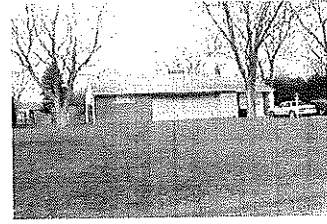


9

Neighborhoods Used: OTTAW.OTTAWA HEIGHTS

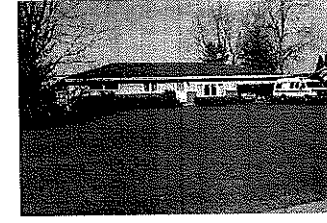
6524 TENNYSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
15 140 020 00           02/02/2021   OTTAW   401           168,000       31,500  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           84           136,500       146,847       0.930



6561 TENNYSON DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
15 140 001 00           07/10/2020   OTTAW   401           132,000       27,025  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           56           104,975       132,204       0.794



6596 MULLER DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
15 150 016 00           09/27/2019   OTTAW   401           166,000       32,363  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           53           133,637       162,064       0.825





# Real Estate Summary Sheet

08/16/2021 11:58 AM

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

**Parcel:** 15 140 001 00  
**Owner's Name:** REGAN JOHN F & D'AREY A  
**Property Address:** 6561 TENNYSON DR  
OTTAWA LAKE, MI 49267  
**Liber/Page:** 2020R15480 **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Level

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 15 WHITEFORD TOWNSHIP  
**MAP #**  
**School:** 58110 WHITEFORD AGR SCHOOL DIST  
**Neighborhood:** OTTAWA OTTAWA HEIGHTS

## Mailing Address:

REGAN JOHN F & D'AREY A  
6561 TENNYSON DR  
OTTAWA LAKE MI 49267

## Description:

808-870 978-792 1231-460 OTTAWA HEIGHTS LOT 1.

## Most Recent Sale Information

Sold on 07/10/2020 for 132,000 by WORONEC ANNA TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2020R15480

## Most Recent Permit Information

None Found

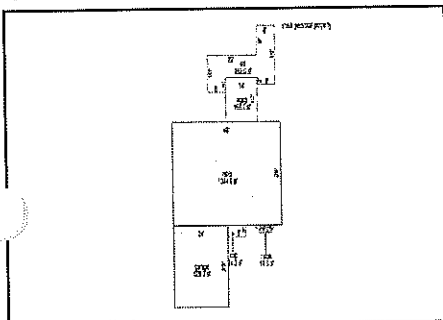
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	69,700	<b>2022 Taxable:</b>	69,000	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	69,000	<b>2021 Taxable:</b>	69,000	<b>Acreage:</b>	0.36
<b>Zoning:</b>	R-3	<b>Land Value:</b>	27,025	<b>Frontage:</b>	79.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1978  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 56  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,358  
Ground Area: 1,344  
Garage Area: 528  
Basement Area: 1,344  
Basement Walls:  
Estimated TCV: 112,373

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/16/2021 11:59 AM

<b>Parcel:</b>	15 140 020 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRISTOW DAVE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6524 TENNYSON DR OTTAWA LAKE, MI 49267	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2021R03869	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	OTTAWA OTTAWA HEIGHTS

## Mailing Address:

BRISTOW DAVE  
6524 TENNYSON RD  
OTTAWA LAKE MI 49267

## Description:

6524 TENNYSON DRIVE OTTAWA HEIGHTS LOT 19.

## Most Recent Sale Information

Sold on 02/02/2021 for 168,000 by FOLDVARY TIM.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2021R03869

## Most Recent Permit Information

Permit 4064 on 05/10/2021 for \$24,000 category GARAGE.

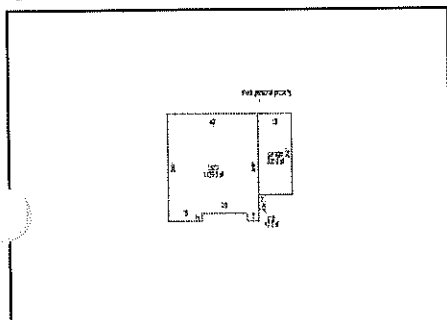
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	78,200	<b>2022 Taxable:</b>	78,200	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	59,300	<b>2021 Taxable:</b>	59,300	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-3	<b>Land Value:</b>	31,500	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1958  
Occupancy: Single Family  
Class: C+5  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,120  
Ground Area: 1,120  
Garage Area: 330  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 124,820

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/16/2021 11:59 AM

<b>Parcel:</b>	15 150 016 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ZIEM ERIC & TRISHA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6596 MULLER DR OTTAWA LAKE, MI 49267	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2019R16762	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	15 WHITEFORD TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	Level	<b>School:</b>	58110 WHITEFORD AGR SCHOOL DIST
		<b>Neighborhood:</b>	OTTAWA OTTAWA HEIGHTS

<b>Mailing Address:</b>	<b>Description:</b>
ZIEM ERIC & TRISHA 6596 MULLER DR OTTAWA LAKE MI 49267	1313-682 OTTAWA HEIGHTS PLAT 2 LOT 37.

## Most Recent Sale Information

Sold on 09/27/2019 for 166,000 by MILLER JAMES L & DONETA K.

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 2019R16762

## Most Recent Permit Information

Permit 3985 on 02/12/2020 for \$14,310 category REROOF HOUSE.

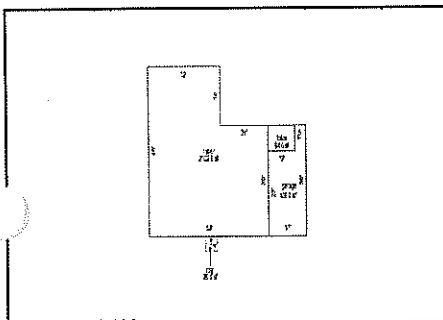
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	85,100	<b>2022 Taxable:</b>	84,200	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	84,200	<b>2021 Taxable:</b>	84,200	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R-3	<b>Land Value:</b>	32,363	<b>Frontage:</b>	110.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	181.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1959  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 53  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2    Half Baths: 0  
Floor Area: 2,186  
Ground Area: 2,186  
Garage Area: 426  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 137,754

## Sketch



Ottawa Heights ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 140 001 00	6561 TENNYSO DR	07/10/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$74,700	56.59
15 140 020 00	6524 TENNYSO DR	02/02/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$64,000	38.10
15 150 016 00	6596 MULLER DR	09/27/19	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$85,800	51.69
<b>Totals:</b>			<b>\$466,000</b>			<b>\$466,000</b>	<b>\$224,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.18</b>
							<b>Std. Dev. =&gt;</b>	<b>9.58</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$139,398	\$27,025	\$104,975	\$132,204	0.794	1,358	\$77.30	OTTAW	5.5351
\$156,320	\$31,500	\$136,500	\$146,847	0.930	1,120	\$121.88	OTTAW	8.0147
\$170,117	\$32,363	\$133,637	\$162,064	0.825	2,186	\$61.13	OTTAW	2.4796
<b>\$465,835</b>		<b>\$375,112</b>	<b>\$441,114</b>			<b>\$86.77</b>		<b>0.0982</b>
			E.C.F. =>	<b>0.850</b>		Std. Deviation=>	<b>0.07107053</b>	
			Ave. E.C.F. =>	<b>0.849</b>		Ave. Variance=>	<b>5.3431</b>	Coefficient of Var=>



Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$27,025	OTTAWA HEIGHTS	401	56
1 STORY	\$31,500	OTTAWA HEIGHTS	401	84
1 STORY	\$32,363	OTTAWA HEIGHTS	401	53

6.290509046

Ottawa Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
15 140 001 00	6561 TENNYSON DR	07/10/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$74,700	56.59
15 140 020 00	6524 TENNYSON DR	02/02/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$64,000	38.10
15 150 016 00	6596 MULLER DR	09/27/19	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$85,800	51.69
<b>Totals:</b>			<b>\$466,000</b>			<b>\$466,000</b>	<b>\$224,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.18</b>
							<b>Std. Dev. =&gt;</b>	<b>9.58</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$142,401	\$19,627	\$30,028	85.8	200.0	0.36	0.36	\$229	\$54,069	\$1.24
\$159,820	\$43,180	\$35,000	100.0	200.0	0.46	0.46	\$432	\$94,074	\$2.16
\$173,712	\$28,246	\$35,958	102.7	181.0	0.46	0.46	\$275	\$61,807	\$1.42
<b>\$475,933</b>	<b>\$91,053</b>	<b>\$100,986</b>	<b>288.5</b>		<b>1.28</b>	<b>1.28</b>			
Average					Average			Average	
per FF=>			\$316		per Net Acre=>	71,190.77		per SqFt=>	\$1.63

Actual Front	ECF Area	Liber/Page	Land Table	Class
79.00	OTTAW	2020R15480	OTTAWA HEIGHTS	401
100.00	OTTAW	2021R03869	OTTAWA HEIGHTS	401
110.00	OTTAW	2019R16762	OTTAWA HEIGHTS	401