

8

Ottawa Lake Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
15 019 038 00	8420 MEMORIAL HWY	12/08/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$88,800
15 019 049 00	8471 WARREN ST	04/27/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$54,800
15 019 074 00	8389 MEMORIAL HWY	05/31/23	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$98,500
15 019 084 00	8341 MEMORIAL HWY	09/29/23	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$63,300
Totals:						\$730,000	\$305,400

Sale. Ratio =>
Std. Dev. =>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
7.8871	1 STORY	\$32,204		OTTAWA LAKE RES	401	66
28.9097	1+ STORY	\$16,413		OTTAWA LAKE RES	401	49
28.7531	1.75 STORY	\$38,409	15 019 065 00	OTTAWA LAKE RES	401	49
49.7757	1 STORY	\$20,275		OTTAWA LAKE RES	401	66

1.3520

Coefficient of Var=> 21.71654165

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:42 PM

Parcel: 15 019 038 00
Owner's Name: WINGERD KRISTOPHER & ANGELA
Property Address: 8420 MEMORIAL HWY
OTTAWA LAKE, MI 49267
Liber/Page: 2025R10185
Split: / /
Public Impr.: Paved Road, Water, Sewer, 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: OTLAK OTTAWA LAKE RES

Mailing Address:

WINGERD KRISTOPHER & ANGELA
8420 MEMORIAL HWY
OTTAWA LAKE MI 49267

Description:

1042-336 1046-644 1371-556 TO 559 1373-588 SEC 19 T8S R6E .68 A COM AT INT OF C L OF U S 223 WITH E & W 1/4 LI TH E ALG 1/4 LI 173 FT TH SE'LY PARA TO C L OF SD RD 173 FT TH W PARA TO E & W 1/4 LI 173 FT TO C L U S 223 TH N'LY ALG C L TO BEG.

Most Recent Sale Information

Sold on 06/16/2025 for 240,000 by MCCLANAHAN SIERRA R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2025R10185

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 101,000

2025 Taxable: 88,047

Acreage: 0.72

Zoning: R-3

Land Value: Tentative

Frontage: 180.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 173.0

Improvement Data

of Residential Buildings: 1

Year Built: 1955

Occupancy: Single Family

Class: C+5

Style: 1 STORY

Exterior: Stone/Siding

% Good (Physical): 66

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 2

Full Baths: 1 Half Baths: 0

Floor Area: 1,144

Ground Area: 1,144

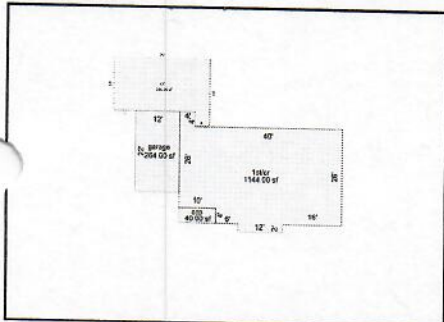
Garage Area: 264

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:42 PM

Parcel: 15 019 049 00
Owner's Name: LIGGETT STEPHANIE
Property Address: 8471 WARREN ST
OTTAWA LAKE, MI 49267
Liber/Page: 2023R07835
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, 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: OTLAK OTTAWA LAKE RES

Mailing Address:

LIGGETT STEPHANIE
8471 WARREN ST
OTTAWA LAKE MI 49267

Description:

886-526 886-528 & 529 SEC 19 T8S R6E .308 AC COM AT SE COR OF SEC 19 N 0 DEG 02'W 1547 FT TH S 89 DEG 07'50"W 694.04 FT TH N 06 DEG 30'W 49.18 FT TH S 88 DEG 44'W 296.71 FT TOE LI OF US 223 TH N 06 DEG 19'50"W 297.95 FT TO INT OF E LI OF HWY WITH CL OF WARREN ST TH S 87 DEG 25'10"W 232 FT TO A POB TH S 87 DEG 25'10"W 69 FT TH S 04 DEG 53'50"E 195 FT TH N 87 DEG 25'10"E 69 FT TH N 04 DEG 53'50"W 195 FT TO POB PT OF MILL BLOCK STOUT PLAT OTTAWA LAKE

Most Recent Sale Information

Sold on 04/27/2023 for 161,000 by SWANSON ZACHARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R07835

Most Recent Permit Information

Permit 24-0053 on 09/09/2024 for \$5,986 category REROOF.

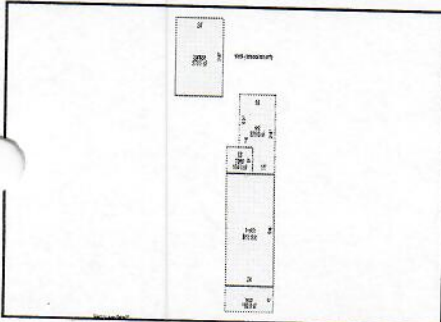
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	63,600	2025 Taxable:	54,849	Acreage:	0.27
Zoning:	R-3	Land Value:	Tentative	Frontage:	60.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	194.0

Improvement Data

of Residential Buildings: 1
Year Built: 1937
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Alum., Vinyl
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 816
Ground Area: 816
Garage Area: 576
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:42 PM

Parcel:	15 019 074 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BRATT NICHOLAS E & ABIGAIL Y (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8389 MEMORIAL HWY OTTAWA LAKE, MI 49267	Taxable Status	TAXABLE
Liber/Page:	2025R07108	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	15 WHITEFORD TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas	MAP #	
Topography:	Level	School:	58110 WHITEFORD AGR SCHOOL DIST
		Neighborhood:	OTLAK OTTAWA LAKE RES

Mailing Address:

BRATT NICHOLAS E & ABIGAIL Y (LE)
8389 MEMORIAL HWY
OTTAWA LAKE MI 49267

Description:

W19-66 SEC 19 T8S R6E .939 AC COM 1502.67 FT N 87 DEG 28'30"E & 394.69 FT S 08 DEG 17'E FR CEN OF SEC 19 TH S 08 DEG 17'E 161.74 FT TH S 85 DEG 28'30"W 192.2 FTTH N 07 DEG 31'W 161.97 FT TH N 85 DEG 35'E 190.05 FT TO POB ALSOA LOT 62.5 FT WIDE BY 160 FT LONG BD E BY MORITZ W BY OSBORN N BYDAWSON S BY WARREN ST

Most Recent Sale Information

Sold on 12/13/2024 for 0 by BRATT NICHOLAS & ABIGAIL.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2025R07108

Most Recent Permit Information

None Found

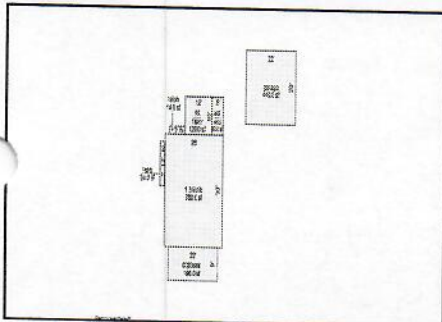
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	98,200	2025 Taxable:	85,779	Acreage:	0.70
Zoning:	R-3	Land Value:	Tentative	Frontage:	161.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	190.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1.75 STORY
Exterior: Alum., Vinyl
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,523
Ground Area: 924
Garage Area: 440
Basement Area: 1,002
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:44 PM

Parcel:	15 019 065 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BRATT NICHOLAS E & ABIGAIL Y (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8381 MEMORIAL HWY OTTAWA LAKE, MI 49267	Taxable Status	TAXABLE
Liber/Page:	2025R07108	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:	OTLAK OTTAWA LAKE RES

Mailing Address:

BRATT NICHOLAS E & ABIGAIL Y (LE)
8389 MEMORIAL HWY
OTTAWA LAKE MI 49267

Description:

PART OF MILL BLOCK STOUT PLAT OTTAWA LAKE DES AS THAT PART OF SEC 19, T8S R6E DES AS STARTING AT THE INTERSECTION OF THE N ROW LI OF WARREN ST WITH THE W LI OF US 223; TH N 103.00 FT TO POB; TH N 60.00 FT; TH W 125.00 FT; TH S 60.00 FT; TH E 125.00 FT TO POB.

Most Recent Sale Information

Sold on 12/13/2024 for 0 by BRATT NICHOLAS & ABIGAIL.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 2025R07108

Most Recent Permit Information

Permit 3314 on 06/01/2009 for \$0 category DEMOLITION.

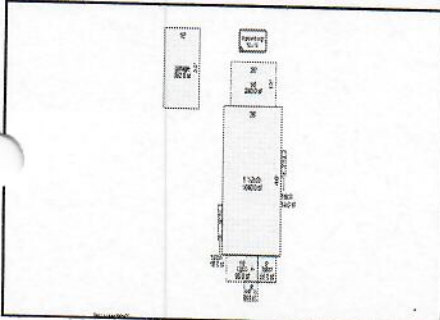
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	9,600	2025 Taxable:	9,600	Acreage:	0.17
Zoning:	R-3	Land Value:	Tentative	Frontage:	60.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	125.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 0
Ground Area: 0
Garage Area: 352
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:42 PM

Parcel: 15 019 082 00
Owner's Name: ELDRIDGE SAMUEL K
Property Address: 8494 WARREN ST
OTTAWA LAKE, MI 49267
Liber/Page: 2024R12704
Split: / /
Public Impr./Topography: Paved Road, Sewer, Electric, Gas 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: OTLAK OTTAWA LAKE RES

Mailing Address:

ELDRIDGE SAMUEL K
DIMARTINI DANIELLE
8494 WARREN ST
OTTAWA LAKE MI 49267

Description:

8494 WARREN ST SEC 19 T8S R6E .30 AC COM 432.5 FT W FR THE NW COR OF WARREN ST & ADRIAN RD TH N 163 FT TH W 81 FT TH S 163 FT TH E 81 FT TO P O B.

Most Recent Sale Information

Sold on 08/23/2024 for 230,000 by ROE INVESTMENTS LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2024R12704

Most Recent Permit Information

Permit 24-995 on 09/19/2024 for \$0 category REMODEL BUILDING.

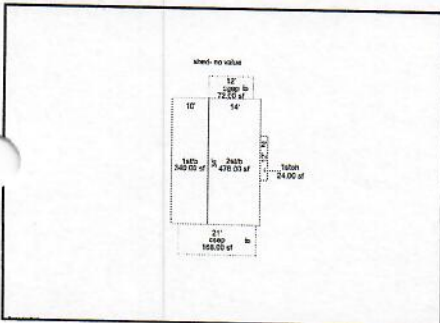
Physical Property Characteristics

2026 S.E.V.: Tentative	2026 Taxable: Tentative	Lot Dimensions:
2025 S.E.V.: 110,300	2025 Taxable: 110,300	Acreage: 0.30
Zoning: R-3	Land Value: Tentative	Frontage: 81.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 163.0

Improvement Data

of Residential Buildings: 1
Year Built: 1923
Occupancy: Single Family
Class: CD
Style: 2.0 STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,316
Ground Area: 816
Garage Area: 0
Basement Area: 816
Basement Walls:
Estimated TCV: Tentative

Sketch



Ottawa Lake Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
15 019 038 00	8420 MEMORIAL HWY	12/08/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$88,800
15 019 049 00	8471 WARREN ST	04/27/23	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$54,800
15 019 074 00	8389 MEMORIAL HWY	05/31/23	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$98,500
15 019 081 00	8522 RAILROAD ST	06/02/23	\$32,000	LC	03-ARM'S LENGTH	\$32,000	\$27,000
15 019 082 00	8494 WARREN ST	11/30/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$67,000
Totals:			\$761,000			\$761,000	\$336,100

Sale. Ratio =>

Std. Dev. =>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$1.52	180.00	OTLAK	2023R18123		OTTAWA LAKE RES	401	FRONT FOOT RATE
\$5.10	60.00	OTLAK	2023R07835		OTTAWA LAKE RES	401	FRONT FOOT RATE
\$2.68	221.00	OTLAK	2023R08783	15 019 065 00	OTTAWA LAKE RES	401	FRONT FOOT RATE
\$0.01	50.00	OTLAK	2023R08530		OTTAWA LAKE RES	401	FRONT FOOT RATE
(\$5.64)	81.00	OTLAK	2023R17687		OTTAWA LAKE RES	401	FRONT FOOT RATE

\$1.25