

9

Ottawa Heights ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
15 140 011 00	6393 HAWTHORNE	04/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$97,100	34.07
15 150 001 00	6527 MULLER DR	06/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$226,400	53.27
15 150 004 00	6599 MULLER DR	10/10/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,500	61.07
15 150 006 00	6647 MULLER DR	01/10/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$114,600	38.85
15 150 010 00	6417 HAWTHORNE	04/07/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$89,000	37.87
15 150 011 00	6433 HAWTHORNE	12/16/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,200	44.87
15 150 016 00	6596 MULLER DR	05/31/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$106,800	36.83
Totals:						\$1,900,000	\$822,600	

Sale. Ratio => 43.29
 Std. Dev. => 9.93

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$287,695	\$32,387	\$252,613	\$248,596	1.016	1,649	\$153.19	OTTAW	5.6305
\$478,955	\$41,652	\$383,348	\$425,806	0.900	4,608	\$83.19	OTTAW	17.2177
\$206,527	\$30,821	\$109,179	\$171,087	0.638	1,718	\$63.55	OTTAW	43.4314
\$239,798	\$30,821	\$264,179	\$203,483	1.298	1,880	\$140.52	OTTAW	22.5821
\$216,469	\$31,175	\$203,825	\$180,423	1.130	1,534	\$132.87	OTTAW	5.7244
\$213,732	\$44,364	\$185,636	\$164,915	1.126	1,512	\$122.78	OTTAW	5.3180
\$221,081	\$30,821	\$259,179	\$185,258	1.399	2,186	\$118.56	OTTAW	32.6552
\$1,864,257		\$1,657,959	\$1,579,568			\$116.38		2.2836
				E.C.F. =>	1.050	Std. Deviation=>	0.25337073	
				Ave. E.C.F. =>	1.072	Ave. Variance=>	18.9371	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$30,769	OTTAWA HEIGHTS	401	74
1 STORY	\$41,652	OTTAWA HEIGHTS	401	59
1 STORY	\$30,821	OTTAWA HEIGHTS	401	49
1 STORY	\$30,821	OTTAWA HEIGHTS	401	54
1 STORY	\$31,175	OTTAWA HEIGHTS	401	54
1.50 STORY	\$44,364	OTTAWA HEIGHTS	401	54
1 STORY	\$30,821	OTTAWA HEIGHTS	401	49

17.65751104

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:53 PM

Parcel: 15 140 011 00
Owner's Name: HAMLIN JASON M & MANDY R
Property Address: 6393 HAWTHORNE
OTTAWA LAKE, MI 49276
Liber/Page: 2024R06512
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: OTTAWA OTTAWA HEIGHTS

Mailing Address:

HAMLIN JASON M & MANDY R
6393 HAWTHORNE
OTTAWA LAKE MI 49276

Description:

* OTTAWA HEIGHTS S 1/2 OF LOT 10 ALSO PAR COM AT A PT 100 FT S OF NW COR OF SD LOTTH S 88 DEG 41'W 20.41 FT TH S 15.69 FT TH S 46 DEG 07'20"W 27.18FT TH S 08 DEG 35'20"W 66.90 FT TH N 88 DEG 41'E 50 FT TH N 100 FT TO POB BEING PT OF SE 1/4 OF NE 1/4 OF FRL SEC 4.

Most Recent Sale Information

Sold on 04/26/2024 for 285,000 by GILL RONALD & KATHLEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R06512

Most Recent Permit Information

None Found

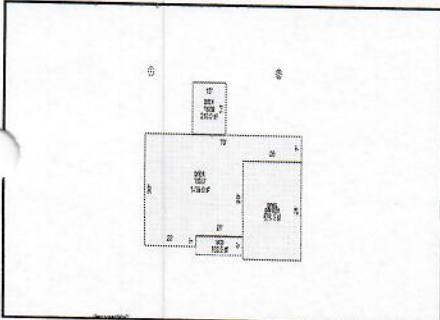
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	143,400	2025 Taxable:	143,400	Acreage:	0.49
Zoning:	R-3	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	215.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,649
Ground Area: 1,649
Garage Area: 676
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:53 PM

Parcel: 15 150 001 00
Owner's Name: ZIEM ERIC W & TRISHA M
Property Address: 6527 MULLER DR
OTTAWA LAKE, MI 49267
Liber/Page: 2024R08581
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: OTTAWA OTTAWA HEIGHTS

Mailing Address:

ZIEM ERIC W & TRISHA M
6596 MULLER DR
OTTAWA LAKE MI 49267

Description:

1468-782 OTTAWA HEIGHTS PLAT 2 LOTS 21 & 22 ALSO LOT 20 OF OTTAWA HEIGHTS

Most Recent Sale Information

Sold on 06/04/2024 for 425,000 by BUBERNIAK HARRY JR & MICHELE C TRUS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R08581

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 235,600

2025 Taxable: 235,600

Acreage: 1.47

Zoning: R-2

Land Value: Tentative

Frontage: 339.0

PRE: 100.000

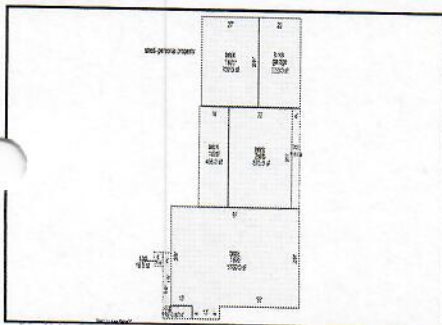
Land Impr. Value: Tentative

Average Depth: 188.3

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 4,608
Ground Area: 3,738
Garage Area: 520
Basement Area: 870
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:53 PM

Parcel: 15 150 004 00
Owner's Name: CLARK JOSEPH
Property Address: 6599 MULLER DR
OTTAWA LAKE, MI 49267
Liber/Page: 2023R16158
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: OTTAWA OTTAWA HEIGHTS

Mailing Address:

CLARK JOSEPH
6599 MULLER DR
OTTAWA LAKE MI 49267

Description:

759-192 1091-809 1199-655 1393-362 OTTAWA HEIGHTS PLAT 2 LOT 25.

Most Recent Sale Information

Sold on 10/10/2023 for 140,000 by CLARK MICHAEL P.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R16158

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 105,200

2025 Taxable: 76,030

Acreage: 0.46

Zoning: R-3

Land Value: Tentative

Frontage: 110.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 181.0

Improvement Data

of Residential Buildings: 1

Year Built: 1950

Occupancy: Single Family

Class: C+5

Style: 1 STORY

Exterior: Brick/Siding

% Good (Physical): 49

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,718

Ground Area: 1,718

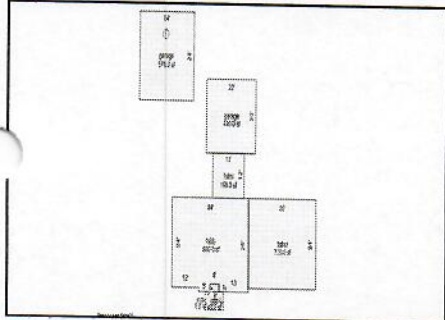
Garage Area: 1,016

Basement Area: 830

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

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10/23/2025 3:53 PM

Parcel: 15 150 006 00
Owner's Name: OLMSTEAD CAL D
Property Address: 6647 MULLER DR
OTTAWA LAKE, MI 49267
Liber/Page: 2025R00741
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: OTTAWA OTTAWA HEIGHTS

Mailing Address:

OLMSTEAD CAL D
6647 MULLER DR
OTTAWA LAKE MI 49267

Description:

903-330 OTTAWA HEIGHTS PLAT 2 LOT 27.

Most Recent Sale Information

Sold on 01/10/2025 for 295,000 by HOUSER JOANNE E (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2025R00741

Most Recent Permit Information

Permit 3291 on 03/31/2009 for \$0 category PORCH.

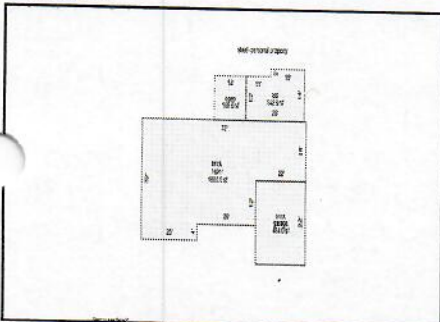
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	120,200	2025 Taxable:	89,468	Acreage:	0.46
Zoning:	R-3	Land Value:	Tentative	Frontage:	110.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	181.0

Improvement Data

of Residential Buildings: 1
Year Built: 1963
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 54
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,880
Ground Area: 1,880
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:53 PM

Parcel: 15 150 011 00
Owner's Name: SLOAN CASSIDY
Property Address: 6433 HAWTHORNE
OTTAWA LAKE, MI 49267
Liber/Page: 2024R18813
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: OTTAW OTTAWA HEIGHTS

Mailing Address:

SLOAN CASSIDY
6433 HAWTHORNE
OTTAWA LAKE MI 49267

Description:

517-127 517-536 OTTAWA HEIGHTS PLAT 2 LOT 32. ALSO PAR COM AT THE NW COR OF LOT 32 OTTAWA HEIGHTS PLAT 2 TH N 01 DEG 18'E 82.11 FT TH N 88 DEG 41'E 169.93 FT TH DUE S 82.04 FTTH S 88 DEG 41'W 171.82 FT TO THE POB TOGETHER WITH ROW EASEMENT FOR INGRESS & EGRESS OVER & ACROSS LAND DESC AS COM AT INT OF THEN & W ROW LI OF HAWTHORNE RD TH N 88 DEG 41'E 60 FT TH DUE N 82.04 FT TH S 88 DEG 41'W 60 FT TH DUE S 82.04 FT TO THE POB.

Most Recent Sale Information

Sold on 12/16/2024 for 230,000 by PERIAT BRAD M & STACEY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R18813

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.: Tentative

2026 Taxable: Tentative

Lot Dimensions:

2025 S.E.V.: 110,200

2025 Taxable: 110,200

Acreage: 0.78

Zoning: R-3

Land Value: Tentative

Frontage: 198.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 172.0

Improvement Data

of Residential Buildings: 1

Year Built: 1963

Occupancy: Single Family

Class: C+10

Style: 1.50 STORY

Exterior: Brick

% Good (Physical): 54

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,512

Ground Area: 1,008

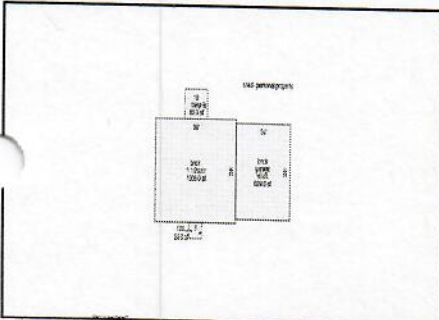
Garage Area: 624

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/23/2025 3:53 PM

Parcel: 15 150 016 00
Owner's Name: WAITE RICHARD R & SANDRA M
Property Address: 6596 MULLER DR
OTTAWA LAKE, MI 49267
Liber/Page: 2024R08035
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: OTTAWA OTTAWA HEIGHTS

Mailing Address: WAITE RICHARD R & SANDRA M
6596 MULLER DR
OTTAWA LAKE MI 49267
Description: 1313-682 OTTAWA HEIGHTS PLAT 2 LOT 37.

Most Recent Sale Information

Sold on 05/31/2024 for 290,000 by ZIEM ERIC & TRISHA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R08035

Most Recent Permit Information

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

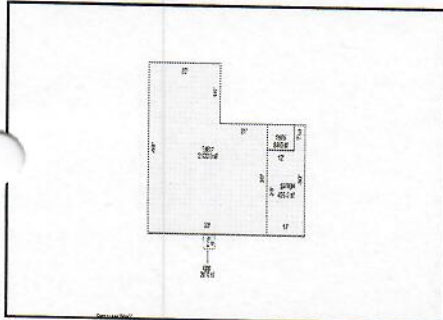
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	112,100	2025 Taxable:	112,100	Acreage:	0.46
Zoning:	R-3	Land Value:	Tentative	Frontage:	110.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	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): 49
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: Tentative

Sketch



Ottawa Heights Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
15 140 011 00	6393 HAWTHORNE	04/26/24	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$97,100	34.07	
15 150 001 00	6527 MULLER DR	06/04/24	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$226,400	53.27	
15 150 006 00	6647 MULLER DR	01/10/25	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$114,600	38.85	
15 150 010 00	6417 HAWTHORNE	04/07/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$89,000	37.87	
15 150 011 00	6433 HAWTHORNE	12/16/24	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$103,200	44.87	
15 150 016 00	6596 MULLER DR	05/31/24	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$106,800	36.83	
Totals:			\$1,760,000			\$1,760,000	\$737,100		
								Sale. Ratio =>	41.88
								Std. Dev. =>	7.01

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
100.00	OTTAW 2024R06512		OTTAWA HEIGHTS	401	FRONT FOOT RATE
339.00	OTTAW 2024R08581		OTTAWA HEIGHTS	401	FRONT FOOT RATE
110.00	OTTAW 2025R00741		OTTAWA HEIGHTS	401	FRONT FOOT RATE
114.00	OTTAW 2023R05708		OTTAWA HEIGHTS	401	FRONT FOOT RATE
198.00	OTTAW 2024R18813		OTTAWA HEIGHTS	401	FRONT FOOT RATE
110.00	OTTAW 2024R08035		OTTAWA HEIGHTS	401	FRONT FOOT RATE