



COLDWELL BANKER  
SCHMIDT REALTORS

PROPERTY REPORT

# 8250 Underwood Rdg, Traverse City, MI 49686



Presented by

**Tamryn Peterson** | REALTOR®

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**Coldwell Banker Schmidt, REALTORS**

6572 Western Avenue  
Glen Arbor, MI 49636



# 8250 Underwood Rdg, Traverse City, MI 49686



Legend: Subject Property

Off Market • Public Record

**Current Estimated Value**  
**\$1,231,200**

Last RVM® Update: 2/14/2023

RVM® Est. Range: \$1.07M – \$1.39M

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$5,720

↑ RVM® Change - Last 12 Months: 11.54%

**Your Refined Value**  
**\$1,374,467**

**Your Comp Analysis**  
**\$925,160**

Last Edited: 3/9/2023

\$341 Price per Sq. Ft.

**Your Comp Analysis Range**  
**\$689K – \$1.25M**

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt.	-	Single Family
Property Subtype	Condominium Unit (Residential)	-	-
Bedrooms	4	-	-
Total Baths	5	-	-
Full Baths	4	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,710	-	-
Building Area (sq ft)	2,710	-	-
Lot Size	2.2 acres	-	-
Lot Dimensions	2.200 AC	-	-
Garage	Yes	-	-
Garage (spaces)	2	-	-
Year Built	2017	-	-
Number of Units	0	-	-
Number of Stories	1	-	-

## Homeowner Facts

Owner Name (Public)	Davies Mark & Jennifer
Mailing Address	8250 Underwood Rdg Traverse City MI 49686-1695
Owner Occupied	Yes

## Refined Value

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Original Estimated Value	See page 2 of report for details	<b>\$1,231,200</b>
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Home Facts	See Home Facts for details	<b>\$0</b>
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Home Improvements	See Home Improvements for details	<b>\$0</b>
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Needed Improvements	See Needed Improvements for details	<b>\$0</b>
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Market Conditions	See Market Conditions for details	<b>+\$143,267</b>
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Changes to Estimated Value based on all refinements	<b>\$1,374,467</b>
	<b>+\$143,267</b>

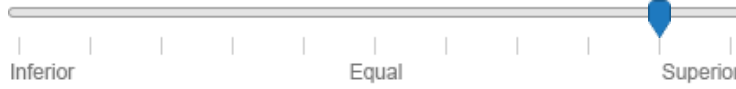
## Refined Value: Market Conditions

**Local Market Conditions**



**+\$53,725**

**Home Exterior Condition** (relative to other properties)



**+\$44,771**

**Home Interior Condition** (relative to other properties)



**+\$44,771**

**Lot Size** (relative to other properties)



**\$0**

**View** (relative to other properties)



**\$0**

**Privacy** (relative to other properties)



**\$0**

**Changes to Estimated Value based on market conditions**

**+\$143,267**

## Comparative Analysis

**1 Confirm the Property Facts**  
*Your realtor confirmed the property facts for this property so they could be used in selecting homes.*



**2 Average of Comps**  
*Comps form the foundation of this analysis. Your agent has selected key comps for you to review.*

**\$900,398**  
Range: \$626K – \$1.25M  
(or \$332 per sq. ft.)

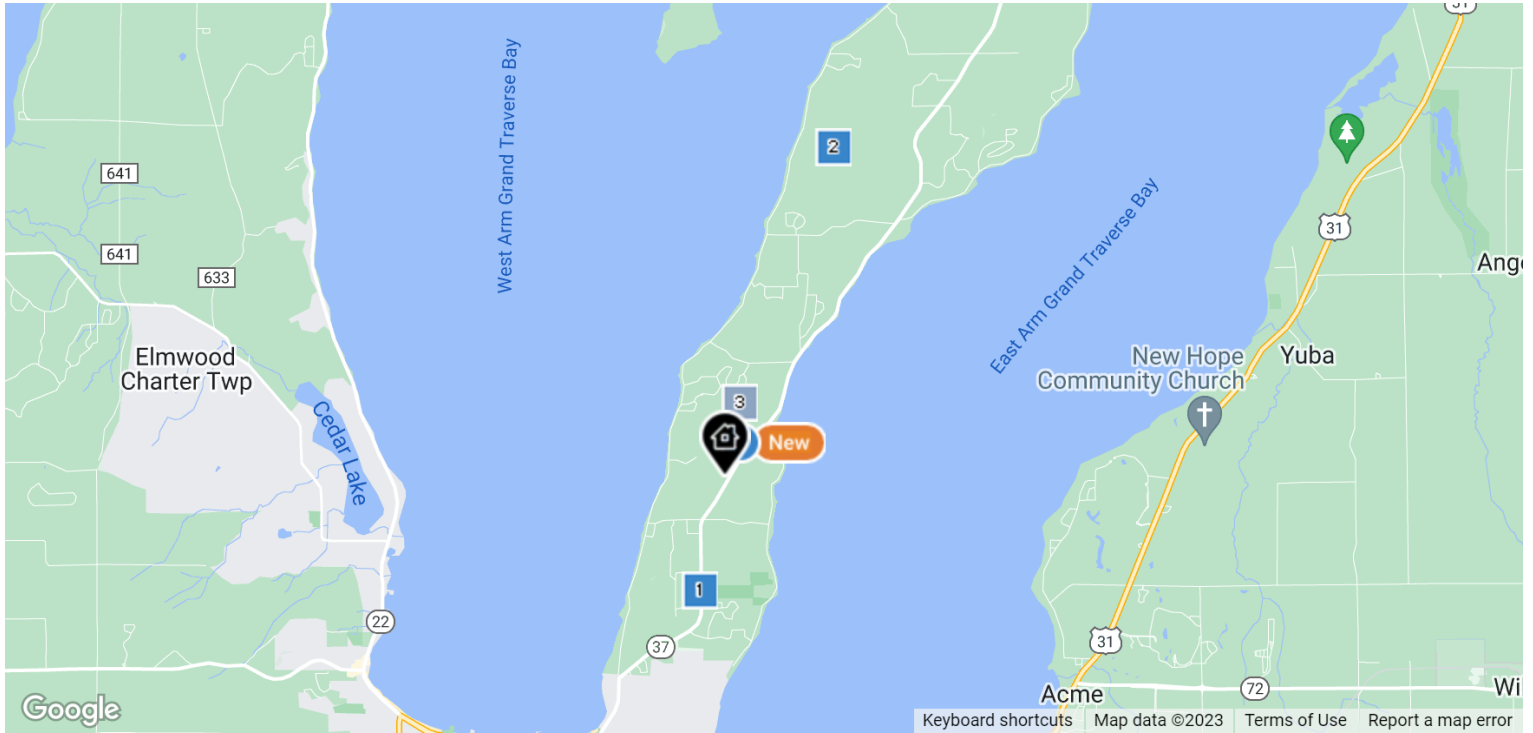
**3 Adjustments**  
*Your agent has some insight into how your home relates to these comps that have adjusted the result.*

**+\$24,763**

**4 Adjusted Value**

**\$925,160**  
Range: \$689K – \$1.25M  
(or \$341 per sq. ft.)  
Last Updated: 3/9/2023

## Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

### This Property



**Off Market**

8250 Underwood Rdg  
Traverse City, MI 49686

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$454	2,710 sq ft	2.2 acres	4	5	2017

### Listings







**Active**


8131 E Shore Rd  
Traverse City, MI 49686

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	.46 Mi. E	6 days	3/3/2023 List Date	\$1,150,000 List Price	\$366	3,142 sq ft	0.45 acres	3	3	1985	Same →

## Recently Sold

	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	<b>Closed</b> 18 Vineyard Ridge Dr Traverse City, MI 49686	1.43 Mi. S	37 days	12/30/2022 <small>Closed Date</small>	\$987,000 <small>Closed Price</small>	\$269	3,675 sq ft	10,454 sq ft	3	4	2019	Worse 
	<b>Closed</b> 1375 Braebury Way Traverse City, MI 49686	3.06 Mi. NE	93 days	1/12/2023 <small>Closed Date</small>	\$1,670,000 <small>Closed Price</small>	\$463	3,607 sq ft	5.3 acres	5	3	2009	Same 

## Properties Off Market

	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
	<b>Closed</b> 382 Water Watch Ln Traverse City, MI 49686	.43 Mi. NE	24 days	10/28/2022 <small>Closed Date</small>	\$949,000 <small>Closed Price</small>	\$231	4,103 sq ft	—	4	4	2001	Worse 



## Property History

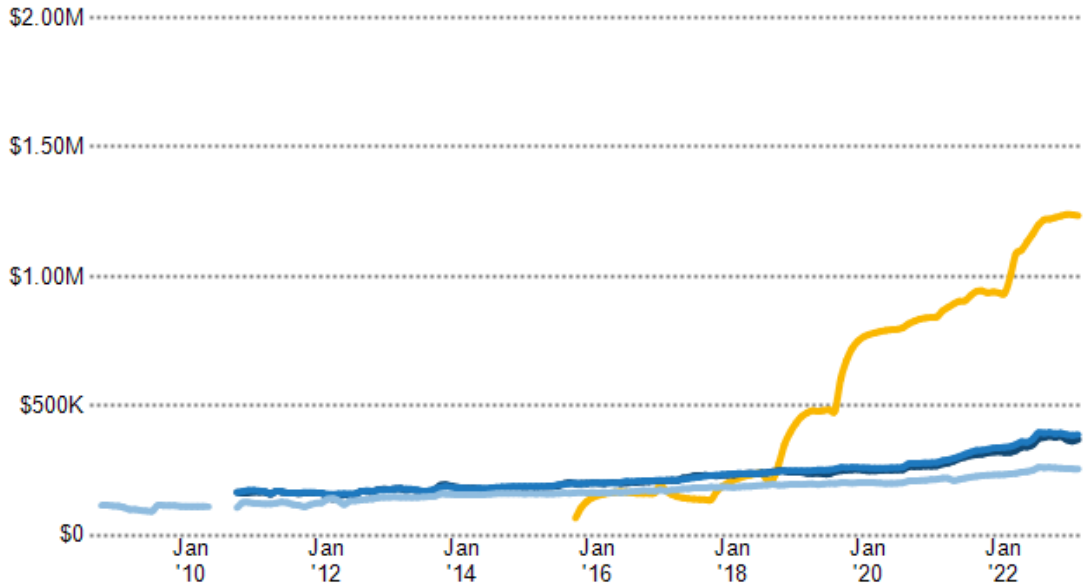
### Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- 49686
- Grand Traverse County
- Michigan



### Assessed Values

Date	Improvements	Land	Total	Tax
2022	-	-	\$368,300	\$9,212
2021	-	-	\$345,700	\$8,599
2020	-	-	\$365,000	\$8,512
2019	-	-	\$314,400	\$8,557
2018	-	-	\$150,900	\$6,874
2017	-	-	\$39,700	-
2016	-	-	\$39,700	-
2014	-	-	\$35,500	-
2012	-	-	\$36,600	-
2011	-	-	\$36,900	-
2010	-	-	\$55,400	-
2009	\$2,900	\$53,500	\$56,400	-
2008	\$2,900	\$40,000	\$42,900	-
2005	-	-	\$43,000	-

### Legal Description

<b>APN:</b> 11-683-028-00	<b>Tax ID:</b> -	<b>Zoning:</b> -	<b>Census Tract:</b> 260555509.003002	<b>Abbreviated Description:</b> DIST:11 CITY/MUNI/TWP: PENINSULA TOWNSHIP UNDERWOOD RIDGE SITE CONDO UNIT 28	<b>City/Municipality/Township:</b> Traverse City, MI 49686
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## Neighborhood: Economic Stats and Charts

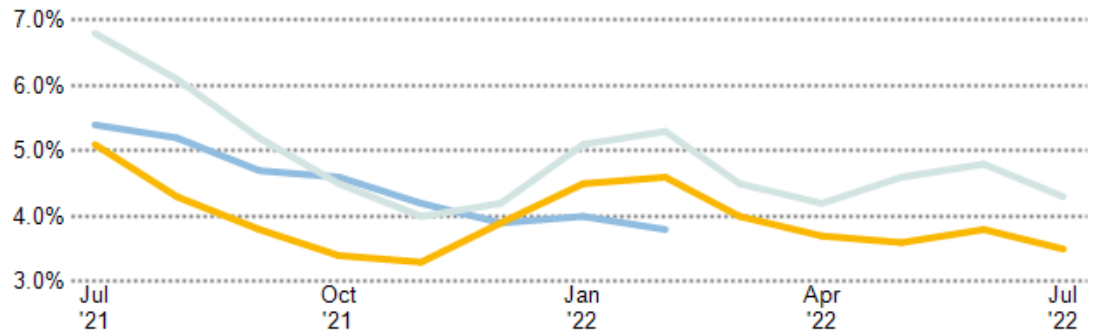
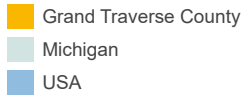
	49686	Grand Traverse County	Michigan	USA
<b>Income Per Capita</b>	\$40,684	\$35,405	\$31,713	\$34,103
<b>Median Household Income</b>	\$62,540	\$63,575	\$57,144	\$62,843
<b>Unemployment Rate</b>	–	3.5%	4.3%	3.8%
<b>Unemployment Number</b>	–	1.86K	210K	–
<b>Employment Number</b>	–	51.1K	4.68M	–
<b>Labor Force Number</b>	–	53K	4.89M	–

### Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

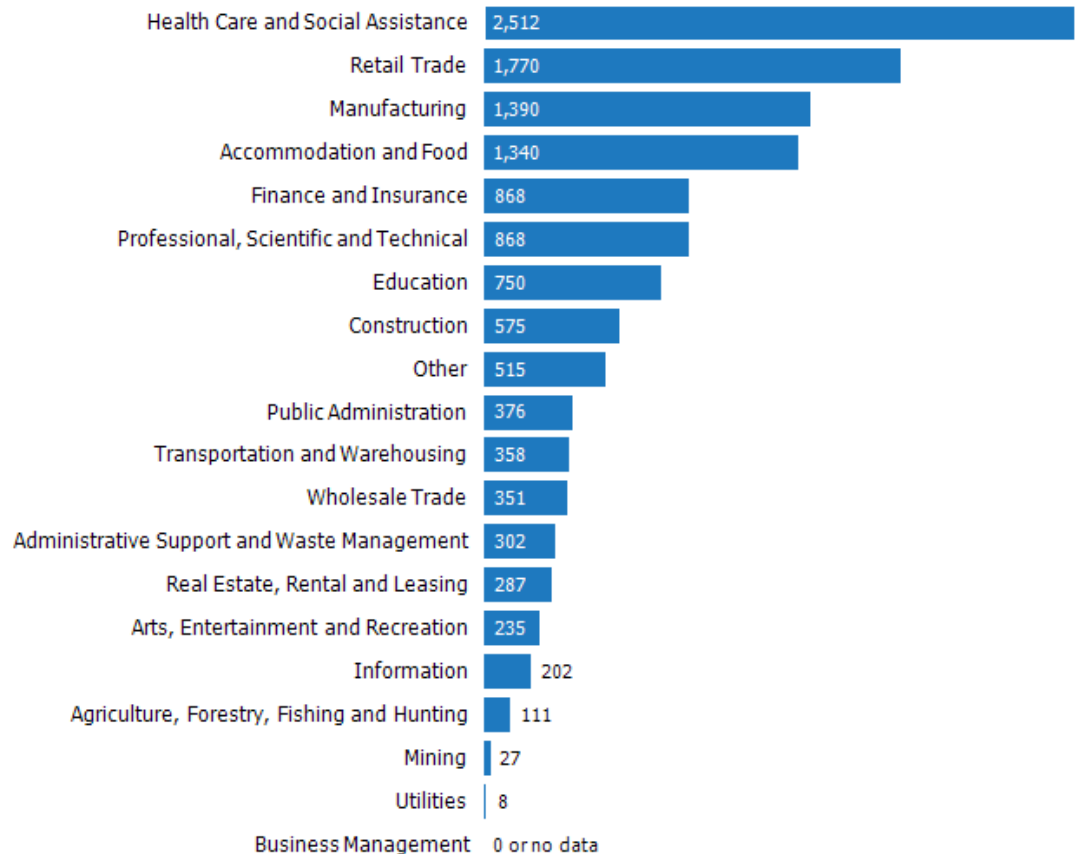


### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

