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Northlake Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-210-004	7906 STONEHEDGE VALLEY	07/12/23	\$606,100	WD	03-ARM'S LENGTH	\$606,100
D-04-18-463-020	7061 GLEN CIRCLE DR	08/18/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000
D-04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000
D-04-18-463-030	13960 NORTH TERRITORIAL RD	06/15/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000
D-04-18-465-002	6773 LOMBARDY DR	09/23/22	\$211,900	WD	03-ARM'S LENGTH	\$211,900
D-04-18-467-006	6868 EASTBOURNE DR	09/15/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000
D-04-19-131-005	6472 LOMBARDY DR	07/07/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-19-132-011	6441 LOMBARDY DR	06/05/23	\$339,900	WD	03-ARM'S LENGTH	\$339,900
Totals:						\$2,776,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.
\$226,400	37.35	\$649,358	\$157,921	\$448,179	\$358,975	1.248	2,763	\$162.21
\$70,700	28.28	\$300,884	\$78,061	\$171,939	\$132,026	1.302	1,112	\$154.62
\$134,600	28.95	\$353,484	\$43,682	\$421,318	\$226,298	1.862	1,705	\$247.11
\$50,400	31.70	\$156,470	\$53,962	\$105,038	\$75,536	1.391	592	\$177.43
\$96,500	45.54	\$227,383	\$50,284	\$161,616	\$129,364	1.249	1,086	\$148.82
\$121,300	34.17	\$339,757	\$67,549	\$287,451	\$198,837	1.446	1,628	\$176.57
\$209,300	53.67	\$462,464	\$79,553	\$310,447	\$279,701	1.110	2,064	\$150.41
\$123,100	36.22	\$269,711	\$45,830	\$294,070	\$163,536	1.798	1,428	\$205.93
\$1,032,300		\$2,759,511		\$2,200,058	\$1,564,274			\$177.89
Sale. Ratio =>	37.17				E.C.F. =>	1.406		Std. Deviation=>
Std. Dev. =>	8.69				Ave. E.C.F. =>	1.426		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class
00041	17.7285	2 STORY	\$157,921		NORTHLAKE NON-LF	401
00041	12.3472	1 STORY	\$78,061	D -04-18-463-019, D -04-18-463-007	NORTHLAKE NON-LF	401
00041	43.6003	1.50 STORY	\$43,682		NORTHLAKE NON-LF	401
00041	3.5216	1 STORY	\$53,962		NORTHLAKE NON-LF	401
00041	17.6467	1 STORY	\$50,284		NORTHLAKE NON-LF	401
00041	1.9880	BH-LEVEL	\$66,883		NORTHLAKE NON-LF	401
00041	31.5857	1 STORY	\$78,765		NORTHLAKE NON-LF	401
00041	37.2415	1 STORY	\$45,830		NORTHLAKE NON-LF	401

1.9341

0.26939305
 20.7074 Coefficient of Var=> 14.52357538

Building Depr.

79

84

78

84

61

84

66

56

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:40 AM

Parcel:	D -04-18-210-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PITTSLEY KATHERINE & SOUSA MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7906 STONEHEDGE VALLEY GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5527/0211	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Rolling	Gov. Unit:	04 DEXTER TOWNSHIP
Mailing Address:		MAP #	DAFD
Description:		School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF
PITTSLEY KATHERINE & SOUSA MICHAEL	LOT 13 STONEHEDGE SUB ALSO A PART OF LOT 12 COM AT A PT ON E LN OF STONEHEDGE VALLEY DRIVE, SAID PT BEING COMMON BET LOTS 13 & 12, TH N 77-09-00 E 90 FT, TH S 08-47-35 W 172.61 FT TO A PT OF THE NLYLN OF SAID DRIVE, TH NELY ALNG NE SIDE OF SAID DRIVE TO POB T1S R4E		
7906 STONEHEDGE VALLEY DR			
GREGORY MI 48137			

Most Recent Sale Information

Sold on 07/12/2023 for 606,100 by SCHLOSSER STEVEN G.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5527/0211

Most Recent Permit Information

Permit P21-41963 on 10/19/2021 for \$0 category Mechanical.

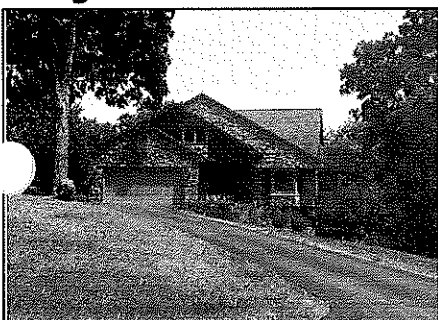
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	329,400	2024 Taxable:	329,400	Acres:	1.96
Zoning:	RR	Land Value:	Tentative	Frontage:	326.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	460.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,763
Ground Area: 1,204
Garage Area: 506
Basement Area: 1,204
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:40 AM

Parcel: D -04-18-463-019
Owner's Name: BREWSTER TREVOR & TRACY
Property Address: 7061 GLEN CIRCLE DR
GREGORY, MI 48137
Liber/Page: 5495/0119
Split: // **Created:** // **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: 00041 NORTHLAKE NON-LF

Mailing Address:

BREWSTER TREVOR & TRACY
3307 BROAD ST
DEXTER MI 48130

Description:

*OLD SID - D 04-160-105-00 DE 44-120 LOT 158 PARK LAWN BEACH SUB.NO. 1.

Most Recent Sale Information

Sold on 08/18/2022 for 250,000 by HEINIG THOMAS A & CHARLENE K.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 5495/0119

Most Recent Permit Information

None Found

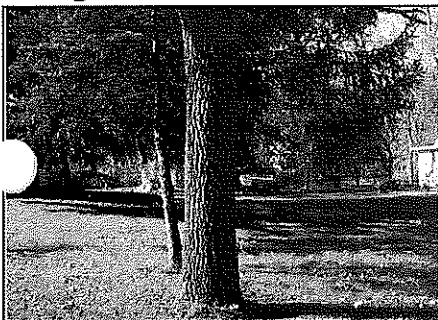
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	15,900	2024 Taxable:	15,900	Acreage:	0.12
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	128.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:40 AM

Parcel: D -04-18-463-020
Owner's Name: BREWSTER TREVOR & TRACY
Property Address: 7061 GLEN CIRCLE DR
GREGORY, MI 48137
Liber/Page: 5495/0119 **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: 00041 NORTHLAKE NON-LF

Mailing Address:

BREWSTER TREVOR & TRACY
3307 BROAD ST
DEXTER MI 48130

Description:

*OLD SID - D 04-160-106-00 DE 44-121 LOT 159 PARK LAWN BEACH SUB.NO. 1.

Most Recent Sale Information

Sold on 08/18/2022 for 250,000 by HEINIG THOMAS A & CHARLENE K.

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

Liber/Page: 5495/0119

Most Recent Permit Information

Permit P19-38110 on 09/16/2019 for \$8,800 category Res. Add/Alter/Repair.

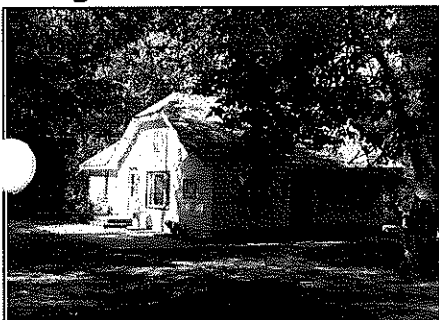
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	107,900	2024 Taxable:	69,930	Acres:	0.12
Zoning:	RR	Land Value:	Tentative	Frontage:	40.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	127.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,112
Ground Area: 1,112
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:40 AM

Parcel: D -04-18-463-007
Owner's Name: BREWSTER TREVOR & TRACY
Property Address: ORCHARD LN
GREGORY, MI 48137
Liber/Page: 5495/0119 **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: 00041 NORTHLAKE NON-LF

Mailing Address:

BREWSTER TREVOR & TRACY
3307 BROAD ST
DEXTER MI 48130

Description:

*OLD SID - D 04-160-117-00 DE 44-132 LOT 170 PARK LAWN BEACH SUB.NO. 1.

Most Recent Sale Information

Sold on 08/18/2022 for 250,000 by HEINIG THOMAS A & CHARLENE K.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 5495/0119

Most Recent Permit Information

None Found

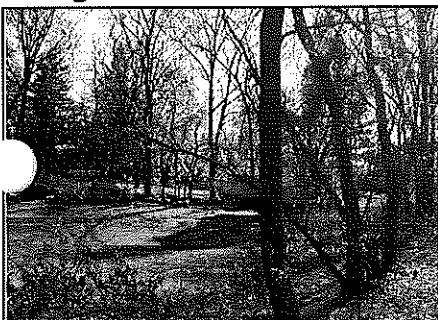
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	6,200	2024 Taxable:	6,200	Acreage:	0.11
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:40 AM

Parcel: D -04-18-463-025
Owner's Name: BEAVER DAVID A & CHERYL (LE)
Property Address: 13995 ABERDEEN
GREGORY, MI 48137
Liber/Page: 5511/0214
Split: // **Created:** // **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: 00041 NORTHLAKE NON-LF

Mailing Address:

BEAVER DAVID A & CHERYL (LE)
13995 ABERDEEN
GREGORY MI 48137

Description:

W.D. L3337 P586 *** FROM 0418463003,-004,-005 10/21/96 DE 44-129-A LOT 167 & THE W 20.00 FT OF LOT 166 PARK
LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 11/11/2022 for 0 by BEAVER DAVID A & GARNER CHERYL.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5511/0214

Most Recent Permit Information

Permit P15-29996 on 09/29/2015 for \$0 category Electrical.

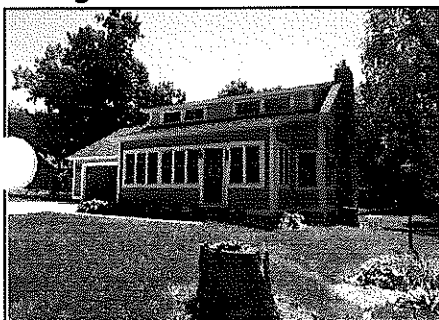
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 178,400	2024 Taxable: 167,475	Acres: 0.15
Finishing: LR	Land Value: Tentative	Frontage: 65.0
IRE: 100.000	Land Impr. Value: Tentative	Average Depth: 102.0

Improvement Data

of Residential Buildings: 1
Year Built: 1947
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,705
Ground Area: 996
Garage Area: 638
Basement Area: 780
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:41 AM

Parcel:	D -04-18-463-030	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLARK ASHLEY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13960 NORTH TERRITORIAL RD GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5524/0597	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas, Standard Utilities	MAP #	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:

CLARK ASHLEY J
11445 TRINKLE RD
DEXTER MI 48130

Description:

OWNER REQUEST DE 44-114A LOTS 152 & 153 PARK LAWN BEACH SUB.NO. 1.
SPLIT ON 06/06/2008 FROM D -04-18-463-016, D -04-18-463-028;

Most Recent Sale Information

Sold on 06/15/2023 for 159,000 by WIESENBERG CHRISTIAN & SARAH.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5524/0597

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	77,500	2024 Taxable:	77,500	Acreage:	0.21
Zoning:	C-1	Land Value:	Tentative	Frontage:	80.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 592
Ground Area: 592
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:41 AM

Parcel: D -04-18-465-002
Owner's Name: BUTLER KYLE & ANDREA
Property Address: 6773 LOMBARDY DR
CHELSEA, MI 48118
Liber/Page: 5498/0376 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road, 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: 00041 NORTHLAKE NON-LF

Mailing Address:

BUTLER KYLE & ANDREA
6773 LOMBARDY DR
CHELSEA MI 48118

Description:

*OLD SID - D 04-160-169-00 DE 44-195 LOTS 233 - 235 INCL. PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 09/23/2022 for 211,900 by PERCHA STEPHEN P & LORI ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5498/0376

Most Recent Permit Information

Permit PB23-0205 on 05/09/2023 for \$5,680 category Res. Door & Window Replace.

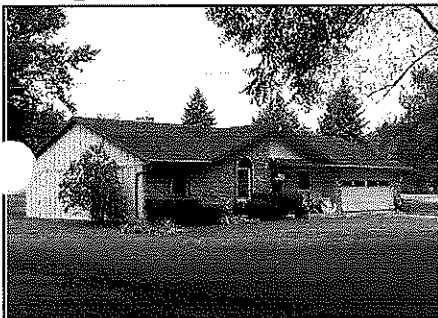
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	112,300	2024 Taxable:	108,990	Acreage:	0.31
Zoning:	RR	Land Value:	Tentative	Frontage:	120.0
AGE:	100.000	Land Impr. Value:	Tentative	Average Depth:	114.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,086
Ground Area: 1,086
Garage Area: 560
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:41 AM

Parcel:	D -04-18-467-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GALLAGHER MICHAEL & CHRISTINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6868 EASTBOURNE DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5532/0975	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:	Description:
GALLAGHER MICHAEL & CHRISTINE 6868 EASTBOURNE DR GREGORY MI 48137	OLD SID D0416020100 DE 44-234 LOT 272 THRU 275 PARK LAWN BEACH SUB NO 1

Most Recent Sale Information

Sold on 09/15/2023 for 355,000 by MORO JENNIFER M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5532/0975
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Most Recent Permit Information

None Found

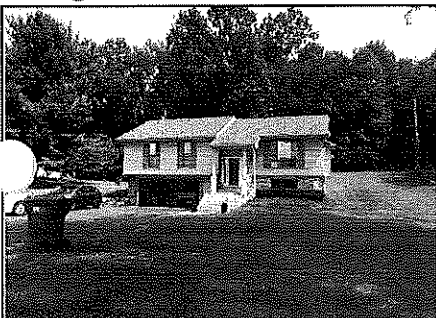
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	167,900	2024 Taxable:	167,900	Acreage:	0.48
Zoning:	RR	Land Value:	Tentative	Frontage:	160.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	131.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C+10
Style: BI-LEVEL
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,628
Ground Area: 528
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:41 AM

Parcel: D -04-19-131-005
Owner's Name: GOODHALL SHANE & LYANNANN
Property Address: 6472 LOMBARDY DR
CHELSEA, MI 48118
Liber/Page: 5527/0354
Split: / /
Public Impr.: Dirt Road, 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: 00041 NORTHLAKE NON-LF

Mailing Address:

GOODHALL SHANE & LYANNANN
6472 LOMBARDY DR
CHELSEA MI 48118

Description:

*OLD SID - D 04-160-192-00 DE 44-223 LOTS 261, 262, 263, 264, & 265 PARK LAWN BEACH SUB NO 1 *

Most Recent Sale Information

Sold on 07/07/2023 for 390,000 by SMITH GERTRUDE F TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5527/0354

Most Recent Permit Information

Permit PB22-0678 on 11/17/2022 for \$12,200 category Res. Deck Construction.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	228,000	2024 Taxable:	228,000	Acreage:	0.60
Zoning:	RR	Land Value:	Tentative	Frontage:	200.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,064
Ground Area: 2,064
Garage Area: 529
Basement Area: 2,064
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:41 AM

Parcel:	D -04-19-132-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER MICHELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6441 LOMBARDY DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5522/0900	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	None	MAP #	DAFD
Topography:	None	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00041 NORTHLAKE NON-LF

Mailing Address:

MILLER MICHELLE
6441 LOMBARDY DR
CHELSEA MI 48118

Description:

*OLD SID - D 04-160-145-00 DE 44-166 LOTS 204 - 206 INCL. PARK LAWN BEACH SUB. NO. 1.

Most Recent Sale Information

Sold on 06/05/2023 for 339,900 by WRIGHT JEFFREY L & CHARITY A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5522/0900

Most Recent Permit Information

Permit 05-13987 on 08/18/2005 for \$35,000 category RES. ADD/ALTER/REPAIR.

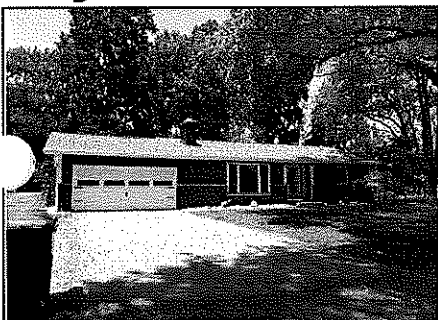
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	134,500	2024 Taxable:	134,500	Acres:	0.25
 zoning:	RR	Land Value:	Tentative	Frontage:	124.0
 . RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	113.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,428
Ground Area: 1,428
Garage Area: 520
Basement Area: 1,428
Basement Walls:
Estimated TCV: Tentative

Image



Northlake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-437-017	ABERDEEN	07/07/23	\$30,000	WD	03-ARMS LENGTH	\$30,000
D-04-18-463-020	7061 GLEN CIRCLE DR	08/18/22	\$250,000	WD	19-MULTI PARCEL ARMS LENGTH	\$250,000
D-04-18-463-025	13995 ABERDEEN	04/06/22	\$465,000	WD	03-ARMS LENGTH	\$465,000
D-04-18-463-030	13960 NORTH TERRITORIAL RD	06/15/23	\$159,000	WD	03-ARMS LENGTH	\$159,000
Totals:						\$904,000

Northlake Non Lake Front Golf Course Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-465-002	6773 LOMBARDY DR	09/23/22	\$211,900	WD	03-ARMS LENGTH	\$211,900
D-04-18-467-006	6868 EASTBOURNE DR	09/15/23	\$355,000	WD	03-ARMS LENGTH	\$355,000
D-04-19-131-005	6472 LOMBARDY DR	07/07/23	\$390,000	WD	03-ARMS LENGTH	\$390,000
D-04-19-132-011	6441 LOMBARDY DR	06/05/23	\$339,900	WD	03-ARMS LENGTH	\$339,900
Totals:						\$1,296,800

Northlake Non Lake Front Stonehedge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-18-210-004	7906 STONEHEDGE VALLEY	07/12/23	\$606,100	WD	03-ARMS LENGTH	\$606,100
Totals:						\$606,100

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
\$16,100	53.67	\$32,168	\$30,000	\$32,168	42.9	113.0	0.11	0.11
\$70,700	28.28	\$300,884	\$69,256	\$75,945	101.3	375.0	0.35	0.12
\$134,600	28.95	\$350,754	\$155,198	\$40,952	54.6	102.0	0.15	0.15
\$50,400	31.70	\$153,097	\$56,492	\$50,589	67.5	114.0	0.21	0.21
\$271,800		\$836,903	\$310,946	\$199,654	266.2		0.82	0.59
Sale. Ratio =>		30.07	Average				Average	
Std. Dev. =>		12.10	per FF=>		\$1,168	per Net Acre=>		379,665.45

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
\$96,500	45.54	\$220,526	\$34,801	\$43,427	91.4	114.0	0.31	0.31
\$121,300	34.17	\$330,637	\$82,126	\$57,763	121.6	131.0	0.48	0.48
\$209,300	53.67	\$451,724	\$6,301	\$68,025	143.2	130.0	0.60	0.60
\$123,100	36.22	\$263,462	\$116,019	\$39,581	83.3	113.0	0.25	0.25
\$550,200		\$1,266,349	\$239,247	\$208,796	439.6		1.65	1.65
Sale. Ratio =>		42.43	Average				Average	
Std. Dev. =>		9.00	per FF=>		\$544	per Net Acre=>		145,350.55

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres
\$226,400	37.35	\$649,358	\$114,663	\$157,921	315.8	460.0	1.96	1.96
\$226,400		\$649,358	\$114,663	\$157,921	315.8		1.96	1.96
Sale. Ratio =>		37.35	Average				Average	
Std. Dev. =>		#DIV/0!	per FF=>		\$363	per Net Acre=>		58,531.39

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table
\$699	\$265,487	\$6.09	45.00	00041	5526/0321		NORTHLAKE NON-LF
\$684	\$200,742	\$4.61	80.00	00041	5495/0119	D-04-18-463-019, D-04-18-463-007	NORTHLAKE NON-LF
\$2,842	\$1,021,039	\$23.44	65.00	00041	5477/0709		NORTHLAKE NON-LF
\$838	\$270,297	\$6.21	80.00	00041	5524/0597		NORTHLAKE NON-LF

Average
per SqFt=> \$8.72

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table
\$381	\$110,831	\$2.54	120.00	00041	5498/0376		NORTHLAKE NON-LF
\$675	\$170,740	\$3.92	160.00	00041	5532/0975		NORTHLAKE NON-LF
\$44	\$10,554	\$0.24	200.00	00041	5527/0354		NORTHLAKE NON-LF
\$1,392	\$456,768	\$10.49	124.00	00041	5522/0900		NORTHLAKE NON-LF

Average
per SqFt=> \$3.34

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table
\$363	\$58,531	\$1.34	326.00	00041	5527/0211		NORTHLAKE NON-LF

Average
per SqFt=> \$1.34

Class	Rate Group 1
402	NORTH LK NON FR
401	NORTH LK NON FR
401	NORTH LK NON FR
401	NORTH LK NON FR

Class	Rate Group 1
401	GOLF COURSE
401	GOLF COURSE
401	GOLF COURSE
401	GOLF COURSE

Class	Rate Group 1
401	STONE HEDGE

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