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Neighborhoods Used: WHITE.WHITEFORD GARDENS

8905 WHITEFORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
15 180 010 00	06/05/2020	WHITE 401	125,000	29,554	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	95,446	103,014	0.927



5258 CONSEAR RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
15 190 001 00	08/15/2019	WHITE 401	130,000	26,215	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	53	95,402	87,743	1.087
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8383	7710	1.087		



Neighborhoods Used: WHITE.WHITEFORD GARDENS

<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>

Valid # Invalid	Coefficient of	Coefficient of	Price Related
Files Sales	Dispersion (%)	Variation (%)	Differential
2 1	5.88	8.83	1.001
After Application of E.C.F.s		0.00	1.000

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	0.927(1)	1.000(0)	1.000(0)	1.087(1)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.0 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.5 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
FARMHOUSE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.000 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.087 (1)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2019
 Ending Date: 03/31/2021
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): WHITE - WHITEFORD GARDENS

Max # of Res. Buildings: 400 Minimum E.C.F. (Residential): 0.40
 Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 400 Minimum E.C.F. (Agricultural): 0.40
 Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 400 Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 3:28 PM

Parcel:	15 180 010 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GREEN ADRIAN E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8905 WHITEFORD RD OTTAWA LAKE, MI 49267	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	15 WHITEFORD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	
Topography:	Level	School:	58110 WHITEFORD AGR SCHOOL DIST
Mailing Address:		Neighborhood:	WHITE WHITEFORD GARDENS
Description:	W-7 WHITEFORD GARDENS LOT 7 & N 3 FT OF LOT 8		

Most Recent Sale Information

Sold on 06/05/2020 for 125,000 by PERRY JACOB D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 889871 on 09/22/2019 for \$0 category REMODEL BUILDING.

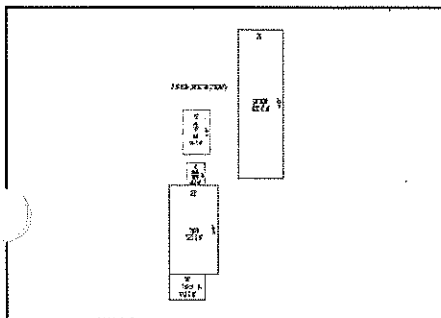
Physical Property Characteristics

2022 S.E.V.:	66,600	2022 Taxable:	62,400	Lot Dimensions:	
2021 S.E.V.:	62,400	2021 Taxable:	62,400	Acreage:	1.51
Zoning:	R-2	Land Value:	29,554	Frontage:	139.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	473.0

Improvement Data

of Residential Buildings: 1
Year Built: 1929
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 84
Heating System: Space Heater
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 640
Ground Area: 640
Garage Area: 800
Basement Area: 528
Basement Walls:
Estimated TCV: 103,735

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/16/2021 3:29 PM

Parcel:	15 190 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH CHARLES III	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5258 CONSEAR RD OTTAWA LAKE, MI 49267	Taxable Status:	TAXABLE
Liber/Page:	2019R14440	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	15 WHITEFORD TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	
Topography:	Level	School:	58110 WHITEFORD AGR SCHOOL DIST
		Neighborhood:	WHITE WHITEFORD GARDENS

Mailing Address:	Description:
SMITH CHARLES III 5258 CONSEAR RD OTTAWA LAKE MI 49267	1015-112 1354-205 WHITEFORD GARDENS NO. 1 LOT 19

Most Recent Sale Information

Sold on 08/15/2019 for 130,000 by BISCHOFF BRIAN & CHRISTINE.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2019R14440
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Most Recent Permit Information

Permit 1115 on 11/04/2010 for \$0 category UTILITY BLDG.

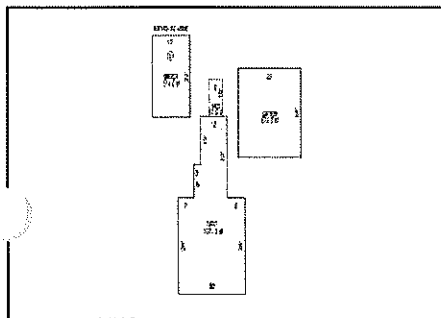
Physical Property Characteristics

2022 S.E.V.:	61,100	2022 Taxable:	57,600	Lot Dimensions:	
2021 S.E.V.:	57,600	2021 Taxable:	57,600	Acreage:	1.42
Zoning:	R-2	Land Value:	26,215	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	0	Average Depth:	619.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1940	Estimated TCV: 7,710
Occupancy: Single Family	Cmts:
Class: D+10	
Style: 1 STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 53	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 2	
Full Baths: 1 Half Baths: 0	
Floor Area: 1,071	
Ground Area: 1,071	
Garage Area: 1,046	
Basement Area: 0	
Basement Walls:	
Estimated TCV: 88,357	

Sketch



Whiteford Gardens ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 180 010 00	8905 WHITEFORD RD	06/05/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,000	37.60	
15 190 001 00	5258 CONSEAR RD	08/15/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,900	50.69	
Totals:			\$255,000			\$255,000	\$112,900		
								Sale. Ratio =>	44.27
								Std. Dev. =>	9.26

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$132,568	\$29,554	\$95,446	\$103,014	0.927	640	\$149.13	WHITE	8.0377
\$121,668	\$26,215	\$103,785	\$95,453	1.087	1,071	\$96.90	WHITE	8.0377
\$254,236		\$199,231	\$198,467			\$123.02		0.3062
			E.C.F. =>	1.004		Std. Deviation=>	0.11367079	
			Ave. E.C.F. =>	1.007		Ave. Variance=>	8.0377	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$29,554	WHITEFORD GARDENS	401	84
1 STORY	\$26,215	WHITEFORD GARDENS	401	53

7.982566079

Whiteford Gardens Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 180 010 00	8905 WHITEFORD RD	06/05/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,000	37.60
15 190 001 00	5258 CONSEAR RD	08/15/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$65,900	50.69
Totals:						\$255,000	\$112,900	
							Sale. Ratio =>	44.27
							Std. Dev. =>	9.26

Actual Front	ECF Area	Liber/Page	Land Table	Class
139.00	WHITE		WHITEFORD GARDENS	401
100.00	WHITE	2019R14440	WHITEFORD GARDENS	401
