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11/07/2021
07:36 AM

Neighborhoods Used: WOLVE.WOLVERINE GARDENS

5026 ONWAY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
15 210 006 00	12/20/2019 WOLVE	401	255,000	24,486		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.0 STORY	76	230,514	185,652	1.242	



5032 ONWAY DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
15 210 005 00	11/22/2019 WOLVE	401	220,000	31,659		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.0 STORY	75	188,341	143,768	1.310	



Neighborhoods Used: WOLVE.WOLVERINE GARDENS

Statistics for this Analysis

# Valid Les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	2	1.62	2.33	0.999
After Application of E.C.F.s		2.30	3.32	0.998

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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	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)	1.271(2)	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. : 1.271 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 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): WOLVE - WOLVERINE 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

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Information herein deemed reliable but not guaranteed

Parcel:	15 210 005 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TANSEL JACQUELYNN S	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5032 ONWAY DR OTTAWA LAKE, MI 49267	Taxable Status:	TAXABLE
Liber/Page:	2019R20794	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:	WOLVE WOLVERINE GARDENS
Mailing Address:		Description:	
TANSEL JACQUELYNN S		821-668 918-466 & 467 WOLVERINE GARDENS LOT 6.	
5032 ONWAY DR			
OTTAWA LAKE MI 49267			

Most Recent Sale Information

Sold on 11/22/2019 for 220,000 by MILLER KAREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2019R20794

Most Recent Permit Information

None Found

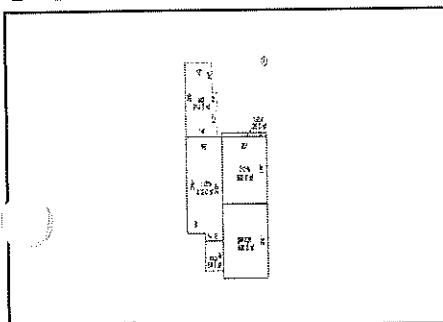
Physical Property Characteristics

2022 S.E.V.:	98,800	2022 Taxable:	87,800	Lot Dimensions:	
2021 S.E.V.:	87,800	2021 Taxable:	87,800	Acreage:	0.40
Zoning:	R-3	Land Value:	29,383	Frontage:	79.0
PRE:	100.000	Land Impr. Value:	7,173	Average Depth:	219.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C
Style: 2.0 STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,172
Ground Area: 792
Garage Area: 400
Basement Area: 792
Basement Walls:
Estimated TCV: 161,020

Sketch



Real Estate Summary Sheet

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Information herein deemed reliable but not guaranteed

Parcel:	15 210 006 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARKMAN KEVIN W & NATHAN L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5026 ONWAY DR OTTAWA LAKE, MI 49267-5026	Taxable Status:	TAXABLE
Liber/Page:	2020R00453	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:	WOLVE WOLVERINE GARDENS
Mailing Address:		Description:	
BARKMAN KEVIN W & NATHAN L		918-466 & 467 WOLVERINE GARDENS LOTS 7	
5026 ONWAY DR			
OTTAWA LAKE MI 49267-5026			

Most Recent Sale Information

Sold on 12/20/2019 for 255,000 by BRISTOW DAVID.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2020R00453

Most Recent Permit Information

Permit 3875 on 11/15/2018 for \$20,750 category UTILITY BLDG.

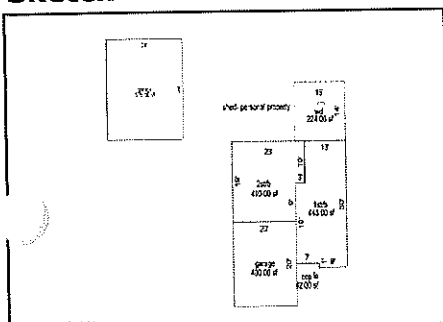
Physical Property Characteristics

2022 S.E.V.:	118,700	2022 Taxable:	104,400	Lot Dimensions:	
2021 S.E.V.:	104,400	2021 Taxable:	104,400	Acreage:	0.40
Zoning:	R-3	Land Value:	29,383	Frontage:	79.0
ARE:	100.000	Land Impr. Value:	0	Average Depth:	219.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: 2.0 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,263
Ground Area: 853
Garage Area: 976
Basement Area: 853
Basement Walls:
Estimated TCV: 207,930

Sketch



Wolverine Gardens ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
15 210 005 00	5032 ONWAY DR	11/22/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$75,300	34.23	\$192,679
15 210 006 00	5026 ONWAY DR	12/20/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$82,600	32.39	\$232,416
Totals:						\$475,000	\$157,900		\$425,095
							Sale. Ratio =>	33.24	
							Std. Dev. =>	1.30	

Land Value	Land Table	Property Class	Building	Depr.
\$24,486	WOLVERINE GARDENS	401		75
\$24,486	WOLVERINE GARDENS	401		76

Wolverine Gardens Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
15 210 005 00	5032 ONWAY DR	11/22/19	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$75,300	34.23	\$217,165
15 210 006 00	5026 ONWAY DR	12/20/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$82,600	32.39	\$256,902
Totals:			\$475,000			\$475,000	\$157,900	33.24	\$474,067
									Std. Dev. => 1.30

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front
\$51,807	\$48,972	97.9	219.0	0.40	0.40	\$529	\$130,496	\$3.00	79.00
\$47,070	\$48,972	97.9	219.0	0.40	0.40	\$481	\$118,564	\$2.72	79.00
\$98,877	\$97,944	195.9		0.79	0.79				
Average				Average				Average	
per FF=>		\$505		per Net Acres=>	124,530.23			per SqFt=>	\$2.86

ECF Area	Libel/Page	Land Table	Class
WOLVE 2019R20794		WOLVERINE GARDENS	401
WOLVE 2020R00453		WOLVERINE GARDENS	401
