

19

Portage Non Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-105-006	8520 SECOND ST	10/30/23	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$119,400
D-04-01-106-021	8660 SECOND ST	10/20/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$162,100
D-04-01-108-045	8554 PORTAGE LAKE BLVD	11/12/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,400
D-04-01-300-048	8974 DEXTER PINCKNEY RD	07/18/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$90,800
D-04-02-103-010	9925 FLORENCE	07/31/24	\$451,000	WD	03-ARM'S LENGTH	\$451,000	\$242,100
D-04-02-104-002	848 SARAH	10/03/23	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$159,500
D-04-02-104-010	9920 DEXTER PINCKNEY RD	02/29/24	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,900
Totals:						\$2,275,800	\$1,054,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area
46.84	\$239,774	\$64,498	\$190,402	\$123,087	1.547	948	\$200.85	00021
40.54	\$378,543	\$86,163	\$313,737	\$205,323	1.528	2,052	\$152.89	00021
35.50	\$196,416	\$41,952	\$238,048	\$108,472	2.195	912	\$261.02	00021
36.32	\$181,357	\$35,366	\$214,634	\$102,522	2.094	993	\$216.15	00021
53.68	\$467,980	\$60,905	\$390,095	\$285,867	1.365	1,792	\$217.69	00021
55.96	\$344,021	\$91,517	\$193,483	\$177,320	1.091	1,186	\$163.14	00021
50.96	\$405,308	\$73,250	\$281,750	\$235,039	1.199	1,728	\$163.05	00021
	\$2,213,399		\$1,822,149	\$1,237,630			\$196.40	
46.32				E.C.F. =>	1.472		Std. Deviation=>	0.42341537
8.33				Ave. E.C.F. =>	1.574		Ave. Variance=>	32.5785

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
2.7040	1 STORY	\$64,498		PORTAGELAKE NON-LF	401	59
4.5912	1.75 STORY	\$86,163		PORTAGELAKE NON-LF	401	69
62.0630	1 STORY	\$41,952		PORTAGELAKE NON-LF	401	70
51.9617	MODULAR	\$35,366		PORTAGELAKE NON-LF	401	71
20.9327	1 STORY	\$60,905		PORTAGELAKE NON-LF	401	65
48.2778	1 STORY	\$90,880	D-04-02-104-007	PORTAGELAKE NON-LF	401	60
37.5190	1 STORY	\$73,250		PORTAGELAKE NON-LF	401	60

10.1640

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 1:25 PM

Parcel:	D -04-01-105-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURROUGHS NICOLE A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8520 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5537/0575	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00021 PORTAGELAKE NON-LF
Description:	*OLD SID - D 04-140-086-00 DE 42-61 COM AT SW COR OF LOT 58, TH N 89 DEG E 409.75 FT FOR PL OF BEG, TH N 89 DEG E 100 FTIN S LINE OF LOT 58, TH N 0 DEG 31' 30" W 130 FT, TH S 89 DEG W 100 FT, TH S 0 DEG 31' 30" E 130 FT TO PL OF BEG, BEING PART OF LOT 58 ORCHARD ADDITION TO PORTAGE LAKE RESORT.		

Most Recent Sale Information

Sold on 10/30/2023 for 254,900 by BELL DORIS ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5537/0575

Most Recent Permit Information

Permit PE24-0015 on 01/08/2024 for \$0 category Electrical.

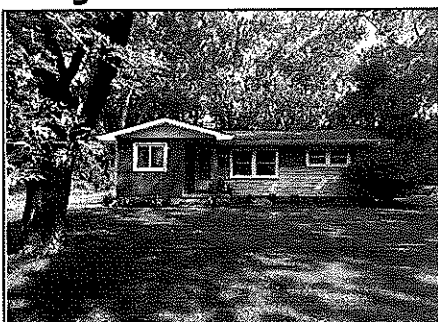
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	128,500	2025 Taxable:	128,050	Acres:	0.30
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 1961
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 948
Ground Area: 948
Garage Area: 616
Basement Area: 948
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 1:25 PM

Parcel:	D -04-01-106-021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCGINTY SHERYL L & SEAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8660 SECOND ST PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5536/0744	Prev. Taxable Stat	TAXABLE
Split:	09/22/2015	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

MCGINTY SHERYL L & SEAN
8660 SECOND ST
PINCKNEY MI 48169

Description:

OWNER REQUEST DE 1-14A COM AT NE COR SEC 1, TH WEST 1126.80 FT, TH S 13-07-00 E 317.21 FT, TH N 89-35-00 E 159.30 FT TO A POB, TH CONT N 89-35-00 E 137.00 FT, TH N 01-01-00 W 103.44 FT, TH 88.12 FT ALNG ARC OF CURV-RT-RAD 245.12 FT - CH N 09-23-19 E 87.81 FT, TH S 89-35-00 W 80.70 FT, TH N 58-43-00 W 25.97 FT, TH S 43-24-00 W 18.87 FT, TH S 01-01-00 E 90.00 FT, TH S 89-35-00 W 37.00 FT, TH S 01-01-00 E 100.00 FT TO THE POB. PT OF NE 1/4 SEC 1, T1S-R4E. 0.54 AC
COMBINED ON 08/31/2015 FROM D -04-01-106-004, D -04-01-106-005, D -04-01-106-006, D -04-01-106-008;

Most Recent Sale Information

Sold on 10/20/2023 for 399,900 by HUBBARD DAVID & SUSAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5536/0744

Most Recent Permit Information

Permit 64656864 on 04/19/2018 for \$0 category DEMOLISH.

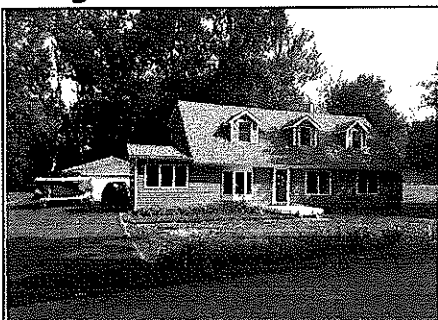
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	199,200	2025 Taxable:	173,826	Acreage:	0.53
Zoning:	LR	Land Value:	Tentative	Frontage:	232.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: 1.75 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,052
Ground Area: 1,224
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 1:25 PM

Parcel:	D -04-01-108-045	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PANFIL JOSEPH & BERTRANG JUDITH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8554 PORTAGE LAKE BLVD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5571/0926	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:	Description:
PANFIL JOSEPH & BERTRANG JUDITH 7581 DEXTER PINCKNEY RD DEXTER MI 48130	*OLD SID - D 04-140-046-00 DE 42-45 LOT 49 & LOT 48 EXC W 25 FT THEREOF ORCHARD ADDITION TO PORTAGE LAKE RESORT

Most Recent Sale Information

Sold on 11/12/2024 for 280,000 by REYNOLDS RUTH ANN.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5571/0926
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Most Recent Permit Information

Permit 06-16781 on 07/05/2006 for \$70,000 category RES. ADD/ALTER/REPAIR.

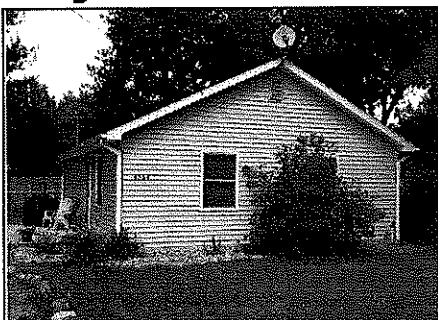
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	103,600	2025 Taxable:	103,600	Acreage:	0.13
Zoning:	LR	Land Value:	Tentative	Frontage:	55.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 912
Ground Area: 912
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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10/08/2025 1:25 PM

Parcel:	D -04-01-300-048	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	AMINE MIKE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8974 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5560/0125	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Level	MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

AMINE MIKE
5987 WYNDAM LN
BRIGHTON MI 48116

Description:

*OLD SID - D 04-220-037-00 DE 50-36 LOT 37 PORTAGE LAKE SHORES.

Most Recent Sale Information

Sold on 07/18/2024 for 250,000 by QUAGLIATA DANIEL P & JILL S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5560/0125

Most Recent Permit Information

None Found

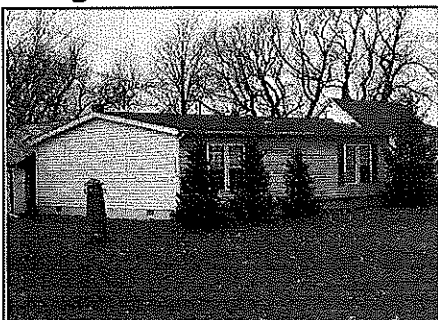
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	94,700	2025 Taxable:	94,700	Acreage:	0.09
Zoning:	RR	Land Value:	Tentative	Frontage:	50.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	82.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: CD
Style: MODULAR
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 993
Ground Area: 988
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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10/08/2025 1:25 PM

Parcel: D -04-02-103-010
Owner's Name: WILLIAMS CONNIE A & TODD B
Property Address: 9925 FLORENCE
PINCKNEY, MI 48169
Liber/Page: 5561/0343
Split: / /
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: 47080 PINCKNEY COMMUNITY SCHOOLS
Neighborhood: 00021 PORTAGELAKE NON-LF

Mailing Address:

WILLIAMS CONNIE A & TODD B
9925 FLORENCE
PINCKNEY MI 48169

Description:

AMENDED PLAT DE 47-46A LOT 100, AMENDED PLAT OF LOTS 6 THROUGH 13, 35 THROUGH 52 AND VACATED PORTIONS OF LAWRENCE DRIVE AND NELLIE AVENUE OF PORTAGE HEIGHTS.

Most Recent Sale Information

Sold on 07/31/2024 for 451,000 by BIGGS REID A & TRACY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5561/0343

Most Recent Permit Information

None Found

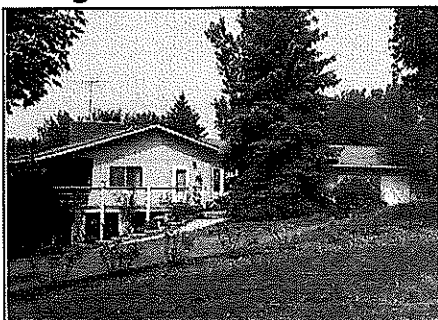
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 231,500	2025 Taxable: 231,500	Acres: 1.03
Zoning: LR	Land Value: Tentative	Frontage: 219.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 224.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Stone
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,792
Ground Area: 1,232
Garage Area: 1,512
Basement Area: 1,232
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 1:25 PM

Parcel:	D -04-02-402-024	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TYLER MATTHEW T & ISSEL-TYLER CATHY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9730 DEXTER PINCKNEY RD PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5568/0312	Prev. Taxable Stat	TAXABLE
Split:	11/04/1998	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00021 PORTAGELAKE NON-LF

Mailing Address:

TYLER MATTHEW T & ISSEL-TYLER
CATHY
9730 DEXTER PINCKNEY RD
PINCKNEY MI 48169

Description:

OWNER REQUEST 04/28/99 D 2-5A-1B-1A PCL "A" COM AT W 1/4 COR OF SEC 2, TH S 89-57-45 E 3474.28 FT TO POB, TH S 51-20-09 E 295.95 FT, TH S 06-33-30 E 148.85 FT, TH N 89-36-15 W 210.00 FT, TH N 06-33-30 W 333.50 FT TO POB. PT OF SE 1/4 SEC 2, T1S-R4E. 1.15 AC. SPLIT ON 04/28/99 FROM D-04-02-4-2-023.

Most Recent Sale Information

Sold on 09/27/2024 for 0 by TYLER MATTHEW T & ISSEL CATHY.

Terms of Sale: 09-FAMILY

Liber/Page: 5568/0312

Most Recent Permit Information

Permit PM24-0714 on 11/18/2024 for \$0 category Mechanical.

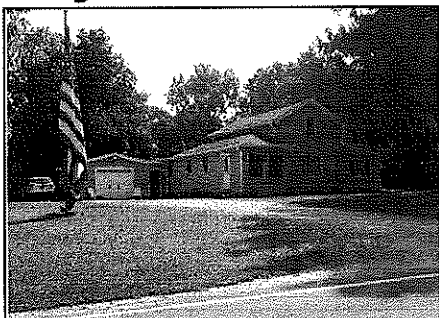
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	214,300	2025 Taxable:	214,300	Acreage:	1.40
Zoning:	LR	Land Value:	Tentative	Frontage:	334.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	253.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,549
Ground Area: 1,357
Garage Area: 308
Basement Area: 1,357
Basement Walls:
Estimated TCV: Tentative

Image



Portage Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-01-105-006	8520 SECOND ST	10/30/23	\$254,900	WD	03-ARMS LENGTH	\$254,900	\$119,400
D-04-01-106-021	8660 SECOND ST	10/20/23	\$399,900	WD	03-ARMS LENGTH	\$399,900	\$162,100
D-04-01-108-045	8554 PORTAGE LAKE BLVD	11/12/24	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$99,400
D-04-01-300-048	8974 DEXTER PINCKNEY RD	07/18/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$90,800
D-04-02-103-010	9925 FLORENCE	07/31/24	\$451,000	WD	03-ARMS LENGTH	\$451,000	\$242,100
D-04-02-402-024	9730 DEXTER PINCKNEY RD	05/12/23	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$202,200
Totals:						\$1,915,800	\$916,000

Sale. Ratio =>

Std. Dev. =>

Asd/Adj Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efrac. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
46.84	\$261,139	\$79,624	\$85,863	80.6	130.0	0.30	0.30	\$988	\$267,195
40.54	\$407,084	\$107,520	\$114,704	107.7	100.0	0.53	0.53	\$998	\$201,726
35.50	\$210,313	\$125,536	\$55,849	52.4	100.0	0.13	0.13	\$2,394	\$996,317
36.32	\$193,072	\$104,009	\$47,081	44.2	82.0	0.09	0.09	\$2,353	\$1,181,920
53.68	\$467,980	\$43,925	\$60,905	152.3	224.0	1.03	1.03	\$288	\$42,481
72.21	\$435,613	\$42,059	\$197,672	185.6	253.0	1.40	1.40	\$227	\$29,978
47.81	\$1,975,201	\$502,673	\$562,074	622.8	Average	3.48	3.48	Average	Average
13.91				\$807	per FF=>	per Net Acre=>	144,363.30		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libet/Page	Land Table	Class	Rate Group 1	Rate Group 2
\$6.13	100.00	00021	5537/0575	PORTAGELAKE NON-LF	401	PORTAGE NON	
\$4.63	232.00	00021	5536/0744	PORTAGELAKE NON-LF	401	PORTAGE NON	PORTAGE NON
\$22.87	55.00	00021	5571/0926	PORTAGELAKE NON-LF	401	PORTAGE NON	
\$27.13	50.00	00021	5560/0125	PORTAGELAKE NON-LF	401	PORTAGE NON	
\$0.98	219.00	00021	5561/0343	PORTAGELAKE NON-LF	401	PORTAGE HGTS	
\$0.69	334.00	00021	5520/0908	PORTAGELAKE NON-LF	401	PORTAGE NON	
\$3.31							