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Whiteford Gardens ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 180 007 00	8921 WHITEFORD RD	09/12/23	\$189,900	WD	03-ARMS.LENGTH	\$189,900	\$69,800	36.76	
15 180 008 00	5129 W/TEMPERANCE RD	02/05/25	\$235,000	WD	03-ARMS.LENGTH	\$235,000	\$100,200	42.64	
Totals:			\$424,900			\$424,900	\$170,000		
								Sale. Ratio =>	40.01
								Std. Dev. =>	4.16

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$193,882	\$36,534	\$153,366	\$138,267	1.109	1,390	\$110.34	WHITE	1.3582
\$245,900	\$24,253	\$210,747	\$194,769	1.082	837	\$251.79	WHITE	1.3582
\$439,782		\$364,113	\$333,036			\$181.06		
				E.C.F. =>	1.093	Std. Deviation=>	0.0192081	
				Ave. E.C.F. =>	1.096	Ave. Variance=>	1.3582	Coefficient of Var=>
								0.2304

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.50 STORY	\$36,534	WHITEFORD GARDENS	401	54
1 STORY	\$24,253	WHITEFORD GARDENS	401	87

1.239682667

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 4:07 PM

Parcel: 15 180 007 00
Owner's Name: DONNELLY JACK
Property Address: 8921 WHITEFORD RD
OTTAWA LAKE, MI 49267
Liber/Page: 2023R14232
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Level

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

Mailing Address:

DONNELLY JACK
8921 WHITEFORD RD
OTTAWA LAKE MI 49267

Description:

8921 WHITEFORD RD WHITEFORD GARDENS PART OF LOTS 5 & 6 DESC AS: COM 355 FT S 0 DEG 45' W FR THE NE COR OF LOT 6, WHITEFORD GARDENS, TH N 89 DEG 28' W 315.66 FT TH N 0 DEG 45' E 152.88 FT TH S 89 DEG 51' E 315.66 FT TH S 0 DEG 45' W 155 FT TO THE P O B.

Most Recent Sale Information

Sold on 09/12/2023 for 189,900 by KNAGGS GLORIA A (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R14232

Most Recent Permit Information

Permit 3532 on 07/08/2013 for \$0 category MISC.

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 94,900

2025 Taxable: 77,634

Acreage: 1.11

Zoning: R-2

Land Value: Tentative

Frontage: 154.0

ARE: 100.000

Land Impr. Value: Tentative

Average Depth: 315.0

Improvement Data

of Residential Buildings: 1

Year Built: 1935

Occupancy: Single Family

Class: C-5

Style: 1.50 STORY

Exterior: Alum., Vinyl

% Good (Physical): 54

Heating System: Forced Hot Water

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 1,390

Ground Area: 942

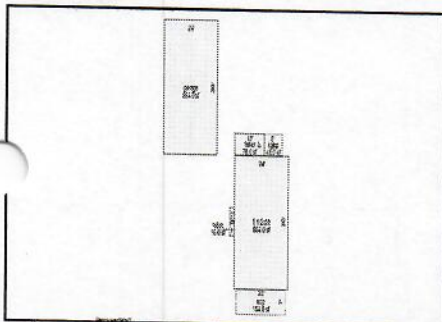
Garage Area: 864

Basement Area: 864

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel: 15 180 008 00	Current Class: 401.RESIDENTIAL-IMPROVED
Owner's Name: DIGBY MATTHEW	Previous Class: 401.RESIDENTIAL-IMPROVED
Property Address: 5129 W TEMPERANCE RD OTTAWA LAKE, MI 49267	Taxable Status: TAXABLE
Liber/Page: 2025R01766	Prev. Taxable Stat: 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: DIGBY MATTHEW 5129 W TEMPERANCE RD OTTAWA LAKE MI 49267	Description: 5129 W TEMPERANCE RD WHITEFORD GARDENS PART OF LOTS 5 & 6 DESC AS: COM 105.22 FT S 89 DEG 40' W FR THE NE COR OF LOT 6, WHITEFORD GARDENS, TH S 89 DEG 40' W 105.22 FT TH S 0 DEG 45' W 198.29 FT TH S 89 DEG 40' E 105.22 FT TH N 0 DEG 45' E 199.10 FT TO THE P O B.
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Most Recent Sale Information

Sold on 02/05/2025 for 235,000 by PEACOCK ROBERT C III & TRACY H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2025R01766

Most Recent Permit Information

Permit 22-9858 on 10/20/2022 for \$0 category REMODEL BUILDING.

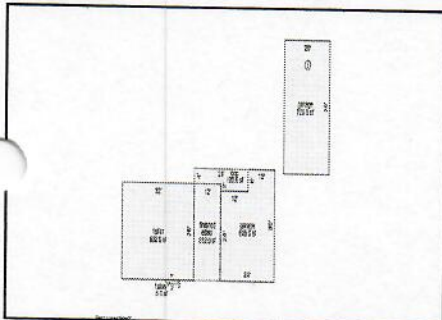
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 122,000	2025 Taxable: 98,187	Acreage: 0.48
Zoning: R-3	Land Value: Tentative	Frontage: 105.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 199.0

Improvement Data

of Residential Buildings: 1
Year Built: 1958
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 87
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 837
Ground Area: 832
Garage Area: 1,368
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Whiteford Gardens Land Analysis

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Totals:						\$424,900	\$170,000	
						Sale. Ratio =>	40.01	
						Std. Dev. =>	4.16	

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$187,660	\$38,774	\$36,534	121.8	315.0	1.11	1.11	\$318	\$34,806	\$0.80
\$237,136	\$22,117	\$24,253	80.8	199.0	0.48	0.48	\$274	\$46,077	\$1.06
\$424,796	\$60,891	\$60,787	202.6		1.59	1.59			
Average					Average			Average	
per FF=>			\$301		per Net Acre=>	38,200.13		per SqFt=>	\$0.88

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
154.00	WHITE	2023R14232	WHITEFORD GARDENS	401	FRONT FOOT RATE
105.00	WHITE	2025R01766	WHITEFORD GARDENS	401	FRONT FOOT RATE
