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Half Moon Blind Lake Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-06-362-006	8750 PARKVIEW	05/19/23	\$260,000	WD	03-ARMS.LENGTH	\$260,000	\$110,700	42.58	
D-04-06-461-011	8750 BEECHWOOD	04/06/23	\$302,000	WD	03-ARMS.LENGTH	\$302,000	\$131,200	43.44	
Totals:			\$562,000			\$562,000	\$241,900		
								Sale. Ratio =>	43.04
								Std. Dev. =>	0.61

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$245,859	\$74,246	\$185,754	\$135,128	1.375	1,344	\$138.21	00036	14.3048
\$243,963	\$55,331	\$246,669	\$148,529	1.661	1,148	\$214.87	00036	14.3048
\$489,822		\$432,423	\$283,657			\$176.54		0.6758
				E.C.F. =>		Std. Deviation=>	0.20230051	
				Ave. E.C.F. =>	1.518	Ave. Variance=>	14.3048	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STORY	\$73,725	HALFMOON/BLIND NON-LF	401	61
1 STORY	\$54,682	HALFMOON/BLIND NON-LF	401	66

9.425339064

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:50 PM

Parcel: D -04-06-362-006
Owner's Name: LANE HARRISON
Property Address: 8750 PARKVIEW
GREGORY, MI 48137
Liber/Page: 5521/0705 **Created:** //
Split: // **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling

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: 00036 HALFMOON/BLIND NON-LF

Mailing Address:

LANE HARRISON
8750 PARKVIEW DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-226-00 DE 41-364 A LOTS 11-14 & LOTS 19-22 BLOCK 30 HALF MOON LAKE HILLS SUB

Most Recent Sale Information

Sold on 05/19/2023 for 260,000 by GOSS ANN M FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5521/0705

Most Recent Permit Information

None Found

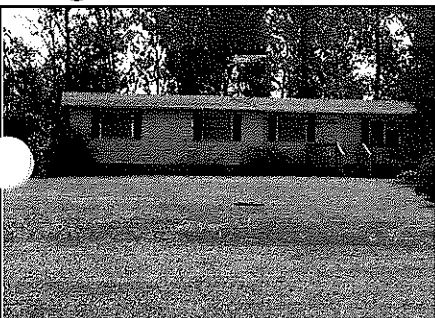
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	120,000	2024 Taxable:	120,000	Acres:	0.98
Zoning:	LR	Land Value:	Tentative	Frontage:	200.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	214.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,344
Ground Area: 864
Garage Area: 480
Basement Area: 864
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 2:50 PM

Parcel: D -04-06-461-011
Owner's Name: PELTZ JEFFREY G & DENISE C
Property Address: 8750 BEECHWOOD
GREGORY, MI 48137
Liber/Page: 5517/0217
Split: // **Created:** // **Active:** Active
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, Wooded

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: 00036 HALFMOON/BLIND NON-LF

Mailing Address:

PELTZ JEFFREY G & DENISE C
8750 BEECHWOOD DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-153-00 DE 41-199 LOTS 23 & 24, BLOCK 19 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 04/06/2023 for 302,000 by GARTLEY DOUGLAS W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5517/0217

Most Recent Permit Information

Permit PB24-0077 on 02/20/2024 for \$12,750 category Res. Re-Roof.

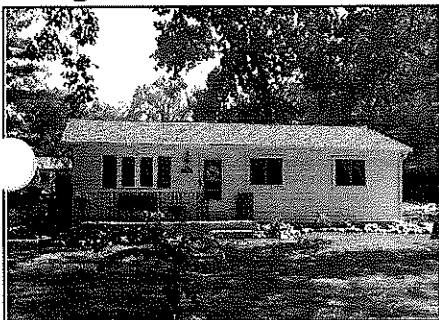
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	126,000	2024 Taxable:	126,000	Acreage:	0.36
Zoning:	LR	Land Value:	Tentative	Frontage:	112.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	125.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,148
Ground Area: 1,124
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Halfmoon Blind Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-06-362-006	8750 PARKVIEW	05/19/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$110,700	42.58	
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Totals:			\$562,000			\$562,000	\$241,900		
								Sale. Ratio =>	43.04
								Std. Dev. =>	0.61

Cur. Appraisal	Land Residual	Est. Land Value	Efrac. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$245,859	\$87,866	\$73,725	267.1	214.0	0.98	0.98	\$329	\$89,386	\$2.05
\$247,940	\$112,719	\$58,659	99.4	125.0	0.36	0.36	\$1,134	\$310,521	\$7.13
\$493,799	\$200,585	\$132,384	366.5		1.35	1.35			
Average		Average		Average		Average		Average	
per FF=>		\$547		per NetAcre=>		149,023.03		per SqFt=>	
								\$3.42	

Actual Front	EC Area	Liber/Page	Land Table	Class	Rate Group 1
200.00	00036	5521/0705	HALFMOON/BLIND NON-LF	401	NON LAKE
112.00	00036	5517/0217	HALFMOON/BLIND NON-LF	401	NON LAKE