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Wolverine Gardens ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 210 008 01	4980 ONWAY DR	07/25/24	\$175,000	WD	03-ARMS.LENGTH	\$175,000	\$75,500	43.14	
15 210 025 00	5076 TAWAS DR	07/19/23	\$105,000	WD	03-ARMS.LENGTH	\$105,000	\$57,900	55.14	
Totals:						\$280,000	\$133,400		
								Sale. Ratio =>	47.64
								Std. Dev. =>	8.49

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$157,402	\$30,786	\$144,214	\$95,272	1.514	1,116	\$129.22	WOLVE	33.7876
\$147,001	\$33,325	\$71,675	\$85,535	0.838	1,042	\$68.79	WOLVE	33.7876
\$304,403		\$215,889	\$180,807			\$99.01		
				E.C.F. =>	1.194	Std. Deviation=>	0.47782939	
				Ave. E.C.F. =>	1.176	Ave. Variance=>	33.7876	Coefficient of Var=>
								1.8195

Building Style	Land Value	Land Table	Property Class	Building Depr.
1.25 STORY	\$29,383	WOLVERINE GARDENS	401	49
1.50 STORY	\$33,325	WOLVERINE GARDENS	401	45

28.73495616

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 4:15 PM

Parcel: 15 210 008 01
Owner's Name: GARIETY MELISSA
Property Address: 4980 ONWAY DR
OTTAWA LAKE, MI 49267
Liber/Page: 2024R10986
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: WOLVE WOLVERINE GARDENS

Mailing Address: GARIETY MELISSA
4980 ONWAY DR
OTTAWA LAKE MI 49267
Description: PER SURVEY WOLVERINE GARDENS LOT 10

Most Recent Sale Information

Sold on 07/25/2024 for 175,000 by RENO JAMES S (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R10986

Most Recent Permit Information

None Found

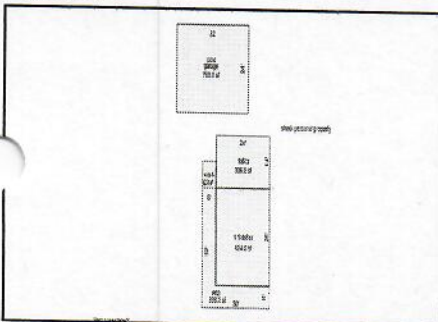
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	77,700	2025 Taxable:	77,700	Acres:	0.40
Zoning:	R-3	Land Value:	Tentative	Frontage:	79.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	219.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1.25 STORY
Exterior: Alum., Vinyl
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,116
Ground Area: 960
Garage Area: 768
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 4:15 PM

Parcel: 15 210 025 00
Owner's Name: MCKARUS MARK N LIVING TRUST
Property Address: 5076 TAWAS DR
OTTAWA LAKE, MI 49267
Liber/Page: 2025R08641
Split: / /
Public Impr.: Paved Road, Electric
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: WOLVE WOLVERINE GARDENS

Mailing Address:

MCKARUS MARK N LIVING TRUST
5076 TAWAS DR
OTTAWA LAKE MI 49267

Description:

5076 TAWAS DRIVE WOLVERINE GARDENS LOT 31.

Most Recent Sale Information

Sold on 05/20/2025 for 0 by MIDLAND AGENCY OF NWO, TRUSTEE.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 2025R08641

Most Recent Permit Information

Permit 23-0069 on 08/15/2023 for \$26,000 category GARAGE.

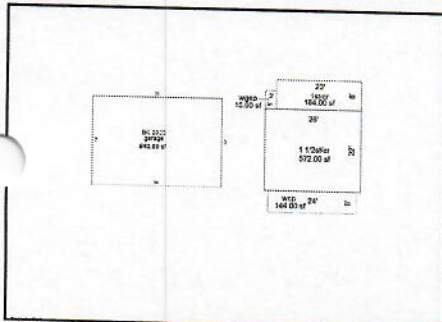
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	71,700	2025 Taxable:	71,448	Acres:	0.39
Zoning:	R-3	Land Value:	Tentative	Frontage:	122.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	140.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,042
Ground Area: 756
Garage Area: 840
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Wolverine Gardens Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 210 008 01	4980 ONWAY DR	07/25/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$75,500	43.14	
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Totals:			\$280,000			\$280,000	\$133,400		
								Sale. Ratio =>	47.64
								Std. Dev. =>	8.49

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
79.00	WOLVE	2024R10986	WOLVERINE GARDENS	401	FRONT FOOT RATE
122.00	WOLVE	2023R11002	WOLVERINE GARDENS	401	FRONT FOOT RATE
