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Silver Lake Non Lakefront ECF Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-03-206-019	9341 THUMM	07/31/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$84,800
D-04-06-362-006	8750 PARKVIEW	05/19/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$110,700
D-04-06-461-010	14091 EDGEWATER DR	12/20/24	\$334,300	SD	03-ARM'S LENGTH	\$334,300	\$129,800
D-04-06-461-011	8750 BEECHWOOD	04/06/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$131,200
Totals:						\$1,111,300	\$456,500

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
39.44	\$271,162	\$60,585	\$154,415	\$150,080	1.029	1,139	\$135.57	00026
42.58	\$255,699	\$64,402	\$195,598	\$137,624	1.421	1,344	\$145.53	00036
38.83	\$281,744	\$44,051	\$290,249	\$171,002	1.697	1,280	\$226.76	00036
43.44	\$311,427	\$65,262	\$236,738	\$177,097	1.337	1,148	\$206.22	00036
	\$1,120,032		\$877,000	\$635,803			\$178.52	
41.08				E.C.F. =>	1.379		Std. Deviation=>	0.2752212
2.28				Ave. E.C.F. =>	1.371		Ave. Variance=>	18.8235

Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
34.2179	1 STORY	\$60,585	D-04-03-206-018	SILVERLAKE NON-LF	401	74
5.0191	1 STORY	\$63,895		HALFMOON/BLIND NON-LF	401	60
32.6280	1 STORY	\$44,051		HALFMOON/BLIND NON-LF	401	60
3.4292	1 STORY	\$64,625		HALFMOON/BLIND NON-LF	401	74
0.8296						

Coefficient of Var=> 13.72917775

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/08/2025 2:38 PM

Parcel:	D -04-03-206-019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MUIR JASON J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9341 THUMM PINCKNEY, MI 48169	Taxable Status	TAXABLE
Liber/Page:	5528/0784	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	47080 PINCKNEY COMMUNITY SCHOOLS
		Neighborhood:	00026 SILVERLAKE NON-LF

Mailing Address:

MUIR JASON J
9341 THUMM
PINCKNEY MI 48169

Description:

*OLD SID - D 04-070-016-00 DE 39A-15 LOT 72 CLARK'S SILVER LAKE SUBDIVISION NO. 1.

Most Recent Sale Information

Sold on 07/31/2023 for 215,000 by OFFENBACHER GARY & LOURDEAN.

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

Liber/Page: 5528/0784

Most Recent Permit Information

None Found

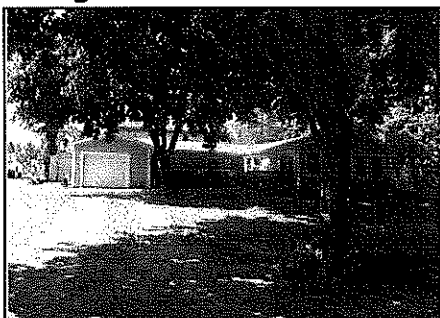
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	102,400	2025 Taxable:	87,531	Acreage:	0.08
Zoning:	LR	Land Value:	Tentative	Frontage:	35.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	100.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,139
Ground Area: 1,139
Garage Area: 315
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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Parcel:	D -04-06-362-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LANE HARRISON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8750 PARKVIEW GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5521/0705	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:

LANE HARRISON
8750 PARKVIEW DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-226-00 DE 41-364 A LOTS 11-14 & LOTS 19-22 BLOCK 30 HALF MOON LAKE HILLS SUB

Most Recent Sale Information

Sold on 05/19/2023 for 260,000 by GOSS ANN M FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5521/0705

Most Recent Permit Information

None Found

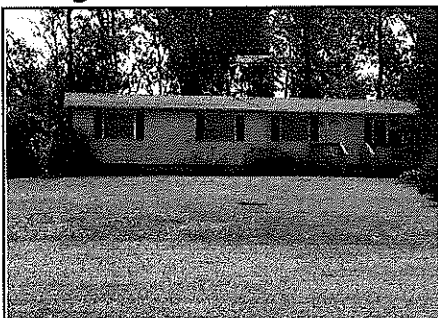
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	140,100	2025 Taxable:	123,720	Acreage:	0.98
Zoning:	LR	Land Value:	Tentative	Frontage:	200.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	214.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C-5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,344
Ground Area: 864
Garage Area: 480
Basement Area: 864
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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10/08/2025 2:38 PM

Parcel:	D -04-06-461-010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WESSELL TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14091 EDGEWATER DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5575/0257	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Sewer, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00036 HALFMOON/BLIND NON-LF

Mailing Address:

WESSELL TRUST
14091 EDGEWATER DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-133-00 DE 41-177 LOT 1, BLOCK 19 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 12/20/2024 for 334,300 by MARSHALL SHERI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5575/0257

Most Recent Permit Information

Permit PB25-0683 on 09/25/2025 for \$3,580 category Res. Add/Alter/Repair.

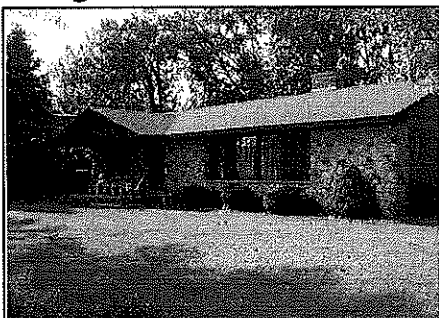
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	147,400	2025 Taxable:	147,400	Acres:	0.19
Zoning:	LR	Land Value:	Tentative	Frontage:	84.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	120.0

Improvement Data

of Residential Buildings: 1
Year Built: 1959
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,280
Ground Area: 1,280
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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10/08/2025 2:38 PM

Parcel: D -04-06-461-011
Owner's Name: PELTZ JEFFREY G & DENISE C
Property Address: 8750 BEECHWOOD
GREGORY, MI 48137
Liber/Page: 5517/0217
Split: / /
Public Impr.: Dirt Road, Sewer, Electric, Gas
Topography: Level, Wooded

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: 00036 HALFMOON/BLIND NON-LF

Mailing Address:

PELTZ JEFFREY G & DENISE C
8750 BEECHWOOD DR
GREGORY MI 48137

Description:

*OLD SID - D 04-110-153-00 DE 41-199 LOTS 23 & 24, BLOCK 19 HALF MOON LAKE HILLS SUBDIVISION.

Most Recent Sale Information

Sold on 04/06/2023 for 302,000 by GARTLEY DOUGLAS W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5517/0217

Most Recent Permit Information

Permit PE24-0267 on 06/25/2024 for \$0 category Electrical.

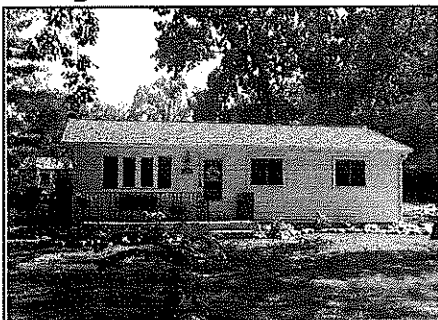
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 160,800	2025 Taxable: 131,806	Acreage: 0.36
Zoning: LR	Land Value: Tentative	Frontage: 112.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 125.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,148
Ground Area: 1,124
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Silver Lake Non Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-03-206-013	9289 THUMM RD	07/20/23	\$63,050	WD	03-ARM'S LENGTH	\$63,050	\$25,800
D-04-03-206-019	9341 THUMM	07/31/23	\$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$84,800
D-04-06-461-011	8750 BEECHWOOD	04/06/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$131,200
D-04-07-103-009	EDGEWATER DR	04/04/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$37,400
Totals:						\$745,050	\$279,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
40.92	\$73,706	\$63,050	\$73,706	98.3	100.0	0.25	0.25	\$642	\$249,209
39.44	\$268,046	\$33,853	\$60,585	85.1	200.0	0.17	0.08	\$398	\$205,170
43.44	\$325,215	\$31,467	\$54,682	99.4	125.0	0.36	0.36	\$316	\$86,686
22.67	\$70,269	\$157,417	\$62,686	114.0	120.0	0.41	0.41	\$1,381	\$381,155
	\$737,236	\$285,787	\$251,659	396.8		1.19	1.11		
37.47			Average			Average			Average
9.45			per FF=>	\$720		per Net Acre=>	239,352.60		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$5.72	111.00	00026	5527/0444		SILVERLAKE NON-LF	402	THUMM
\$4.71	73.00	00026	5528/0784	D-04-03-206-018	SILVERLAKE NON-LF	401	THUMM
\$1.99	112.00	00036	5517/0217		HALFMOON/BLIND NON-LF	401	NON LAKE
\$8.75	150.00	00036	5549/0963		HALFMOON/BLIND NON-LF	401	NON LAKE

\$5.49