

18

Portage Lake ECF Analysis 71% to 100%

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------|
| D-04-02-401-018 | 9620 WINSTON RD | 10/16/23 | \$790,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$790,000 | \$260,300 |
| D-04-01-406-007 | 9435 MCGREGOR RD | 09/20/24 | \$485,000 | WD | 03-ARM'S LENGTH | \$485,000 | \$256,400 |
| D-04-01-300-041 | 8980 DEXTER PINCKNEY RD | 06/19/24 | \$379,000 | WD | 03-ARM'S LENGTH | \$379,000 | \$153,900 |
| D-04-01-407-012 | 9371 CANAL | 10/02/24 | \$525,000 | WD | 03-ARM'S LENGTH | \$525,000 | \$160,100 |
| D-04-01-300-023 | 9098 DEXTER PINCKNEY RD | 06/30/23 | \$489,000 | WD | 03-ARM'S LENGTH | \$489,000 | \$231,000 |
| Totals: | | | \$2,668,000 | | | \$2,668,000 | \$1,061,700 |

Sale. Ratio =>
Std. Dev. =>

Portage Lake ECF Analysis 0% to 70%

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|--------------------|--------|------------------------------|--------------------|--------------------|
| D-04-01-300-014 | 9154 DEXTER PINCKNEY RD | 09/15/23 | \$389,000 | WD | 03-ARM'S LENGTH | \$389,000 | \$201,200 |
| D-04-01-182-009 | 9521 PORTAGE LAKE AVE | 04/30/24 | \$512,500 | WD | 03-ARM'S LENGTH | \$512,500 | \$280,300 |
| D-04-02-400-025 | 9433 DEXTER PINCKNEY RD | 08/02/24 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$237,900 |
| D-04-01-406-012 | 9473 HURON | 04/28/23 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$162,800 |
| D-04-01-407-002 | 9555 SHELL BEACH | 07/29/24 | \$936,000 | WD | 03-ARM'S LENGTH | \$936,000 | \$435,600 |
| D-04-02-175-006 | 9922 WINSTON RD | 08/11/23 | \$775,000 | WD | 03-ARM'S LENGTH | \$775,000 | \$352,400 |
| D-04-02-401-018 | 9620 WINSTON RD | 10/16/23 | \$790,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$790,000 | \$260,300 |
| Totals: | | | \$4,302,500 | | | \$4,302,500 | \$1,930,500 |

Sale. Ratio =>
Std. Dev. =>

| Ascd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq. Ft. | ECF Area |
|----------------|--------------------|-------------|--------------------|------------------|--------|------------|-----------------|----------|
| 32.95 | \$729,782 | \$215,533 | \$574,467 | \$274,872 | 2.090 | 2,069 | \$277.65 | 00020 |
| 52.87 | \$547,296 | \$160,274 | \$324,726 | \$197,965 | 1.640 | 1,428 | \$227.40 | 00020 |
| 40.61 | \$379,789 | \$177,008 | \$201,992 | \$103,724 | 1.947 | 1,004 | \$201.19 | 00020 |
| 30.50 | \$393,786 | \$184,679 | \$340,321 | \$106,960 | 3.182 | 768 | \$443.13 | 00020 |
| 47.24 | \$671,639 | \$231,596 | \$257,404 | \$283,899 | 0.907 | 2,496 | \$103.13 | 00020 |
| | \$2,722,292 | | \$1,698,910 | \$967,420 | | | \$250.50 | |
| 39.79 | | | | E.C.F. => | 1.756 | | | |
| 9.42 | | | | Ave. E.C.F. => | 1.953 | | | |

| Ascd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq. Ft. | ECF Area |
|----------------|--------------------|-------------|--------------------|--------------------|--------|------------|-----------------|----------|
| 51.72 | \$388,121 | \$202,084 | \$186,916 | \$86,771 | 2.154 | 1,025 | \$182.36 | 00020 |
| 54.69 | \$455,760 | \$141,993 | \$370,507 | \$202,430 | 1.830 | 2,128 | \$174.11 | 00020 |
| 47.58 | \$480,453 | \$207,346 | \$292,654 | \$127,382 | 2.297 | 1,584 | \$184.76 | 00020 |
| 40.70 | \$394,678 | \$127,353 | \$272,647 | \$124,685 | 2.187 | 1,308 | \$208.45 | 00020 |
| 46.54 | \$1,001,334 | \$400,027 | \$535,973 | \$317,480 | 1.688 | 1,869 | \$286.77 | 00020 |
| 45.47 | \$793,753 | \$255,340 | \$519,660 | \$284,273 | 1.828 | 2,473 | \$210.13 | 00020 |
| 32.95 | \$729,782 | \$215,533 | \$574,467 | \$274,872 | 2.090 | 2,069 | \$277.65 | 00020 |
| | \$4,243,881 | | \$2,752,824 | \$1,417,893 | | | \$217.75 | |
| 44.87 | | | | E.C.F. => | 1.941 | | | |
| 7.18 | | | | Ave. E.C.F. => | 2.011 | | | |

| Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|------------|-----------------------|-------------|----------------|----------------|
| 1 STORY | \$215,533 | D-04-02-402-003 | PORTAGELAKE | 401 | 69 |
| 2 STORY | \$160,274 | | PORTAGELAKE | 401 | 71 |
| 2 STORY | \$176,706 | | PORTAGELAKE | 401 | 74 |
| 1 STORY | \$184,679 | | PORTAGELAKE | 401 | 74 |
| 2 STORY | \$231,596 | | PORTAGELAKE | 401 | 89 |

| Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|------------|-----------------------|-------------|----------------|----------------|
| 1.25 STORY | \$202,084 | | PORTAGELAKE | 401 | 45 |
| 2 STORY | \$141,993 | | PORTAGELAKE | 401 | 50 |
| 2 STORY | \$206,911 | | PORTAGELAKE | 401 | 50 |
| 2 STORY | \$126,773 | | PORTAGELAKE | 401 | 60 |
| 1 STORY | \$400,027 | | PORTAGELAKE | 401 | 65 |
| 2 STORY | \$255,340 | | PORTAGELAKE | 401 | 69 |
| 1 STORY | \$215,533 | D-04-02-402-003 | PORTAGELAKE | 401 | 69 |

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|---|---------------------------|------------------------------------|
| Parcel: | D -04-01-182-009 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | NOLEGGI SUL LAGO LLC | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9521 PORTAGE LAKE AVE PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5584/0414 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

NOLEGGI SUL LAGO LLC
9495 SHELL BEACH
PINCKNEY MI 48169

Description:

OLD SID 04-210-032-00 DE 49-33A LOT 32 PORTAGE LAKE RESORT

Most Recent Sale Information

Sold on 03/27/2025 for 0 by WIDMANN DAVID & SUSAN.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 5584/0414

Most Recent Permit Information

Permit PE23-0297 on 04/18/2023 for \$0 category Electrical.

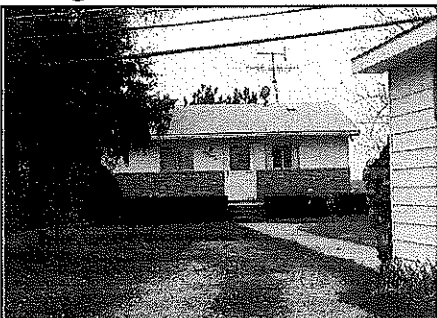
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 306,200 | 2025 Taxable: | 306,200 | Acreage: | 0.20 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 40.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 221.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Duplex
Class: C
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 50
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 2,128
Ground Area: 1,064
Garage Area: 600
Basement Area: 504
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|---|---------------------------|------------------------------------|
| Parcel: | D -04-01-300-014 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | GEHLING DANIEL | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9154 DEXTER PINCKNEY RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5533/0111 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

GEHLING DANIEL
3928 BROOKSIDE RD
OTTAWA HILLS OH 43606

Description:

*OLD SID - D 04-220-011-00 DE 50-10 LOTS 11 & 12 PORTAGE LAKE SHORES.

Most Recent Sale Information

Sold on 09/15/2023 for 389,000 by BEAUDOIN PATRICIA TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5533/0111

Most Recent Permit Information

None Found

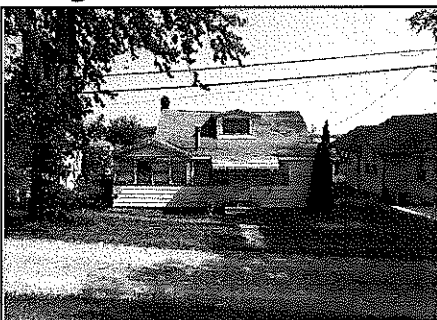
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 199,000 | 2025 Taxable: | 199,000 | Acreage: | 0.18 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 80.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 99.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,025
Ground Area: 882
Garage Area: 902
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|---|---------------------------|------------------------------------|
| Parcel: | D -04-01-300-023 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | KRONBERG JONATHAN & OBIED FIRAS | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9098 DEXTER PINCKNEY RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5525/0739 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

KRONBERG JONATHAN & OBIED FIRAS
3481 HONEYSUCKLE CT
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-220-019-00 DE 50-18A LOT 19 ALSO- COM AT NW COR OF LOT 19 TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT 15 N OF NE COR OF LOT 19, TH S TO NE COR OF LOT 19, TH W'LY TO P.O.B, PART SW 1/4 SEC 1 T1S R4E LOT 19 PORTAGE LAKE SHORES

Most Recent Sale Information

Sold on 06/30/2023 for 489,000 by SMITH WILLIAM F & MARY ALICE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5525/0739

Most Recent Permit Information

Permit PP25-0122 on 04/18/2025 for \$0 category Plumbing.

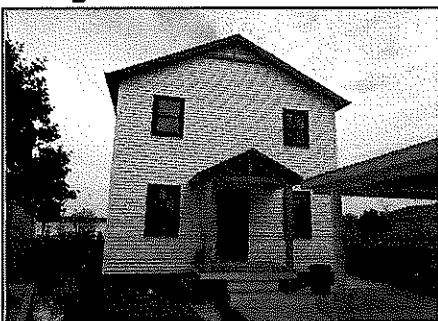
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 311,100 | 2025 Taxable: | 311,100 | Acreage: | 0.19 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 50.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 191.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,496
Ground Area: 1,584
Garage Area: 900
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 -04-01-300-041
Owner's Name: BENNETT AMY L & JEFFERY A
Property Address: 8980 DEXTER PINCKNEY RD
PINCKNEY, MI 48169
Liber/Page: 5560/0475
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Level, 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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00020 PORTAGELAKE

Mailing Address:

BENNETT AMY L & JEFFERY A
5185 REDDING DR
PINCKNEY MI 48169

Description:

*OLD SID - D 04-220-034-00 DE 50-33A LOT 34 ALSO- COM AT NW COR OF LOT 34 TH N TO 1/8 LN OF SEC, TH E TO A PNT THAT 15 N OF NE COR OF LOT 34, TH S TO NE COR OF LOT 34, TH W'LY TO P.O.B, PART SW 1/4 SEC 1 T1S R4E LOT PORTAGE LAKE SHORES

Most Recent Sale Information

Sold on 06/19/2024 for 379,000 by SARANDREA JEFFREY A & JEANNE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5560/0475

Most Recent Permit Information

Permit PE25-0208 on 04/21/2025 for \$0 category Electrical.

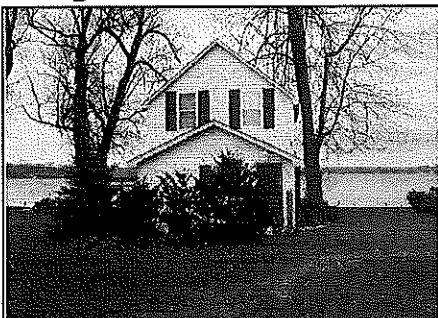
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|----------------------------|
| 2026 S.E.V.: Tentative | 2026 Taxable: Tentative | Lot Dimensions: |
| 2025 S.E.V.: 171,700 | 2025 Taxable: 171,700 | Acres: 0.06 |
| Zoning: RR | Land Value: Tentative | Frontage: 40.0 |
| PRE: 0.000 | Land Impr. Value: Tentative | Average Depth: 69.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Wall/Floor Furnace
Electric - Amps Service: 0
of Bedrooms: 1
Full Baths: 1 Half Baths: 0
Floor Area: 1,004
Ground Area: 592
Garage Area: 0
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 -04-01-406-007 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | APOIAN RICHARD & AMY | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9435 MCGREGOR RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5566/0757 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront, CANAL | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

APOIAN RICHARD & AMY
271 MEADOWIND CT
PINCKNEY MI 48169

Description:

*OLD SID - D 04-040-010-00 DE 37-10 A THAT PART OF LOTS 9,10&11 SE OF FOLLOWING LN- COM AT NE COR OF ADD TO PORTAGE LK RESORT, TH N 50- 3-10 W 19.17 FT, TH S 2-31-3W 127.58 FT, TH S 4-18-20 W 49.24 FT, TH S 50-0-50 E 19.52 FT TO POB, TH S 47-24-30 W 182 FT TO POE, EXC E 13FT OF LOT 11 PART LOTS 9,10&11 ADD TO PORTAGE LK RESORT

Most Recent Sale Information

Sold on 09/20/2024 for 485,000 by DAUKA KATIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5566/0757

Most Recent Permit Information

Permit PB24-0711 on 10/10/2024 for \$6,000 category Res. Deck Construction.

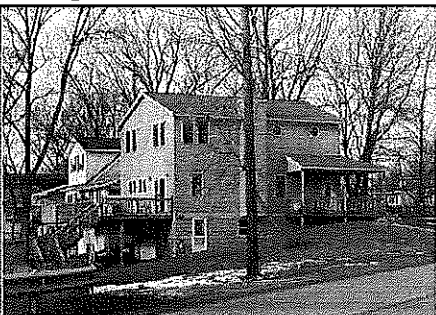
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 298,600 | 2025 Taxable: | 298,600 | Acreeage: | 0.12 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 94.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 106.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,428
Ground Area: 816
Garage Area: 0
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|----------------------------------|---------------------------|------------------------------------|
| Parcel: | D -04-01-406-012 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | WOOLFENDEN BRIAN K & NYE LISA M | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9473 HURON PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5519/0462 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road. Sewer. Electric. Gas | MAP # | DAFD |
| Topography: | Rolling, Waterfront, CANAL | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

WOOLFENDEN BRIAN K & NYE LISA M
9473 HURON
PINCKNEY MI 48169

Description:

DE 37-5A REWRITE L 2326 P 795 Q/C 5/87 COM N COR OF 'ADDN TO PORTAGE LK RESORT' TH S 50-2-20 E 219.31 FT, TH 176.85 FT ALG CURVE RIGHT, RAD 2831.95 FT, CH S 3-1-46 W 176.82 FT, TH N 50 W 135.24 FT TO POB, TH S 50-36-50 W 116.7 FT, TH N 40-57-30 W 36.3 FT, TH N 47-6-50 E 109.85 FT, TH S 50 E 43.74 FT TO POB. PARTLOTS 4, 5, 6 & 7 ADD'N TO PORTAGE LAKE RESORT 0.1 AC

Most Recent Sale Information

Sold on 04/28/2023 for 400,000 by MORGENTHALER GAYE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5519/0462

Most Recent Permit Information

None Found

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 203,500 | 2025 Taxable: | 192,178 | Acres: | 0.10 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 36.0 |
| PRE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 113.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,308
Ground Area: 696
Garage Area: 0
Basement Area: 336
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|--|---------------------------|------------------------------------|
| Parcel: | D -04-01-407-002 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | MICHOS BROTHERS LLC | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9555 SHELL BEACH PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5561/0032 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

MICHOS BROTHERS LLC
6968 VISTA WAY
DEXTER MI 48130

Description:

REWRITE PER WD L4569 P961 DE 1-23B COM AT NE 1/4 SEC 1, TH S 2169.3 FT, TH N 87-31-30 W 288.90 FT, TH N 77-06 W 371.13 FT, TH N 01-36-30 W 294.94 FT, TH 8.8 FT ALNG ARC OF CURV-LFT-RAD 492.0 FT - CH N 02-07 W 8.8 FT, TH CONT 100.0 FT ALNG ARC OF CURV-LFT-RAD 492.0 FT - CH N 08-27 W 99.86 FT TO A POB, TH CONT 82.67 FT ALNG ARC OF CURV-LFT-RAD 492.0 FT - CH N 19-05 W 82.59 FT, TH 17.33 FT ALNG ARC OF CURV-LFT-RAD 230.6 FT - CH N 26-03 W 17.29 FT, TH N 58-54-30 E 152.30 FT, TH S 39-09-30 E 100.0 FT, TH S 59-09 W 185.15 FT TO POB. ALSO LAND BETWEEN WATER'S EDGE AND S'LY LINE EXTENDED TO WATER'S EDGE. PT OF E 1/2 SEC 1, T1S-R4E, 0.38 AC.

Most Recent Sale Information

Sold on 07/29/2024 for 936,000 by KANE JOYCE E TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5561/0032

Most Recent Permit Information

Permit 3105 on 08/01/1996 for \$8,000 category PORCH/DECK.

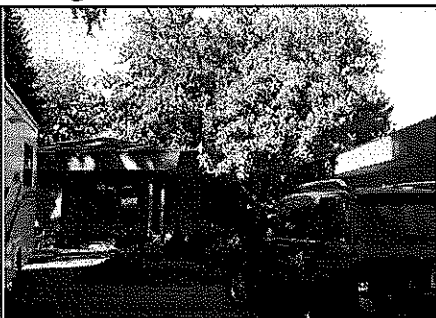
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 478,500 | 2025 Taxable: | 478,500 | Acreeage: | 0.39 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 100.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 169.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: B
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,869
Ground Area: 1,869
Garage Area: 1,146
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|----------------------------------|---------------------------|------------------------------------|
| Parcel: | D -04-01-407-012 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | LYNCH JULIE | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9371 CANAL PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5569/0663 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

LYNCH JULIE
4189 LORI LYNN LN
WHITMORE LAKE MI 48189

Description:

REWRITE PER QCD L5319 P33 08/29/19 DE 1-25 COM AT NE COR SEC 1, TH SOUTH 2169.30 FT, TH W'LY MAKING A SW'LY ANGLE OF 92-28-30 WITH THE E LINE OF SEC 288.93 FT, TH DEFL 10-25-30 TO THE RIGHT 46.38 FT TO A POB, TH DEFL 61-40-00 LEFT 100.00 FT, TH DEFL 63-02-00 RIGHT 48.30 FT, TH DEFL 118-14-30 RIGHT 150.00 FT, TH DEFL 60-23-00 RIGHT 45.08 FT, TH DEFL 118-20-00 RIGHT 49.39 FT TO THE POB. PT OF SE FRL 1/4 SEC 1, T1S-R4E. BEING LOT A-2 OF A ADD, UNRECORDED, ALSO ALL LAND LYING S'LY OF SAID LOT BETWEEN E'LY AND W'LY LOT LINES EXTENDED TO WATERS EDGE.

Most Recent Sale Information

Sold on 10/02/2024 for 525,000 by DROZDOWSKI MICHAEL & AIRLIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5569/0663

Most Recent Permit Information

Permit P14-28458 on 10/24/2014 for \$0 category Plumbing.

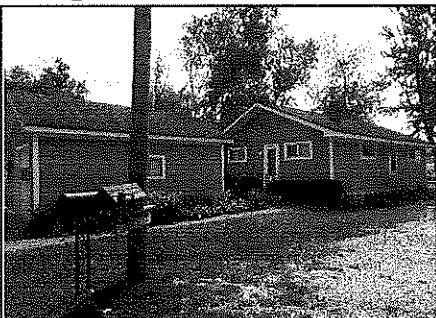
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 188,000 | 2025 Taxable: | 188,000 | Acreeage: | 0.16 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 48.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 150.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 768
Ground Area: 768
Garage Area: 320
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:15 PM

| | | | |
|--------------------------|---------------------------------------|---------------------------|--|
| Parcel: | D -04-02-175-006 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | LOTZ JEFFERY & PATRICIA | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9922 WINSTON RD PINCKNEY, MI 48169 | Taxable Status | TAXABLE |
| Liber/Page: | 5529/0714 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Sewer, Electric, Gas | MAP # | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 47080 PINCKNEY COMMUNITY SCHOOLS |
| Mailing Address: | | Neighborhood: | 00020 PORTAGELAKE |
| Description: | | | |
| | LOTZ JEFFERY & PATRICIA | | |
| | 9922 WINSTON RD | | |
| | PINCKNEY MI 48169 | | |
| | | | REWRITE PER WD L2550 P754 DE 46-15 LOTS 16 & 17, PLEASANT VIEW |

Most Recent Sale Information

Sold on 08/11/2023 for 775,000 by MCCORMICK JANE GRIFFEL TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5529/0714

Most Recent Permit Information

None Found

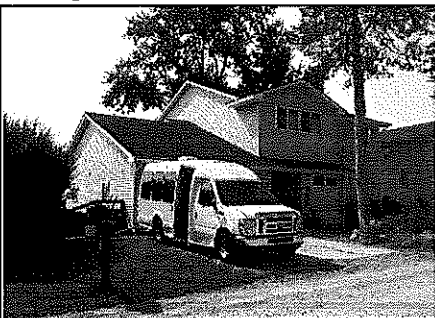
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 400,600 | 2025 Taxable: | 378,892 | Acreeage: | 0.19 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 103.0 |
| PRE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 94.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,473
Ground Area: 1,223
Garage Area: 800
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:16 PM

Parcel: D -04-02-400-025
Owner's Name: JOHNSON FRANK M & LISA A
Property Address: 9433 DEXTER PINCKNEY RD
PINCKNEY, MI 48169
Liber/Page: 5561/0682
Split: / /
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Level, 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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00020 PORTAGELAKE

Mailing Address:

JOHNSON FRANK M & LISA A
9411 DEXTER PINCKNEY RD
PINCKNEY MI 48169

Description:

*OLD SID - D 04-002-073-00 DE 2-36A COM AT NW COR SE 1/4 SE 1/4 SEC 2, TH N 88 DEG 47' E 294.7 FT, TH S 45 DEG 15' E 371.75 FT TO P.O.B., TH S 45 DEG 15' E 69.0 FT, TH S 44 DEG 45' W 145.85 FT TO WATERS EDGE OF LITTLE PORTAGE LAKE, TH S 44 DEG 45' W 4.15 FT, TH N 45 DEG 15' W 69.0 FT, TH N 44 DEG 45' E 10.09 FT TO WATERS EDGE, TH N 44 DEG 45' E 139.91 FT TO P.O.B. SEC 2 T1S R4E.

Most Recent Sale Information

Sold on 08/02/2024 for 500,000 by FUNK ERIC ANTHONY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5561/0682

Most Recent Permit Information

Permit P17-33131 on 05/05/2017 for \$3,000 category Res. Re-Roof.

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 245,600 | 2025 Taxable: | 245,600 | Acreeage: | 0.24 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 69.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 150.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,584
Ground Area: 792
Garage Area: 594
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 12:16 PM

| | | | |
|--------------------------|---------------------------------------|----------------------------|------------------------------------|
| Parcel: | D -04-02-401-018 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | SCHUSTER TIMOTHY G & KATHERINE | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9620 WINSTON RD PINCKNEY, MI 48169 | Taxable Status: | TAXABLE |
| Liber/Page: | 5535/0896 | Prev. Taxable Stat: | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Sewer, Electric, Gas | MAP #: | DAFD |
| Topography: | Level, Waterfront, LAKE | School: | 81050 DEXTER COMMUNITY SCHOOL DIST |
| | | Neighborhood: | 00020 PORTAGELAKE |

Mailing Address:

SCHUSTER TIMOTHY G & KATHERINE E
TR
448 THIRD ST
ANN ARBOR MI 48103

Description:

BNDRY ADJST PER QCD L5373 P565, 03/20/20 DE 40-2 LOT 2, ALSO PART OF LOT 3, DESC AS BEG AT SE COR OF LOT3, TH WLY 79.1 FT TO SW COR OF LOT 3, TH N 0 DEG 23' E 13 FT, TH SELY TO E LINE OF LOT 3, TH S 9 DEG 58' E 4 FT TO THE POB, ALSO ALL LAND LYING BETWEEN N'LY AND S'LY LOT LINES EXTENDED TO SHORELINE OF PORTAGE LAKE. ELM GROVE.

Most Recent Sale Information

Sold on 10/16/2023 for 790,000 by HORNING ANDREW G JR & NICOLE M.

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

Liber/Page: 5535/0896

Most Recent Permit Information

Permit P16-31265 on 06/09/2016 for \$13,000 category Res. Add/Alter/Repair.

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2026 S.E.V.: | Tentative | 2026 Taxable: | Tentative | Lot Dimensions: | |
| 2025 S.E.V.: | 241,400 | 2025 Taxable: | 226,510 | Acres: | 0.14 |
| Zoning: | LR | Land Value: | Tentative | Frontage: | 37.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 120.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 1
Floor Area: 1,365
Ground Area: 1,365
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Portage Lake All Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|--------------------|--------|-----------------------------|--------------------|--------------------|
| D-04-01-181-010 | 9607 PORTAGE LAKE AVE | 11/03/23 | \$337,000 | WD | 03-ARMS LENGTH | \$337,000 | \$167,800 |
| D-04-01-182-009 | 9521 PORTAGE LAKE AVE | 04/30/24 | \$512,500 | WD | 03-ARMS LENGTH | \$512,500 | \$280,300 |
| D-04-01-300-014 | 9154 DEXTER PINCKNEY RD | 09/15/23 | \$389,000 | WD | 03-ARMS LENGTH | \$389,000 | \$201,200 |
| D-04-01-300-022 | 9106 DEXTER PINCKNEY RD | 09/27/24 | \$425,000 | WD | 03-ARMS LENGTH | \$425,000 | \$177,400 |
| D-04-01-300-023 | 9098 DEXTER PINCKNEY RD | 06/30/23 | \$489,000 | WD | 03-ARMS LENGTH | \$489,000 | \$231,000 |
| D-04-01-300-041 | 8980 DEXTER PINCKNEY RD | 06/19/24 | \$379,000 | WD | 03-ARMS LENGTH | \$379,000 | \$153,900 |
| D-04-01-406-007 | 9435 MCGREGOR RD | 09/20/24 | \$485,000 | WD | 03-ARMS LENGTH | \$485,000 | \$256,400 |
| D-04-01-406-012 | 9473 HURON | 04/28/23 | \$400,000 | WD | 03-ARMS LENGTH | \$400,000 | \$162,800 |
| D-04-01-407-002 | 9555 SHELL BEACH | 07/29/24 | \$936,000 | WD | 03-ARMS LENGTH | \$936,000 | \$435,600 |
| D-04-01-407-012 | 9371 CANAL | 10/02/24 | \$525,000 | WD | 03-ARMS LENGTH | \$525,000 | \$160,100 |
| D-04-02-175-006 | 9922 WINSTON RD | 08/11/23 | \$775,000 | WD | 03-ARMS LENGTH | \$775,000 | \$352,400 |
| D-04-02-400-025 | 9433 DEXTER PINCKNEY RD | 08/02/24 | \$500,000 | WD | 03-ARMS LENGTH | \$500,000 | \$237,900 |
| D-04-02-401-018 | 9620 WINSTON RD | 10/16/23 | \$790,000 | WD | 19-MULTI PARCEL ARMS LENGTH | \$790,000 | \$260,300 |
| D-04-02-401-019 | 9586 WINSTON RD | 05/19/23 | \$350,000 | WD | 19-MULTI PARCEL ARMS LENGTH | \$350,000 | \$136,600 |
| Totals: | | | \$7,292,500 | | | \$7,292,500 | \$3,213,700 |

Sale. Ratio =>

Std. Dev. =>

| Ascd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Efec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|----------------|--------------------|--------------------|--------------------|----------------|--------------------------|-------------------|----------------------|----------------|----------------|
| 49.79 | \$683,484 | (\$218,371) | \$128,113 | 36.6 | 294.0 | 0.20 | 0.20 | (\$5,966) | (\$1,081,045) |
| 54.69 | \$511,323 | \$198,733 | \$197,556 | 61.7 | 221.0 | 0.20 | 0.20 | \$3,219 | \$993,665 |
| 51.72 | \$399,779 | \$202,963 | \$213,742 | 77.7 | 99.0 | 0.18 | 0.18 | \$2,611 | \$1,115,181 |
| 41.74 | \$198,357 | \$402,344 | \$175,701 | 43.9 | 180.0 | 0.16 | 0.16 | \$9,160 | \$2,468,368 |
| 47.24 | \$633,040 | \$48,957 | \$192,997 | 48.2 | 191.0 | 0.19 | 0.19 | \$1,015 | \$263,210 |
| 40.61 | \$350,338 | \$175,917 | \$147,255 | 36.8 | 69.0 | 0.06 | 0.06 | \$4,779 | \$2,792,333 |
| 52.87 | \$610,011 | \$97,978 | \$222,989 | 69.7 | 106.0 | 0.12 | 0.12 | \$1,406 | \$844,638 |
| 40.70 | \$444,284 | \$132,095 | \$176,379 | 55.1 | 113.0 | 0.10 | 0.10 | \$2,397 | \$1,270,144 |
| 46.54 | \$969,753 | \$334,693 | \$368,446 | 105.3 | 169.0 | 0.39 | 0.39 | \$3,179 | \$862,611 |
| 30.50 | \$379,206 | \$315,893 | \$170,099 | 48.6 | 150.0 | 0.16 | 0.16 | \$6,500 | \$1,974,331 |
| 45.47 | \$811,363 | \$236,587 | \$272,950 | 88.0 | 94.0 | 0.19 | 0.19 | \$2,687 | \$1,278,849 |
| 47.58 | \$494,723 | \$226,458 | \$221,181 | 71.3 | 150.0 | 0.24 | 0.24 | \$3,174 | \$951,504 |
| 32.95 | \$644,749 | \$369,784 | \$224,533 | 124.8 | 270.0 | 0.42 | 0.14 | \$2,962 | \$882,539 |
| 39.03 | \$530,389 | \$117,790 | \$298,179 | 126.3 | 249.9 | 0.62 | 0.21 | \$933 | \$189,069 |
| 44.07 | \$7,660,799 | \$2,641,821 | \$3,010,120 | 994.2 | 3.23 | 2.53 | Average | Average | Average |
| 7.19 | | | per FF=> | \$2,657 | per Net Acre=> | 818,154.54 | per SqFt=> | | |

| Dollars/SqFt | Actual Front | ECF Area | Libar/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|----------------|--------------|----------|------------|-----------------------|-------------|-------|---------------|
| (\$24.82) | 36.00 | 00020 | 5538/0046 | | PORTAGELAKE | 401 | D'FRONTAGE |
| \$22.81 | 40.00 | 00020 | 5553/0630 | | PORTAGELAKE | 401 | PORTAGE CANAL |
| \$25.60 | 80.00 | 00020 | 5533/0111 | | PORTAGELAKE | 401 | B'FRONTAGE |
| \$56.67 | 45.00 | 00020 | 5567/0096 | | PORTAGELAKE | 401 | C'FRONTAGE |
| \$6.04 | 50.00 | 00020 | 5525/0739 | | PORTAGELAKE | 401 | C'FRONTAGE |
| \$64.10 | 40.00 | 00020 | 5560/0475 | | PORTAGELAKE | 401 | C'FRONTAGE |
| \$19.39 | 94.00 | 00020 | 5566/0757 | | PORTAGELAKE | 401 | PORTAGE CANAL |
| \$29.16 | 36.00 | 00020 | 5519/0462 | | PORTAGELAKE | 401 | PORTAGE CANAL |
| \$19.80 | 100.00 | 00020 | 5561/0032 | | PORTAGELAKE | 401 | D'FRONTAGE |
| \$45.32 | 48.00 | 00020 | 5569/0663 | | PORTAGELAKE | 401 | D'FRONTAGE |
| \$29.36 | 103.00 | 00020 | 5529/0714 | | PORTAGELAKE | 401 | A'FRONTAGE |
| \$21.84 | 69.00 | 00020 | 5561/0682 | | PORTAGELAKE | 401 | A'FRONTAGE |
| \$20.26 | 127.00 | 00020 | 5535/0896 | D-04-02-402-003 | PORTAGELAKE | 401 | A'FRONTAGE |
| \$4.34 | 113.00 | 00020 | 5521/0386 | D-04-02-403-002 | PORTAGELAKE | 401 | A'FRONTAGE |
| <hr/> | | | | | | | |
| \$18.78 | | | | | | | |

Portage Lake A Frontage Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold |
|-----------------|-------------------------|-----------|------------|--------|------------------------------|--------------------|------------------|
| D-04-02-175-006 | 9922 WINSTON RD | 08/11/23 | \$775,000 | WD | 03-ARM'S LENGTH | \$775,000 | \$352,400 |
| D-04-02-400-025 | 9433 DEXTER PINCKNEY RD | 08/02/24 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 | \$237,900 |
| D-04-02-401-018 | 9620 WINSTON RD | 10/16/23 | \$790,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$790,000 | \$260,300 |
| Totals: | | | | | | \$2,065,000 | \$850,600 |

Sale. Ratio =>

Std. Dev. =>

| Asd/Adj. Sale | Cur. Appraisal | Land Residual | Est. Land Value | Efrec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre |
|---------------|--------------------|------------------|------------------|--------------|-------|----------------|-------------|------------|--------------|
| 45.47 | \$811,363 | \$236,587 | \$272,950 | 88.0 | 94.0 | 0.19 | 0.19 | \$2,687 | \$1,278,849 |
| 47.58 | \$494,723 | \$226,458 | \$221,181 | 71.3 | 150.0 | 0.24 | 0.24 | \$3,174 | \$951,504 |
| 32.95 | \$644,749 | \$369,784 | \$224,533 | 124.8 | 270.0 | 0.42 | 0.14 | \$2,962 | \$882,539 |
| 41.19 | \$1,950,835 | \$832,829 | \$718,664 | 284.2 | | 0.84 | 0.56 | | |
| 7.91 | | | | | | | | | |
| | | | Average | | | Average | | | Average |
| | | | per FF=> | | | per Net Acre=> | 989,108.08 | | per SqFt=> |

| Dollars/SqFt | Actual Front | ECF Area | Libar/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|--------------|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| \$29.36 | 103.00 | 00020 | 5529/0714 | | PORTAGELAKE | 401 | A FRONTAGE |
| \$21.84 | 69.00 | 00020 | 5561/0682 | | PORTAGELAKE | 401 | A FRONTAGE |
| \$20.26 | 127.00 | 00020 | 5535/0896 | D-04-02-402-003 | PORTAGELAKE | 401 | A FRONTAGE |

\$22.71

Portage Lake B Frontage Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-------------------------|-----------|------------------|--------|----------------|------------------|------------------|---------------|
| D-04-01-300-014 | 9154 DEXTER PINCKNEY RD | 09/15/23 | \$389,000 | WD | 03-ARMS.LENGTH | \$389,000 | \$201,200 | 51.72 |
| Totals: | | | \$389,000 | | | \$389,000 | \$201,200 | 51.72 |
| Sale. Ratio => | | | | | | | | #DIV/0! |
| Std. Dev. => | | | | | | | | #DIV/0! |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| 80.00 | 00020 | 5533/0111 | | PORTAGELAKE | 401 | B' FRONTAGE |

Portage Lake C Frontage Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instir. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-------------------------|-----------|--------------------|---------|-----------------|--------------------|------------------|---------------|
| D-04-01-300-022 | 9106 DEXTER PINCKNEY RD | 09/27/24 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 | \$177,400 | 41.74 |
| D-04-01-300-023 | 9098 DEXTER PINCKNEY RD | 06/30/23 | \$489,000 | WD | 03-ARM'S LENGTH | \$489,000 | \$231,000 | 47.24 |
| D-04-01-300-041 | 8980 DEXTER PINCKNEY RD | 06/19/24 | \$379,000 | WD | 03-ARM'S LENGTH | \$379,000 | \$153,900 | 40.61 |
| Totals: | | | \$1,293,000 | | | \$1,293,000 | \$562,300 | |
| | | | | | | | Sale. Ratio => | 43.49 |
| | | | | | | | Std. Dev. => | 3.55 |

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|------------------|------------------|----------------|-------|----------------|---------------------|------------|--------------|----------------|
| \$198,357 | \$402,344 | \$175,701 | 43.9 | 180.0 | 0.16 | 0.16 | \$9,160 | \$2,468,368 | \$56.67 |
| \$633,040 | \$48,957 | \$192,997 | 48.2 | 191.0 | 0.19 | 0.19 | \$1,015 | \$263,210 | \$6.04 |
| \$350,338 | \$175,917 | \$147,255 | 36.8 | 69.0 | 0.06 | 0.06 | \$4,779 | \$2,792,333 | \$64.10 |
| \$1,181,735 | \$627,218 | \$515,953 | 129.0 | | 0.41 | 0.41 | | | |
| Average | | | | | Average | | | Average | |
| per FF=> | | | \$4,863 | | per Net Acre=> | 1,522,373.79 | | per SqFt=> | \$34.95 |

| Actual Front | ECF Area | Liber/Page | Other Parcels In Sale | Land Table | Class | Rate Group 1 |
|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| 45.00 | 00020 | 5567/0096 | | PORTAGELAKE | 401 | C' FRONTAGE |
| 50.00 | 00020 | 5525/0739 | | PORTAGELAKE | 401 | C' FRONTAGE |
| 40.00 | 00020 | 5560/0475 | | PORTAGELAKE | 401 | C' FRONTAGE |

Portage Lake D Frontage Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. When Sold | Asd/Adj. Sale |
|-----------------|------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|---------------|
| D-04-01-407-002 | 9555 SHELL BEACH | 07/29/24 | \$936,000 | WD | 03-ARM'S LENGTH | \$936,000 | \$435,600 | 46.54 |
| D-04-01-407-012 | 9371 CANAL | 10/02/24 | \$525,000 | WD | 03-ARM'S LENGTH | \$525,000 | \$160,100 | 30.50 |
| Totals: | | | \$1,461,000 | | | \$1,461,000 | \$595,700 | |
| | | | | | | | | 40.77 |
| | | | | | | | | 11.34 |

Sale. Ratio =>

Std. Dev. =>

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|------------------|------------------|----------------|-------|----------------|---------------------|------------|--------------|----------------|
| \$969,753 | \$334,693 | \$368,446 | 105.3 | 169.0 | 0.39 | 0.39 | \$3,179 | \$862,611 | \$19.80 |
| \$379,206 | \$315,893 | \$170,099 | 48.6 | 150.0 | 0.16 | 0.16 | \$6,500 | \$1,974,331 | \$45.32 |
| \$1,348,959 | \$650,586 | \$538,545 | 153.9 | | 0.55 | 0.55 | | | |
| Average | | | | | Average | | | Average | |
| per FF=> | | | \$4,228 | | per Net Acre=> | 1,187,200.73 | | per SqFt=> | \$27.25 |

| Actual Front | ECF Area | Liber/Page | Other Parcels In Sale | Land Table | Class | Rate Group 1 |
|--------------|----------|------------|-----------------------|-------------|-------|--------------|
| 100.00 | 00020 | 5561/0032 | | PORTAGELAKE | 401 | D' FRONTAGE |
| 48.00 | 00020 | 5569/0663 | | PORTAGELAKE | 401 | D' FRONTAGE |

Portage Lake Canal Frontage Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. When Sold | Asd/Adj. Sale |
|-----------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|
| D-04-01-182-009 | 9521 PORTAGE LAKE AVE | 04/30/24 | \$512,500 | WD | 03-ARM'S LENGTH | \$512,500 | \$280,300 | 54.69 |
| D-04-01-406-007 | 9435 MCGREGOR RD | 09/20/24 | \$485,000 | WD | 03-ARM'S LENGTH | \$485,000 | \$256,400 | 52.87 |
| D-04-01-406-012 | 9473 HURON | 04/28/23 | \$400,000 | WD | 03-ARM'S LENGTH | \$400,000 | \$162,800 | 40.70 |
| Totals: | | | \$1,397,500 | | | \$1,397,500 | \$699,500 | |
| | | | | | | | Sale. Ratio => | 50.05 |
| | | | | | | | Std. Dev. => | 7.61 |

| Cur. Appraisal | Land Residual | Est. Land Value | Efec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|--------------------|------------------|------------------|----------------|-------|----------------|---------------------|------------|--------------|----------------|
| \$511,323 | \$198,733 | \$197,556 | 61.7 | 221.0 | 0.20 | 0.20 | \$3,219 | \$993,665 | \$22.81 |
| \$610,011 | \$97,978 | \$222,989 | 69.7 | 106.0 | 0.12 | 0.12 | \$1,406 | \$844,638 | \$19.39 |
| \$444,284 | \$132,095 | \$176,379 | 55.1 | 113.0 | 0.10 | 0.10 | \$2,397 | \$1,270,144 | \$29.16 |
| \$1,565,618 | \$428,806 | \$596,924 | 186.5 | | 0.42 | 0.42 | | | |
| Average | | | | | Average | | | Average | |
| per FF=> | | | \$2,299 | | per Net Acre=> | 1,020,966.67 | | per SqFt=> | \$23.44 |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 |
|--------------|----------|------------|-----------------------|-------------|-------|---------------|
| 40.00 | 00020 | 5553/0630 | | PORTAGELAKE | 401 | PORTAGE CANAL |
| 94.00 | 00020 | 5566/0757 | | PORTAGELAKE | 401 | PORTAGE CANAL |
| 36.00 | 00020 | 5519/0462 | | PORTAGELAKE | 401 | PORTAGE CANAL |