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Riker Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-03-225-008	9455 ANNIE DR	11/17/22	\$240,000	WD	03-ARMS.LENGTH	\$240,000
D-04-03-387-018	8790 DEXTER TOWNHALL RD	06/30/22	\$420,000	WD	03-ARMS.LENGTH	\$420,000
D-04-06-355-004	14280 EDGEWATER DR	08/30/23	\$405,000	WD	03-ARMS.LENGTH	\$405,000
D-04-06-460-005	14038 EDGEWATER DR	10/25/22	\$320,000	WD	03-ARMS.LENGTH	\$320,000
Totals:						\$1,385,000

Due to lack of improved sales in Riker Lake ECF Neighborhood, use of similar style houses on both Silver Lake and Halfmoon/Blind Lakes utilized to develop the 2025 ECF for Riker Lake.

Ascd. When Sold	Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
\$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
\$186,400	46.02	\$414,446	\$175,940	\$229,060	\$131,336	1.744	1,282	\$178.67	00035
\$134,300	41.97	\$426,967	\$170,254	\$149,746	\$141,362	1.059	1,078	\$138.91	00035
\$641,500		\$1,639,629		\$702,847	\$530,654			\$150.89	
Sale. Ratio =>	46.32					E.C.F. =>		Std. Deviation=>	0.3261415
Std. Dev. =>	6.64					Ave. E.C.F. =>		Ave. Variance=>	25.5148

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
25.1970	1.25 STORY	\$121,058		SILVERLAKE	401	66
8.3856	1.25 STORY	\$212,136		SILVERLAKE	401	80
42.6440	1 STORY	\$175,362		HALFMOON/BLIND	401	61
25.8327	1 STORY	\$170,254		HALFMOON/BLIND	401	79
0.6856						

Coefficient of Var=> 19.36408552

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:57 AM

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

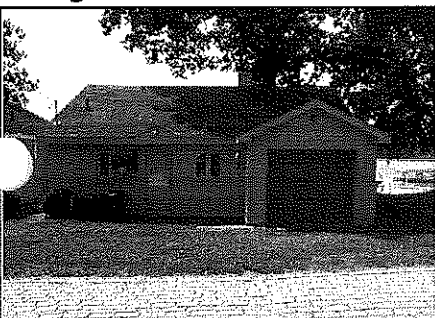
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	149,300	2024 Taxable:	140,490	Acreage:	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

09/04/2024 10:57 AM

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
		Neighborhood:	00025 SILVERLAKE

Mailing Address:

OLSON GARRETT
LAURENTIUS ALEXANDREA
8790 DEXTER TOWNHALL RD
PINCKNEY MI 48169

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	Acreage:	0.45
Zoning:	LR	Land Value:	Tentative	Frontage:	45.0
AREA:	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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Real Estate Summary Sheet

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09/04/2024 10:57 AM

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.

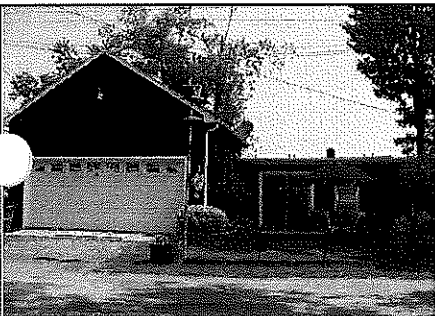
Physical Property Characteristics

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
RE: 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

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 10:57 AM

Parcel: D -04-06-460-005
Owner's Name: WESTMORLAND PHIL & RENEE
Property Address: 14038 EDGEWATER DR
GREGORY, MI 48137
Liber/Page: 5501/0944
Split: // **Created:** // **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

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Riker Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-20-300-022	RIKER RD	11/17/22	\$625,000	WD	19-MULTI PARCEL ARMS LENGTH	\$625,000	\$142,600	22.82
Totals:			\$625,000			\$625,000	\$142,600	22.82

Sale. Ratio =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$422,787	\$596,463	\$394,250	37.70	37.70	\$15,821	\$0.36	00045	5504/0087
\$422,787	\$596,463	\$394,250	37.70	37.70				
			Average		Average			
			per Net Acre=>	15,821.30	per SqFt=>	\$0.36		

Other Parcels in Sale	Land Table Class
D-04-20-400-022, D-04-20-400-023	RIKER LAKE 401

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