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Lake Area Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
05 050 001 006	8155 COLE RD	07/25/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$90,900	43.31
05 060 001 007	1917 HORST RD	12/16/22	\$296,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$296,000	\$77,700	26.25
05 060 001 008	1925 HORST RD	10/28/22	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000	\$96,700	53.72
Totals:						\$685,900	\$265,300	

Sale. Ratio =>

38.68

Std. Dev. =>

13.87

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$234,903	\$52,799	\$157,101	\$110,099	1.427	1,020	\$154.02	LAKE	33.4881
\$199,770	\$69,434	\$226,566	\$78,196	2.897	840	\$269.72	LAKE	113.5630
\$265,853	\$76,329	\$103,671	\$107,874	0.961	693	\$149.60	LAKE	80.0750
\$700,526		\$487,338	\$296,169			\$191.11		11.6314
				E.C.F. =>	1.645	Std. Deviation=>	1.01069315	
				Ave. E.C.F. =>	1.762	Ave. Variance=>	75.7087	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$52,799		LAKE AREA	401	66
1 1/2 STORY	\$69,434	05 032 400 017 32 6 4	LAKE AREA	401	66
1 1/4 STORY	\$76,329	05 032 400 016 32 6 4	LAKE AREA	401	74

42.97270843

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 11:34 AM

Parcel: 05 050 001 006
Owner's Name: CLAWSON, DAVID H & SARAH S
Property Address: 8155 COLE RD
READING, MI 49274
Liber/Page: 1831/1235
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 20 N/A 08-31
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: LAKE LAKE AREA RESIDENTIAL

Created: / /
Active: Active

Mailing Address:

CLAWSON, DAVID H & SARAH S
5371 COUNTY RD B
DELTA OH 43515

Most Recent Sale Information

Sold on 07/25/2022 for 209,900 by JOHNSON, K/BARNER, D/BARNER, C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/1235

Most Recent Permit Information

Permit PB04-0397 on 07/19/2004 for \$1,792 category .

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 118,700	2024 Taxable: 113,610	Acreage: 0.13
Zoning:	Land Value: Tentative	Frontage: 50.2
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 116.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,020
Ground Area: 1,020
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 11:34 AM

Parcel:	05 060 001 007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	IRELAN, DENNIS & STACIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1917 HORST RD QUINCY, MI 49082	Taxable Status	TAXABLE
Liber/Page:	1880/0268	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	LAKE LAKE AREA RESIDENTIAL

Mailing Address:

IRELAN, DENNIS & STACIE
124 E STATE ST
READING MI 49274

Most Recent Sale Information

Sold on 09/23/2024 for 445,000 by KOKENSPARGER, LANCE & BARBARA.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1880/0268

Most Recent Permit Information

Permit 24-995 on 10/18/2024 for \$0 category SFD.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	99,900	2024 Taxable:	94,290	Acreage:	0.21
Zoning:		Land Value:	Tentative	Frontage:	53.6
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	171.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 840
Ground Area: 672
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/23/2024 11:34 AM

Parcel: 05 060 001 008
Owner's Name: CRAMER, STEVEN L & PATTI A
Property Address: 1925 HORST RD
QUINCY, MI 49082
Liber/Page: 1838/887
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 16 N/A 08-08
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: LAKE LAKE AREA RESIDENTIAL

Mailing Address:

CRAMER, STEVEN L & PATTI A
HINES, KRISTIN ELISE & DALTON GLEN
320 SYCAMORE ST
CONVOY OH 45832

Most Recent Sale Information

Sold on 10/28/2022 for 180,000 by MCBAIN, RUSSELL & ROSEANN.

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

Liber/Page: 1838/887

Most Recent Permit Information

Permit 23-0346 on 06/12/2023 for \$19,500 category REMODEL.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 123,000	2024 Taxable: 117,260	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 52.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 693
Ground Area: 588
Garage Area: 0
Basement Area: 588
Basement Walls:
Estimated TCV: Tentative

Lake Area Residential Land Analysis

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Totals:						\$685,900	\$265,300	

Sale. Ratio => 38.68

Std. Dev. => 13.87

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$233,912	\$28,787	\$52,799	44.0	116.0	0.13	0.13	\$654	\$214,828	\$4.93
\$199,066	\$167,368	\$69,434	57.0	171.0	0.26	0.21	\$2,935	\$643,723	\$14.78
\$264,882	\$2,547	\$76,329	54.4	165.0	0.75	0.20	\$47	\$3,387	\$0.08
\$697,860	\$198,702	\$198,562	155.4		1.15	0.54			
Average					Average			Average	
per FF=>			\$1,279		per Net Acre=>	173,387.43		per SqFt=>	\$3.98

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
50.20	LAKE	1831/1235		LAKE AREA	401	WATERFRONT
53.59	LAKE	1841/699	05 032 400 017 32 6 4	LAKE AREA	401	WATERFRONT
52.00	LAKE	1838/887	05 032 400 016 32 6 4	LAKE AREA	401	WATERFRONT