZ JAMISON & JAMIE
9621 LAKEVIEW DR
PINCKNEY MI 48169

Description:

*OLD SID - D 04-260-007-00 DE 52-7 LOT 7, ALSO PART OF SEC 6, T1S-R4E, DESC AS COM AT NE COR OF LOT 7, TH S 88 DEG 54' 30" E 31.9 FT FOR PL OF BEG, TH S 88 DEG 54' 30" E 36.3 FT, TH S 5 DEG 34' E 62.15 FT, TH N 47 DEG 38' W 49.35 FT, TH N 11 DEG 13' W 29.75 FT TO PL OF BEG. SUPERVISORS PLAT NO. 2.

Most Recent Sale Information

Sold on 06/22/2023 for 426,500 by KRUSZEWSKI DONALD & FRANCES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5524/0968

Most Recent Permit Information

Permit PB23-0603 on 10/19/2023 for \$15,000 category Res. Add/Alter/Repair.

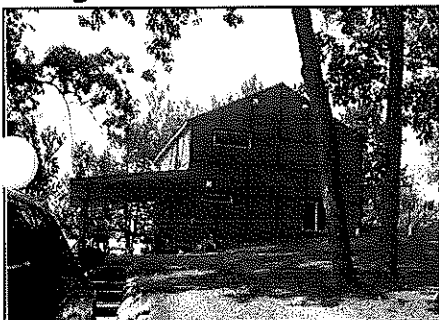
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	178,400	2024 Taxable:	178,400	Acreeage:	0.15
Finning:	LR	Land Value:	Tentative	Frontage:	47.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	136.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 56
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,312
Ground Area: 768
Garage Area: 440
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 -04-06-355-004
Owner's Name: WELLMAN MARK R TRUST
Property Address: 14280 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5531/0260 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, 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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00035 HALFMOON/BLIND

Mailing Address:

WELLMAN MARK R TRUST
13925 RIKER RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-110-333-00 DE 41-509 LOT 19, BLOCK 54 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 08/30/2023 for 405,000 by WEST JACK D JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5531/0260

Most Recent Permit Information

Permit P18-36363 on 10/09/2018 for \$0 category Mechanical.

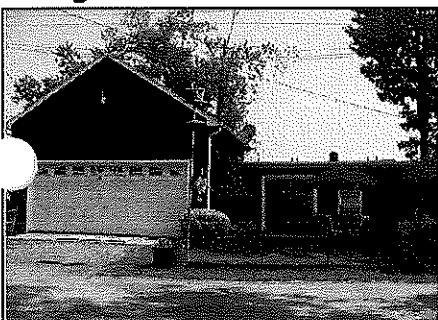
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 195,000	2024 Taxable: 195,000	Acreeage: 0.14
Zoning: LR	Land Value: Tentative	Frontage: 50.0
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 123.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,282
Ground Area: 1,172
Garage Area: 440
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 -04-06-385-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DRISKELL GRETCHEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14128 EDGEWATER DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5498/0232	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00035 HALFMOON/BLIND
Description:	*OLD SID - D 04-110-178-00 DE 41-242 LOT 16, BLOCK 22, ALSO THE W15 FT OF LOT 17, BLOCK 22 HALF MOON LAKE HILLS SUBDIVISION.		

Most Recent Sale Information

Sold on 09/16/2022 for 575,000 by WHEELER GERALD F & JUDITH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0232

Most Recent Permit Information

Permit PE23-0022 on 01/24/2023 for \$0 category Electrical.

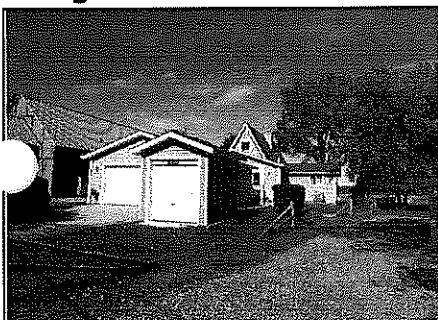
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	237,900	2024 Taxable:	237,405	Acres:	0.21
Zoning:	LR	Land Value:	Tentative	Frontage:	75.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	153.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,560
Ground Area: 1,368
Garage Area: 572
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/28/2024 2:44 PM

Parcel: D -04-06-460-005
Owner's Name: WESTMORLAND PHIL & RENEE
Property Address: 14038 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5501/0944 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, 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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00035 HALFMOON/BLIND

Mailing Address:

WESTMORLAND PHIL & RENEE
2995 SUNSET MEADOW DR
HOWELL MI 48843

Description:

*OLD SID - D 04-110-163-00 DE 41-209 LOT 9, BLOCK 20 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 10/25/2022 for 320,000 by CB LANSING 300 LLP.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5501/0944

Most Recent Permit Information

None Found

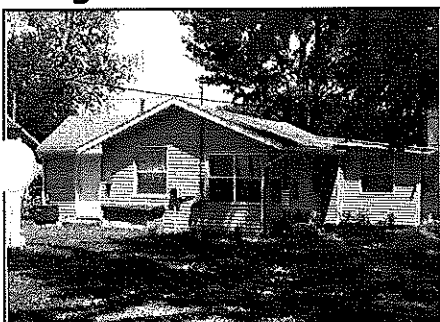
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 152,900	2024 Taxable: 151,095	Acreeage: 0.12
Zoning: LR	Land Value: Tentative	Frontage: 50.0
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 101.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,078
Ground Area: 1,078
Garage Area: 374
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Half Moon Blind Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-06-205-006	9621 LAKEVIEW DR	06/22/23	\$426,500	WD	03-ARM'S LENGTH	\$426,500	\$172,500	40.45
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Totals: \$1,726,500 \$1,726,500 \$703,800

Sale. Ratio => 40.76
 Std. Dev. => 3.89

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$379,634	\$219,467	\$172,601	50.8	136.0	0.15	0.15	\$4,323	\$1,492,973	\$34.27
\$414,446	\$165,916	\$175,362	51.6	123.0	0.14	0.14	\$3,217	\$1,176,709	\$27.01
\$505,703	\$275,894	\$206,597	60.8	153.0	0.21	0.21	\$4,540	\$1,307,555	\$30.02
\$426,967	\$63,287	\$170,254	50.1	101.0	0.12	0.12	\$1,264	\$545,578	\$12.52
\$1,726,750	\$724,564	\$724,814	213.2		0.62	0.62			
Average					Average		Average		Average
			per FF=>		per Net Acre=>		per SqFt=>		\$27.05
			\$3,399		1,178,152.85				

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
47.00	00035	5524/0968	HALFMOON/BLIND	401	A' FRONTAGE
50.00	00035	5531/0260	HALFMOON/BLIND	401	A' FRONTAGE
75.00	00035	5498/0232	HALFMOON/BLIND	401	A' FRONTAGE
50.00	00035	5501/0944	HALFMOON/BLIND	401	A' FRONTAGE