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Neighborhoods Used: 00011.CARRIAGEHILLS

9436 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-26-105-006	07/13/2022 00011	401	410,000	89,943	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	320,057	238,315	1.343



9604 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-26-131-008	02/25/2022 00011	401	325,000	88,989	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	236,011	208,639	1.131



9780 FOXWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-26-160-003	01/21/2022 00011	401	350,000	120,790	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74	229,210	204,734	1.120



9359 CHESTNUT CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-26-180-013	07/29/2021 00011	401	400,000	84,958	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	62	315,042	213,775	1.474



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:01 PM

Parcel:	D -04-26-105-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAMME ERIC C & SCHMIDT RORY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9436 HORSESHOE BEND DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5490/0361	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:	Description:
TAMME ERIC C & SCHMIDT RORY 9436 HORSESHOE BEND DEXTER MI 48130	*OLD SID - D 04-046-039-00 DE 67-39 LOT 39 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 07/13/2022 for 410,000 by MATUSZAK BROOKE E & TREVOR A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5490/0361

Most Recent Permit Information

Permit 89965 on 08/11/2021 for \$0 category DEMOLISH.

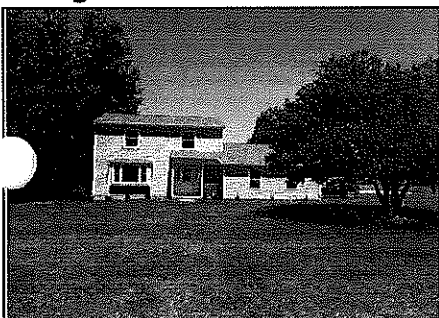
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	169,200	2023 Taxable:	169,200	Acreage:	1.12
Finning:	RR	Land Value:	Tentative	Frontage:	150.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	326.5

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:01 PM

Parcel:	D -04-26-131-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURDZINSKI CARRIE E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9604 HORSESHOE BEND DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5475/0588	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:

BURDZINSKI CARRIE E
9604 HORSESHOE BEND
DEXTER MI 48130

Description:

*OLD SID - D 04-047-094-00 DE 68-94 LOT 94 CARRIAGE HILLS NO.3

Most Recent Sale Information

Sold on 02/25/2022 for 325,000 by ANDREOLI DIANE (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5475/0588

Most Recent Permit Information

Permit 484956431 on 04/10/2013 for \$0 category SHED.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	152,300	2023 Taxable:	152,300	Acreage:	1.03
 zoning:	RR	Land Value:	Tentative	Frontage:	165.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	273.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:02 PM

Parcel:	D -04-26-160-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MOTT JENNA & AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9780 FOXWAY CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5467/0086	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:

MOTT JENNA & AARON
9780 FOXWAY CT
DEXTER MI 48130

Description:

*OLD SID - D 04-046-063-00 DE 67-63 LOT 63 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 01/21/2022 for 350,000 by NEWELL KEVIN & GINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5467/0086

Most Recent Permit Information

Permit PB23-0037 on 01/31/2023 for \$11,500 category Res. Door & Window Replace.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	162,000	2023 Taxable:	162,000	Acreeage:	2.03
Zoning:	RR	Land Value:	Tentative	Frontage:	135.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	308.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:02 PM

Parcel:	D -04-26-180-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAUER JAMES & KELLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9359 CHESTNUT CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5438/0237	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:

BAUER JAMES & KELLY
9359 CHESTNUT CIRCLE
DEXTER MI 48130

Description:

*OLD SID - D 04-045-019-00 DE 66-19 LOT 19 CARRIAGE HILLS

Most Recent Sale Information

Sold on 07/29/2021 for 400,000 by DELAPENA JESSICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5438/0237

Most Recent Permit Information

Permit 01-01358 on 05/14/2001 for \$20,000 category RES. ADD/ALTER/REPAIR.

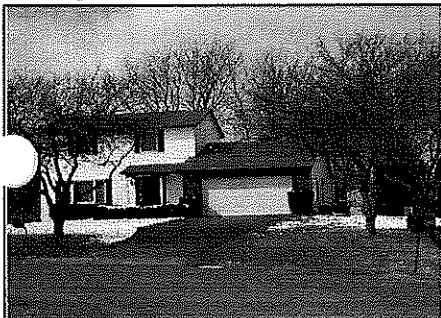
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	153,800	2023 Taxable:	153,800	Acreage:	1.21
Zoning:	RR	Land Value:	Tentative	Frontage:	81.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	249.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,012
Ground Area: 1,292
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Carriage Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-26-105-006	9436 HORSESHOE BEND	07/13/22	\$410,000	WD	03-ARMIS LENGTH	\$410,000	\$137,700	33.59
D-04-26-131-008	9604 HORSESHOE BEND	02/25/22	\$325,000	WD	03-ARMIS LENGTH	\$325,000	\$147,000	45.23
D-04-26-160-003	9780 FOXWAY CT	01/21/22	\$350,000	WD	03-ARMIS LENGTH	\$350,000	\$141,500	40.43
D-04-26-180-013	9359 CHESTNUT CIRCLE	07/29/21	\$400,000	WD	03-ARMIS LENGTH	\$400,000	\$148,600	37.15
Totals:			\$1,485,000			\$1,485,000	\$574,800	
							Sale. Ratio =>	38.71
							Std. Dev. =>	4.95

Cur Appraisal	Land + Yard	Bldg Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$374,014	\$89,943	\$320,057	\$238,315	1.343	1,704	\$187.83	00011	7.6139
\$337,687	\$88,989	\$236,011	\$208,639	1.131	1,704	\$138.50	00011	13.5671
\$364,833	\$120,790	\$229,210	\$204,734	1.120	1,704	\$134.51	00011	14.7313
\$339,778	\$84,958	\$315,042	\$213,775	1.474	2,012	\$156.58	00011	20.6844
\$1,416,312		\$1,100,320	\$865,463			\$154.36		0.4503
				E.C.F. => 1.271		Std. Deviation=> 0.17193945		
				Ave. E.C.F. => 1.267		Ave. Variance=> 14.1492		Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building	Depr.
2 STORY	\$88,369	CARRIAGEHILLS	401		78
2 STORY	\$86,857	CARRIAGEHILLS	401		72
2 STORY	\$120,790	CARRIAGEHILLS	401		74
2 STORY	\$84,205	CARRIAGEHILLS	401		62

11.1686861

Carriage Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-26-105-006	9436 HORSESHOE BEND	07/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$137,700	33.59
D-04-26-131-008	9604 HORSESHOE BEND	02/25/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,000	45.23
D-04-26-160-003	9780 FOXWAY CT	01/21/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$141,500	40.43
D-04-26-180-013	9359 CHESTNUT CIRCLE	07/29/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$148,600	37.15
Totals:			\$1,485,000			\$1,485,000		\$574,800
							Sale. Ratio =>	38.71
							Std. Dev. =>	4.95

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$353,689	\$124,355	\$68,044	176.7	326.5	1.12	1.12	\$704	\$110,636	\$2.54
\$317,710	\$74,170	\$66,880	173.7	273.0	1.03	1.03	\$427	\$71,731	\$1.65
\$337,051	\$105,957	\$93,008	241.6	308.0	2.03	2.03	\$439	\$52,221	\$1.20
\$320,411	\$144,427	\$64,838	168.4	249.0	1.21	1.21	\$858	\$119,164	\$2.74
\$1,328,861	\$448,909	\$292,770	760.4		5.40	5.40			
Average									
per FF=>			\$500			83,146.69			\$1.91
								Average	
								per SqFt=>	

Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
150.00	00011	5490/0361	CARRIAGEHILLS	401	CARRIAGE HILLS	CARRIAGE HILLS	
165.00	00011	5475/0588	CARRIAGEHILLS	401	CARRIAGE HILLS		
135.00	00011	5467/0086	CARRIAGEHILLS	401	CARRIAGE HILLS		
81.00	00011	5438/0237	CARRIAGEHILLS	401	CARRIAGE HILLS		