

10

Neighborhoods Used: 00011.CARRIAGEHILLS

9280 FLEMING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-25-277-004	12/21/2020 00011	401	320,000	58,099
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	261,901	200,443
				E.C.F. 1.307



9600 DAISY LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-130-019	01/17/2020 00011	401	280,000	65,174
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	64	214,826	220,626
				E.C.F. 0.974



9280 FLEMING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-25-277-004	11/05/2019 00011	401	305,000	58,099
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	246,901	200,443
				E.C.F. 1.232



9700 TIMBER HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-132-004	09/12/2019 00011	401	310,000	70,504
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	64	239,496	158,276
				E.C.F. 1.513



9700 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-130-010	08/21/2019 00011	401	325,000	76,027
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	248,973	194,678
				E.C.F. 1.279



9613 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-130-007	08/16/2019 00011	401	334,000	81,421
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TRI-LEVEL	69	223,029	166,276
Agricultural Buildings:			ResidualValue 29550	CostByManual 22031
				E.C.F. 1.341



9790 DAISY LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-130-012	08/12/2019 00011	401	350,000	70,673
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	69	279,327	198,270
				E.C.F. 1.409



9889 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-180-009	07/23/2019 00011	401	295,000	85,180
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	64	209,820	175,490
				E.C.F. 1.196



Neighborhoods Used: 00011.CARRIAGEHILLS

5335 CARRIAGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-25-276-004	05/24/2019 00011	401	273,100	83,246	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64	189,854	173,814	1.092



Neighborhoods Used: 00011.CARRIAGEHILLS

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 1,688,316
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 22,031
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 2,114,127
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 29,550
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Rows: After Application of E.C.F.s

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.252 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.341 (1)
Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel:	D -04-25-276-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOUGHER JONATHAN & LAURA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5335 CARRIAGE LANE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5306/0178	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:

BOUGHER JONATHAN & LAURA
5335 CARRIAGE LANE
DEXTER MI 48130

Description:

*OLD SID - D 04-045-030-00 DE 66-30 LOT 30 CARRIAGE HILLS

Most Recent Sale Information

Sold on 05/24/2019 for 273,100 by KALIMAN ROGER & NATALIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5306/0178

Most Recent Permit Information

Permit P14-27754 on 06/09/2014 for \$0 category Mechanical.

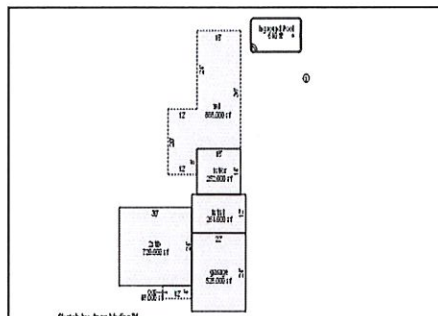
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	150,700	2021 Taxable:	149,058	Acreage:	1.20
Zoning:	RR	Land Value:	Tentative	Frontage:	189.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	260.0

Improvement Data

of Residential Buildings: 1
Year Built: 1976
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,956
Ground Area: 1,236
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel:	D -04-25-277-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BELL JAMES A & AMANDA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9280 FLEMING RD DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5398/0328	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:

BELL JAMES A & AMANDA M
9280 FLEMING RD
DEXTER MI 48130

Description:

*OLD SID - D 04-025-021-00 DE 25-5 D COM AT NW 1/4 CORNER, TH S 33 DEG 42' 10" E 1660.80 FT ALONG CENTER OF DEXTER-PINCKNEY ROAD, TH CONT ALONG CENT OF ROAD S 33DEG 27' 40" E 1675.95 FT, TH S 76 DEG 02' 00" W 519.85FT ALONG CENTER OF FLEMING ROAD TO PL OF BEG, TH N 13 DEG 58' 00" W 300.0 FT, TH N76 DEG 02' 00" E 150 FT, TH S 13 DEG 58' 00" E 300.0 FT, TH S 76 DEG 02' 00" W 150.0 FT TO PL OF BEG, BEING PART OF NW 1/4 OFNW 1/4 SEC 25 T1S-R4E 1.03 AC.

Most Recent Sale Information

Sold on 12/21/2020 for 320,000 by BYRD CHARLES D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5398/0328

Most Recent Permit Information

None Found

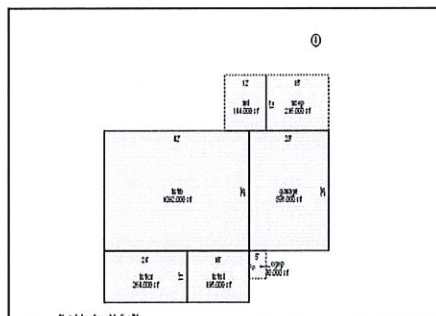
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	153,200	2021 Taxable:	153,200	Acreage:	0.81
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	234.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,554
Ground Area: 1,554
Garage Area: 598
Basement Area: 1,092
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel:	D -04-26-130-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BRADSHAW NATHAN A & CHERYL D	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9613 HORSESHOE BEND DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5317/0091	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:	Description:
BRADSHAW NATHAN A & CHERYL D 9613 HORSESHOE BEND DEXTER MI 48130	*OLD SID - D 04-047-082-00 DE 68-82 LOT 82 CARRIAGE HILLS NO.3

Most Recent Sale Information

Sold on 08/16/2019 for 334,000 by JONES THOMAS M & LORI.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5317/0091

Most Recent Permit Information

Permit P19-36947 on 02/25/2019 for \$0 category Electrical.

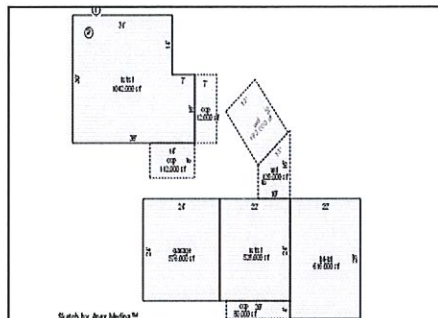
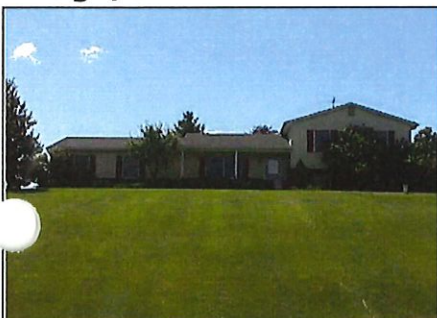
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	156,200	2021 Taxable:	153,215	Acreage:	1.53
Zoning:	RR	Land Value:	Tentative	Frontage:	160.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	415.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 2
Year Built: 1977	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C+5	
Style: TRI-LEVEL	
Exterior: Brick/Siding	
% Good (Physical): 69	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 1,760	
Ground Area: 1,144	
Garage Area: 576	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel: D -04-26-130-010
Owner's Name: CHEDRICK LYNN & ADLER JASON
Property Address: 9765 HORSESHOE BEND
DEXTER, MI 48130
Liber/Page: 5319/0461
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00011 CARRIAGEHILLS

Mailing Address:

CHEDRICK LYNN & ADLER JASON
9765 HORSESHOE BEND
DEXTER MI 48130

Description:

*OLD SID - D 04-046-066-00 DE 67-66 LOT 66 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 08/21/2019 for 325,000 by SCHRADER EDWARD E & ELLA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0461

Most Recent Permit Information

Permit P12-25366 on 10/15/2012 for \$10,000 category RES. ADD/ALTER/REPAIR.

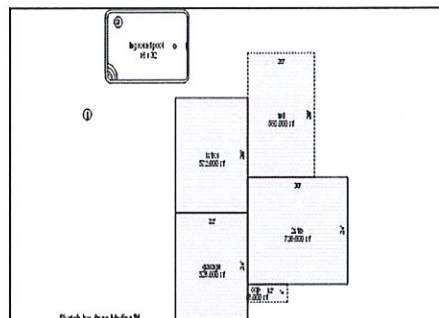
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	159,300	2021 Taxable:	159,299	Acreage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	223.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	333.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,012
Ground Area: 1,292
Garage Area: 836
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel:	D -04-26-130-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DILLEY JARED & LARA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9790 DAISY LANE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5315/0469	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:	Description:
DILLEY JARED & LARA 9790 DAISY LN DEXTER MI 48130	*OLD SID - D 04-046-068-00 DE 67-68 LOT 68 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 08/12/2019 for 350,000 by REEVES JACK N & TONI L.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5315/0469
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Most Recent Permit Information

Permit P17-33181 on 05/16/2017 for \$0 category Electrical.

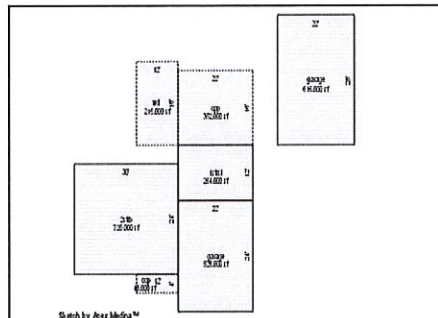
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	158,800	2021 Taxable:	158,285	Acreage:	1.16
Zoning:	RR	Land Value:	Tentative	Frontage:	165.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	303.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 69
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: 1,144
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel:	D -04-26-130-019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCOTT ELIZABETH & MATTHEW	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9600 DAISY LANE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5338/0371	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00011 CARRIAGEHILLS

Mailing Address:	Description:
SCOTT ELIZABETH & MATTHEW 9600 DAISY LANE DEXTER MI 48130	*OLD SID - D 04-046-075-00 DE 67-75 LOT 75 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 01/17/2020 for 280,000 by WESTHOFF MARY & MARKOV'S MARA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5338/0371

Most Recent Permit Information

Permit 10-21878 on 01/13/2010 for \$0 category ELECTRICAL.

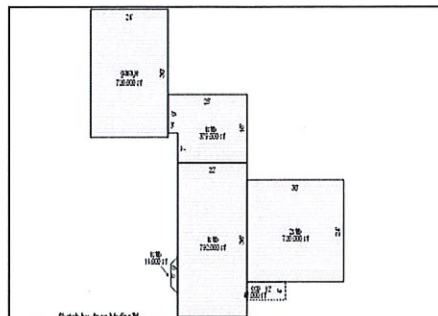
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	169,400	2021 Taxable:	169,400	Acreage:	0.95
Zoning:	RR	Land Value:	Tentative	Frontage:	178.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	234.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,625
Ground Area: 1,905
Garage Area: 720
Basement Area: 1,905
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel: D -04-26-132-004
Owner's Name: CUNNINGHAM JEREMIAH & SARAH
Property Address: 9700 TIMBER HILL CT
DEXTER, MI 48130
Liber/Page: 5320/0786
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00011 CARRIAGEHILLS

Mailing Address:

CUNNINGHAM JEREMIAH & SARAH
9700 TIMBER HILL CT
DEXTER MI 48130

Description:

*OLD SID - D 04-047-087-00 DE 68-87 LOT 87 CARRIAGE HILLS NO.3

Most Recent Sale Information

Sold on 09/12/2019 for 310,000 by RODRIGUEZ STEVEN & MICHELLE M (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5320/0786

Most Recent Permit Information

Permit 09-21617 on 10/15/2009 for \$3,000 category RES. RE-ROOF.

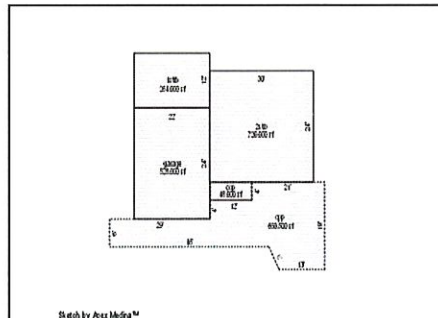
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	134,600	2021 Taxable:	132,428	Acreage:	1.15
Zoning:	RR	Land Value:	Tentative	Frontage:	163.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	380.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 984
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 9:55 AM

Parcel: D -04-26-180-009
Owner's Name: POIRIER TRAVIS & ASHLEY E
Property Address: 9889 HORSESHOE BEND
DEXTER, MI 48130
Liber/Page: 5313/0318
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00011 CARRIAGEHILLS

Mailing Address:

POIRIER TRAVIS & ASHLEY E
9889 HORSESHOE BEND
DEXTER MI 48130

Description:

*OLD SID - D 04-046-050-00 DE 67-50 LOT 50 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 07/23/2019 for 295,000 by SUTHERLAND PETER & MARY CAPLON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5313/0318

Most Recent Permit Information

Permit P18-34790 on 01/22/2018 for \$0 category Mechanical.

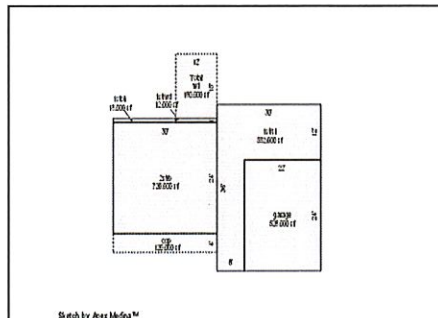
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	153,200	2021 Taxable:	149,666	Acreage:	1.61
Zoning:	RR	Land Value:	Tentative	Frontage:	178.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	373.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 2,022
Ground Area: 1,272
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



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-04-25-276-004	5335 CARRIAGE LANE	05/24/19	\$273,100	WD	03-ARMI'S LENGTH	\$273,100	\$141,300	51.74
D-04-25-277-004	9280 FLEMING RD	11/05/19	\$305,000	WD	03-ARMI'S LENGTH	\$305,000	\$121,600	39.87
D-04-25-277-004	9280 FLEMING RD	12/21/20	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$126,300	39.47
D-04-26-130-007	9613 HORSESHOE BEND	08/16/19	\$334,000	WD	03-ARMI'S LENGTH	\$334,000	\$144,800	43.35
D-04-26-130-010	9765 HORSESHOE BEND	08/21/19	\$325,000	WD	03-ARMI'S LENGTH	\$325,000	\$151,300	46.55
D-04-26-130-012	9790 DAISY LANE	08/12/19	\$350,000	WD	03-ARMI'S LENGTH	\$350,000	\$150,100	42.89
D-04-26-130-019	9600 DAISY LANE	01/17/20	\$280,000	WD	03-ARMI'S LENGTH	\$280,000	\$163,900	58.54
D-04-26-132-004	9700 TIMBER HILL CT	09/12/19	\$310,000	WD	03-ARMI'S LENGTH	\$310,000	\$125,100	40.35
D-04-26-180-009	9889 HORSESHOE BEND	07/23/19	\$295,000	WD	03-ARMI'S LENGTH	\$295,000	\$141,100	47.83
Totals:			\$2,792,100			\$2,792,100	\$1,265,500	

Sale. Ratio => 45.32

Std. Dev. => 6.34

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)
\$302,252	\$83,246	\$189,854	\$173,814	1.092	1,956	\$97.06	00011	16.7963
\$310,657	\$58,099	\$246,901	\$200,443	1.232	1,554	\$158.88	00011	2.8466
\$310,657	\$58,099	\$261,901	\$200,443	1.307	1,554	\$168.53	00011	4.6368
\$312,960	\$81,421	\$252,579	\$188,307	1.341	1,760	\$143.51	00011	8.1070
\$321,321	\$76,027	\$248,973	\$194,678	1.279	2,012	\$123.74	00011	1.8654
\$320,493	\$70,673	\$279,327	\$198,270	1.409	1,704	\$163.92	00011	14.8579
\$343,163	\$65,174	\$214,826	\$220,626	0.974	2,625	\$81.84	00011	28.6533
\$269,932	\$70,504	\$239,496	\$158,276	1.513	1,704	\$140.55	00011	25.2909
\$306,297	\$85,180	\$209,820	\$175,490	1.196	2,022	\$103.77	00011	6.4618
\$2,797,732		\$2,143,677	\$1,710,347			\$131.31		0.6886
				E.C.F. =>	1.253	Std. Deviation=>		0.16217563
				Ave. E.C.F. =>	1.260	Ave. Variance=>		12.1684
						Coefficient of Var=>		

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$74,643	CARRIAGEHILLS	401	64
1 STORY	\$57,647	CARRIAGEHILLS	401	69
1 STORY	\$57,647	CARRIAGEHILLS	401	69
TRI-LEVEL	\$80,830	CARRIAGEHILLS	401	69
2 STORY	\$70,709	CARRIAGEHILLS	401	69
2 STORY	\$70,673	CARRIAGEHILLS	401	69
2 STORY	\$65,174	CARRIAGEHILLS	401	64
2 STORY	\$70,504	CARRIAGEHILLS	401	64
2 STORY	\$85,180	CARRIAGEHILLS	401	64

9.655629685

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-04-25-276-004	5335 CARRIAGE LANE	05/24/19	\$273,100	WD	03-ARMIS LENGTH	\$273,100	\$141,300	51.74
D-04-25-277-004	9280 FLEMING RD	11/05/19	\$305,000	WD	03-ARMIS LENGTH	\$305,000	\$121,600	39.87
D-04-25-277-004	9280 FLEMING RD	12/21/20	\$320,000	WD	03-ARMIS LENGTH	\$320,000	\$126,300	39.47
D-04-26-130-007	9613 HORSESHOE BEND	08/16/19	\$334,000	WD	03-ARMIS LENGTH	\$334,000	\$144,800	43.35
D-04-26-130-010	9765 HORSESHOE BEND	08/21/19	\$325,000	WD	03-ARMIS LENGTH	\$325,000	\$151,300	46.55
D-04-26-130-012	9790 DAISY LANE	08/12/19	\$350,000	WD	03-ARMIS LENGTH	\$350,000	\$150,100	42.89
D-04-26-130-019	9600 DAISY LANE	01/17/20	\$280,000	WD	03-ARMIS LENGTH	\$280,000	\$163,900	58.54
D-04-26-132-004	9700 TIMBER HILL CT	09/12/19	\$310,000	WD	03-ARMIS LENGTH	\$310,000	\$125,100	40.35
D-04-26-180-009	9889 HORSESHOE BEND	07/23/19	\$295,000	WD	03-ARMIS LENGTH	\$295,000	\$141,100	47.83
Totals:			\$2,792,100			\$2,792,100	\$1,265,500	

Sale. Ratio => 45.32
 Std. Dev. => 6.34

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$310,007	\$45,491	\$82,398	193.9	260.0	1.20	1.20	\$235	\$37,815	\$0.87
\$316,647	\$51,990	\$63,637	149.7	234.0	0.81	0.81	\$347	\$64,504	\$1.48
\$316,647	\$66,990	\$63,637	149.7	234.0	0.81	0.81	\$447	\$83,114	\$1.91
\$321,358	\$101,870	\$89,228	209.9	415.0	1.53	1.53	\$485	\$66,408	\$1.52
\$328,667	\$74,388	\$78,055	183.7	333.0	0.93	0.93	\$405	\$79,730	\$1.83
\$327,835	\$100,180	\$78,015	183.6	303.0	1.16	1.16	\$546	\$86,736	\$1.99
\$349,935	\$2,011	\$71,946	169.3	234.0	0.95	0.95	\$12	\$2,128	\$0.05
\$277,257	\$110,572	\$77,829	183.1	380.0	1.15	1.15	\$604	\$96,401	\$2.21
\$315,147	\$73,883	\$94,030	221.2	373.0	1.61	1.61	\$334	\$45,776	\$1.05
\$2,863,500	\$627,375	\$698,775	1,644.2		10.14	10.14			
Average		Average		Average		Average		Average	
per FF=>		\$382		per Net Acre=>		61,853.00		per SqFt=>	
								\$1.42	

Actual Front	ECF Area	Liber/Page	Land Table	Class
189.00	00011	5306/0178	CARRIAGEHILLS	401
150.00	00011	5329/0152	CARRIAGEHILLS	401
150.00	00011	5398/0328	CARRIAGEHILLS	401
160.00	00011	5317/0091	CARRIAGEHILLS	401
223.00	00011	5319/0461	CARRIAGEHILLS	401
165.00	00011	5315/0469	CARRIAGEHILLS	401
178.00	00011	5338/0371	CARRIAGEHILLS	401
163.00	00011	5320/0786	CARRIAGEHILLS	401
178.00	00011	5313/0318	CARRIAGEHILLS	401