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Orchard Greave ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 130 010 00	6881 HIGHWARDEN	11/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,500	38.39	
15 130 022 00	5441 KATHERINE DR	06/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00	
Totals:			\$275,000			\$275,000	\$94,300		
								Sale. Ratio =>	34.29
								Std. Dev. =>	6.64

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$173,032	\$15,535	\$139,465	\$164,918	0.846	1,296	\$107.61	ORCH	18.9217
\$98,065	\$20,219	\$99,781	\$81,514	1.224	1,200	\$83.15	ORCH	18.9217
\$271,097		\$239,246	\$246,432			\$95.38		
				E.C.F. =>	0.971	Std. Deviation=>		0.26759287
				Ave. E.C.F. =>	1.035	Ave. Variance=>		18.9217
						Coefficient of Var=>		6.4040

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$15,535	ORCHARD GROVE	401	78
1 STORY	\$20,219	ORCHARD GROVE	401	45

18.28396983

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:33 PM

Parcel: 15 130 010 00
Owner's Name: REYNOLDS SHEILA M
Property Address: 6881 HIGHWARDEN
OTTAWA LAKE, MI 49267
Liber/Page: 2022R21885
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: ORCH ORCHARD GROVE

Mailing Address:

REYNOLDS SHEILA M
6881 HIGHWARDEN
OTTAWA LAKE MI 49267

Description:

1488-195 785-615 ORCHARD GROVE PLACE LOTS 10 & 11.

Most Recent Sale Information

Sold on 11/14/2022 for 155,000 by CRANSON JACOB & BIHN JAMIE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21885

Most Recent Permit Information

Permit 179985 on 04/17/2017 for \$0 category MISC.

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 86,500

2025 Taxable: 60,081

Acreage: 0.31

Zoning: R-3

Land Value: Tentative

Frontage: 88.0

ARE: 100.000

Land Impr. Value: Tentative

Average Depth: 154.0

Improvement Data

of Residential Buildings: 1

Year Built: 1942

Occupancy: Single Family

Class: CD

Style: 1 STORY

Exterior: Alum., Vinyl

% Good (Physical): 77

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,296

Ground Area: 1,296

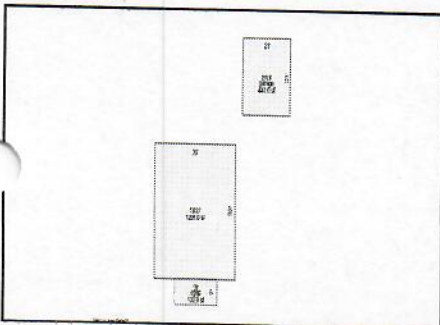
Garage Area: 441

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:33 PM

Parcel: 15 130 022 00
Owner's Name: BALTZ COLLIN E
Property Address: 5441 KATHERINE DR
OTTAWA LAKE, MI 49267
Liber/Page: 2022R12469
Split: // **Created:** //
Public Impr.: Paved Road, Electric
Topography: Level **Active:** Active

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: ORCH ORCHARD GROVE

Mailing Address:

BALTZ COLLIN E
5441 KATHERINE DR
OTTAWA LAKE MI 49267

Description:

5441 KATHERINE ST ORCHARD GROVE PLACE LOTS 26 27 & 28

Most Recent Sale Information

Sold on 06/03/2022 for 120,000 by GUFFEY WAYNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R12469

Most Recent Permit Information

Permit 3101 on 05/09/2006 for \$0 category GARAGE.

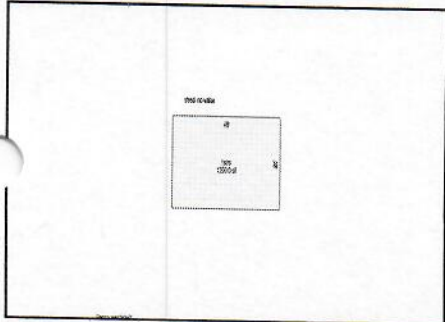
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 49,000	2025 Taxable: 33,992	Acreage: 0.47
Zoning: R-3	Land Value: Tentative	Frontage: 132.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 154.0

Improvement Data

of Residential Buildings: 1
Year Built: 1957
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Orchard Grove Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 130 010 00	6881 HIGHWARDEN	11/14/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,500	38.39
15 130 022 00	5441 KATHERINE DR	06/03/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,800	29.00
Totals:			\$275,000			\$275,000	\$94,300	
							Sale. Ratio =>	34.29
							Std. Dev. =>	6.64

Cur. Appraisal	Land Residual	Est. Land Value	Eftec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$179,667	(\$9,132)	\$15,535	69.0	154.0	0.31	0.31	(\$132)	(\$29,363)	(\$0.67)
\$102,169	\$38,050	\$20,219	89.9	154.0	0.47	0.47	\$423	\$81,478	\$1.87
\$281,836	\$28,918	\$35,754	158.9		0.78	0.78			
Average					Average			Average	
per FF=>			\$182		per Net Acre=>	37,169.67		per SqFt=>	\$0.85

Actual Front	ECF Area	Libert/Page	Land Table	Class	Rate Group 1
88.00	ORCH	2022R21885	ORCHARD GROVE	401	ORCHARD GROVE
132.00	ORCH	2022R12469	ORCHARD GROVE	401	ORCHARD GROVE
