

28

North Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asc. when Sold
D-04-17-200-003	13436 NORTH LAKE RD	07/21/23	\$897,000	WD	03-ARM'S LENGTH	\$897,000	\$274,700
D-04-17-200-006	13414 NORTH LAKE RD	06/07/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$134,700
D-04-18-100-039	7490 NOAHS LANDING	06/30/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$116,500
D-04-18-211-008	14247 GILBERT DR	08/31/22	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$175,800
Totals:						\$2,336,000	\$701,700

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land + Yards	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	Ecf Area
30.62	\$748,565	\$126,881	\$770,119	\$399,797	1.926	2,522	\$305.36	00040
26.67	\$558,705	\$120,978	\$384,022	\$281,496	1.364	1,690	\$227.23	00040
31.07	\$378,351	\$110,164	\$264,836	\$88,562	2.990	1,112	\$238.16	00040
31.45	\$553,960	\$412,788	\$146,212	\$73,336	1.994	880	\$166.15	00040
	\$2,239,581		\$1,565,189	\$843,191			\$234.23	
30.04				E.C.F. =>	1.856		Std. Deviation=>	0.67619858
2.21				Ave. E.C.F. =>	2.069		Ave. Variance=>	46.0873

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
14.2378	2 STORY	\$126,881		NORTHLAKE	401	93
70.4438	2 STORY	\$120,445		NORTHLAKE	401	87
92.1745	1.25 STORY	\$109,454	D-04-18-100-018	NORTHLAKE	401	56
7.4929	1 STORY	\$412,788		NORTHLAKE	401	51
21.2386						

Coefficient of Var=> 22.27886801

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 3:40 PM

Parcel:	D -04-17-200-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HALL ALEXANDER J & LOPEZ MARY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13436 NORTH LAKE RD GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5528/0018	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00040 NORTHLAKE

Mailing Address:

HALL ALEXANDER J & LOPEZ MARY M
13436 NORTH LAKE RD
GREGORY MI 48137

Description:

*OLD SID - D 04-017-006-00 DE 17-6A COM AT NW COR OF SEC, TH S 267.2 FT IN W LINE OF SEC, TH S 31 DEG 27' E 199.8 FT, TH N 29 DEG 25' W 2.5 FT FOR PL OF BEG, TH N 69 DEG E 142.9 FT, TH N 19 DEG 25' 30" W 74.0 FT, TH SWLY TO A POINT N 22 DEG 37' W 65.3 FT FROM PL OF BEG, TH S 22 DEG 37' E 65.3 FT TO PL OF BEG, BEING PART OF NW 1/4 OF NW 1/4 SEC 17 T1S-R4E 0.22 AC.

Most Recent Sale Information

Sold on 07/21/2023 for 897,000 by JACKSON MARK A & CHANTEL L TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5528/0018

Most Recent Permit Information

Permit P18-36171 on 09/06/2018 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	348,000	2024 Taxable:	348,000	Acres:	0.23
Zoning:	LR	Land Value:	Tentative	Frontage:	65.3
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	145.0

Improvement Data

of Residential Buildings: 1
Year Built: 2018
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 3 Half Baths: 2
Floor Area: 2,522
Ground Area: 1,148
Garage Area: 1,512
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/28/2024 3:40 PM

Parcel:	D -04-17-200-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEISER NATHAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13414 NORTH LAKE RD GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5487/0831	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level, Waterfront, LAKE	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE
Description:	DE 17-8 COM AT NW COR SEC 17,TH S 00-03-30 W 263.90 FT,TH S 31-27-00 E 199.63 FT,TH S 17-16-00 E 63.61 FT TO POBTH N 73-37-00 E 145.56 FT,THS 11-55-30 E 74.82 FT,TH S 77-11-00 W TO WATERS EDGE,TH NLY ALNG WATERS EDGE TO APNT S 73-37-00 W FROM POB,THN 73-37-00 E TO POB.PT OF NW 1/4 SEC 17 T1S, R4E		

Most Recent Sale Information

Sold on 06/07/2022 for 505,000 by WARREN RENEE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5487/0831

Most Recent Permit Information

Permit PM23-0026 on 01/19/2023 for \$0 category Mechanical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	253,200	2024 Taxable:	207,270	Acres:	0.28
Zoning:	LR	Land Value:	Tentative	Frontage:	52.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	184.0

Improvement Data

of Residential Buildings: 1
Year Built: 1984
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 87
Heating System: Electric Baseboard
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,690
Ground Area: 988
Garage Area: 600
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/28/2024 3:40 PM

Parcel: D -04-18-100-039
Owner's Name: GODFREY JASON & KERRI
Property Address: 7490 NOAHS LANDING
GREGORY, MI 48137
Liber/Page: 5510/0578
Split: // **Created:** //
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: 00040 NORTHLAKE

Mailing Address:

GODFREY JASON & KERRI
3322 JENNINGS RD
WHITMORE LAKE MI 48189

Description:

*OLD SID - D 04-018-021-00 DE 18-14 BEG AT A POINT 99 FT S AND 40 RDS W OF THE SE COR OF NE1/4 OF NE 1/4 OF SEC, TH S 49.50 FT, TH E 66 FT, TH N 49.50 FT, TH W 66 FT TO PL OF BEG, BEING PART OF SE 1/4OF NE 1/4 SEC. 18 T1S R4E.

Most Recent Sale Information

Sold on 06/30/2022 for 375,000 by WAWRZASZAK FRANK J & MARY D TRUST.

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

Liber/Page: 5510/0578

Most Recent Permit Information

None Found

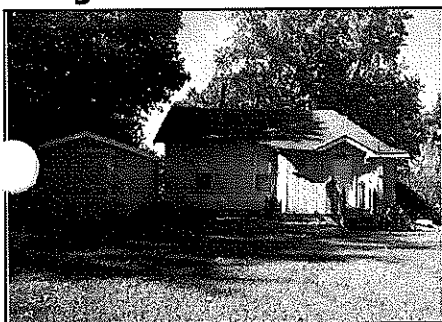
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	91,600	2024 Taxable:	80,850	Acreage:	0.07
Zoning:	LR	Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	66.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: C
Style: 1.25 STORY
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 0 Half Baths: 1
Floor Area: 1,112
Ground Area: 892
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 3:40 PM

Parcel:	D -04-18-100-018	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	GODFREY JASON & KERRI	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	NOAHS LANDING GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Waterfront	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00040 NORTHLAKE
Description:	*OLD SID - D 04-018-018-00 DE 18-12B-3 COM AT CEMENT POST 40 RDS W OF SE COR OF NE 1/4 OF NE 1/4 OF SEC, TH W 33 FT, TH S99 FT, TH W TO WATER'S EDGE OF NORTH LAKE FOR PL OF BEG, TH E TO PT 33 FT W AND 99 FT S OF ABOVE CEMENT POST, TH S 24.75 FT, TH W TOWATERS EDGE, TH N'LY ALONG WATER'S EDGE TO PL OF BEG, SEC 18 T1S-R4E.		
Mailing Address:	GODFREY JASON & KERRI 3322 JENNINGS RD WHITMORE LAKE MI 48189		

Most Recent Sale Information

Sold on 06/30/2022 for 375,000 by WAWRZASZAK FRANK J & MARY D TRUST.

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

Liber/Page:

Most Recent Permit Information

None Found

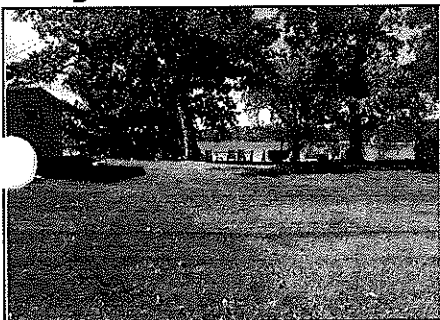
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	49,800	2024 Taxable:	43,890	Acreage:	0.09
 zoning:	LR	Land Value:	Tentative	Frontage:	33.0
 . RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	116.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/28/2024 3:40 PM

Parcel: D -04-18-211-008
Owner's Name: DENSMORE GREGORY F & JODY B
Property Address: 14247 GILBERT DR
GREGORY, MI 48137
Liber/Page: 5496/0080
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Rolling, Waterfront, LAKE

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: 00040 NORTHLAKE

Mailing Address:

DENSMORE GREGORY F & JODY B
14247 GILBERT DR
GREGORY MI 48137

Description:

*OLD SID - D 04-018-102-00 DE 18-41A COM AT THE NW COR OF E 1/2 OF NW FRL 1/4, TH S 1396 FT IN W LINE OF E 1/2 OF NW FRL 1/4 FOR A PL OF BEG, TH N 57 DEG 00' E 100 FT, TH S 250 FT, TH S 57 DEG W 100 FT, TH N 250 FT IN W LINE OF E 1/2 OF NW FRL 1/4 TO THE PL OF BEG, BEING A PART OF E1/2 OF NW FRL 1/4 SEC. 18 T1S R4E 0.50 AC.

Most Recent Sale Information

Sold on 08/31/2022 for 559,000 by CHATOM PROPERTIES NORTH LAKE LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5496/0080

Most Recent Permit Information

Permit PB22-0595 on 10/11/2022 for \$9,165 category Res. Re-Roof.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	255,100	2024 Taxable:	212,625	Acreage:	0.57
Finning:	LR	Land Value:	Tentative	Frontage:	100.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	250.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Block
% Good (Physical): 51
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 880
Ground Area: 880
Garage Area: 420
Basement Area: 880
Basement Walls:
Estimated TCV: Tentative

Image



North Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-18-210-007	GILBERT DR	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$54,400
D-04-18-211-008	14247 GILBERT DR	08/31/22	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$175,800
D-04-17-200-003	13436 NORTH LAKE RD	07/21/23	\$897,000	WD	03-ARM'S LENGTH	\$897,000	\$274,700
D-04-17-200-006	13414 NORTH LAKE RD	06/07/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$134,700
D-04-18-100-039	7490 NOAHS LANDING	06/30/22	\$375,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$375,000	\$116,500
Totals:						\$2,566,000	\$756,100

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
23.65	\$164,287	\$230,000	\$164,287	41.1	170.0	0.14	0.14	\$5,600	\$1,597,222
31.45	\$508,094	\$417,828	\$366,922	91.7	250.0	0.57	0.57	\$4,555	\$727,923
30.62	\$685,125	\$275,316	\$63,441	63.4	145.0	0.23	0.23	\$4,340	\$1,186,707
26.67	\$498,482	\$66,740	\$60,222	60.2	184.0	0.28	0.28	\$1,108	\$242,691
31.07	\$378,351	\$203,808	\$107,496	38.4	182.0	0.16	0.07	\$5,309	\$1,258,074
	\$2,234,339	\$1,193,692	\$762,368	294.9		1.39	1.30		
29.47	Average					Average			Average
3.41	per FF=>			\$4,048		per Net Acre=>	860,628.70		per SqFt=>

Dollars/Sq Ft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$36.67	37.00	00040	5483/0787		NORTHLAKE	402	A FRONTAGE
\$16.71	100.00	00040	5496/0080		NORTHLAKE	401	A FRONTAGE
\$27.24	65.30	00040	5528/0018		NORTHLAKE	401	B FRT/CANAL
\$5.57	52.00	00040	5487/0831		NORTHLAKE	401	B FRT/CANAL
\$28.88	33.00	00040	5510/0578	D-04-18-100-018	NORTHLAKE	401	C FRONTAGE

\$19.76