

**10A**

Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

6458 MEADOW RIDGE COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-23-105-004	08/15/2022 00075	401	630,000	71,578
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	558,422	518,899
				E.C.F.
				1.076



3279 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-310-001	03/29/2022 00007	401	535,000	80,290
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	454,710	346,823
				E.C.F.
				1.311



8952 E STONEYFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-410-008	07/23/2021 00007	407	460,000	78,873
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	381,127	319,230
				E.C.F.
				1.194



3345 FIELDSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-300-055	07/09/2021 00007	401	470,000	78,120
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	94	391,880	393,762
				E.C.F.
				0.995



Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

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 : 1,578,715
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
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 : 1,786,139
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
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. Includes values for 4, 1, 7.40, 9.43, 1.000 and 4.55, 6.06, 0.996.

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. : 1.131 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

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<b>Parcel:</b>	D -04-23-105-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CHURCH THOMAS & MARCY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6458 MEADOW RIDGE COURT DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5494/0989	<b>Created:</b>	11/03/2000
<b>Split:</b>	11/03/2000	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Topography:</b>	Rolling	<b>MAP #</b>	DAFD
		<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00075 MEADOWRIDGE

## Mailing Address:

CHURCH THOMAS & MARCY  
6458 MEADOW RIDGE COURT  
DEXTER MI 48130

## Description:

OWNER REQUEST DE 23-2A-1D " PCL 4 " COM AT E 1/4 COR SEC 23, TH N 11-56-13 E 500.45 FT TO A POB, TH N 76-20-52 W 359.40 FT, TH N 17-54-54 E 160.44 FT, TH S 76-20-52 E 342.68 FT, TH S 11-56-13 W 160.07 FT TO THE POB, PT OF NE 1/4 SEC 23 T1S-R4E. 1.29 AC. SPLIT ON 08/16/2000 FROM D -04-23-100-007D -04-23-100-008D -04-23-100-009D -04-23-100-010D -04-23-100-011D -04-23-100-012D -04-23-100-013D -04-23-100-014D -04-23-100-015;

## Most Recent Sale Information

Sold on 08/15/2022 for 630,000 by SCHATZEL STEVEN L & HOLT TERESA R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5494/0989

## Most Recent Permit Information

Permit P15-29364 on 06/15/2015 for \$11,000 category Res. Re-Roof.

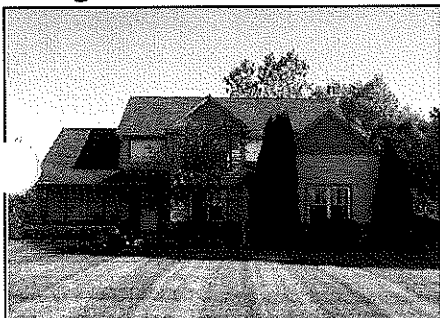
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	250,600	<b>2023 Taxable:</b>	250,600	<b>Acres:</b>	1.29
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AGE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 2  
Floor Area: 2,678  
Ground Area: 1,384  
Garage Area: 660  
Basement Area: 1,384  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

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<b>Parcel:</b>	D -04-36-300-055	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SUYDAM CRAIG & ALICIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3345 FIELDSTONE DR DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5436/0462	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

SUYDAM CRAIG & ALICIA  
3345 FIELDSTONE DR  
DEXTER MI 48130

## Description:

M.D. L4160 P290 09/10/02 DE 36-9A-1A-1A-2A1-E-1E-1 "REMAINDER" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1995.38 FT, TH N 77-15-40 W 763.48 FT, TH N 84-39-50 W 559.94 FT, TH S 02-10-10 E 60.52 FT TO POB, TH S 84-39-50 E 171.49 FT, TH 23.46 FT ALNG CURV RT RAD=15.00 FT CH=S 39-27-47 E 21.14 FT, TH S 05-44-16 W 24.73 FT, TH 82.29 FT ALNG CURV RT RAD=192.00 FT CH=S 18-00-56 W 81.66 FT, TH S 18-37-56 W 70.87 FT, TH 113.68 FT ALNG CURV LFT RAD=263.00 FT CH=112.80 FT, TH N 86-51-10 W 117.19 FT, TH N 02-10-10 W 308.16 FT TO POB. PT OF SW 1/4 SEC 36, T1S-R4E. 1.03 AC. SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 07/09/2021 for 470,000 by HOOPER PATRICK & JAHLEH.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5436/0462

## Most Recent Permit Information

Permit P17-32789 on 03/13/2017 for \$0 category Mechanical- Pre Fab Fireplace.

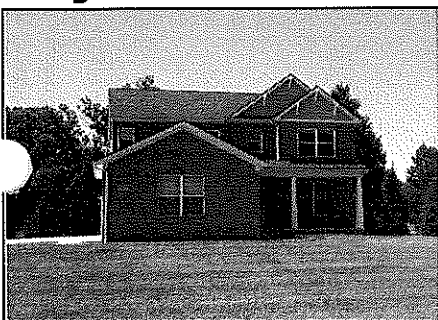
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	255,600	<b>2023 Taxable:</b>	254,835	<b>Acreage:</b>	1.03
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2017  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 94  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,502  
Ground Area: 1,163  
Garage Area: 704  
Basement Area: 1,163  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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09/27/2023 4:06 PM

<b>Parcel:</b>	D -04-36-310-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TAYLOR MATTHEW & KRISTY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3279 FIELDSTONE DRIVE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5477/0739	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

<b>Mailing Address:</b>	<b>Description:</b>
TAYLOR MATTHEW & KRISTY 3279 FIELDSTONE DRIVE DEXTER MI 48130	M.D. L4160 P290 9/10/02 UNIT 1 STONEYFIELD WEST SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 03/29/2022 for 535,000 by ROBB MICHAEL & JIANG HUA.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5477/0739
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## Most Recent Permit Information

Permit 10-22667 on 09/20/2010 for \$0 category MECHANICAL.

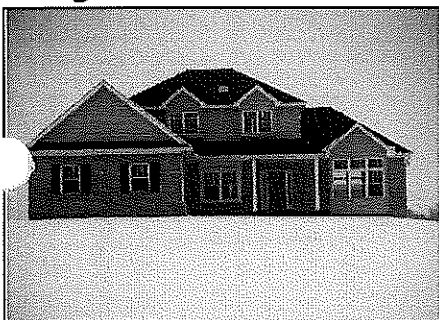
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	231,400	<b>2023 Taxable:</b>	231,400	<b>Acres:</b>	1.31
<b>Finishing:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,424  
Ground Area: 1,364  
Garage Area: 726  
Basement Area: 1,364  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/27/2023 4:06 PM

<b>Parcel:</b>	D -04-36-410-008	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	KELLY SEAN & ANDREA P	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	8952 E STONEYFIELD DR DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5437/0928	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

KELLY SEAN & ANDREA P  
8952 E STONEYFIELD DR  
DEXTER MI 48130

## Description:

NEW CONDO MD L 2549 P 622 \*\*FROM 0436400008 11/15/91 UNIT 8, STONEY FIELD ACRES CONDOMINIUM #2

## Most Recent Sale Information

Sold on 07/23/2021 for 460,000 by MITZEL DANIEL J & LINDSEY A.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5437/0928

## Most Recent Permit Information

Permit P19-37583 on 06/20/2019 for \$8,000 category Res. Re-Roof.

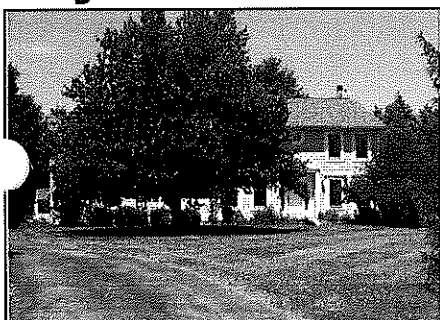
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	214,400	<b>2023 Taxable:</b>	214,305	<b>Acreage:</b>	1.03
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,182  
Ground Area: 962  
Garage Area: 616  
Basement Area: 962  
Basement Walls:  
Estimated TCV: Tentative

## Image





Meadow Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARMI'S LENGTH	\$630,000	\$183,800
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARMI'S LENGTH	\$470,000	\$268,600
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARMI'S LENGTH	\$535,000	\$209,100
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARMI'S LENGTH	\$460,000	\$170,000
<b>Totals:</b>			<b>\$2,095,000</b>			<b>\$2,095,000</b>	<b>\$831,500</b>

Sale. Ratio =>

Std. Dev. =>

Due to a lack of improved sales in the Meadow Ridge ECF neighborhood, sales from Stoney Field were used to develop the Meadow Ridge ECF for the 2024 year.

Ascd/Adj Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area
29.17	\$540,663	\$71,578	\$558,422	\$518,899	1.076	2,678	\$208.52	00075
57.15	\$564,022	\$78,120	\$391,880	\$393,762	0.995	2,502	\$156.63	00007
39.08	\$508,270	\$80,290	\$454,710	\$346,823	1.311	2,424	\$187.59	00007
36.96	\$472,803	\$78,873	\$381,127	\$319,230	1.194	2,182	\$174.67	00007
	<b>\$2,085,758</b>		<b>\$1,786,139</b>	<b>\$1,578,715</b>			<b>\$181.85</b>	
39.69				E.C.F. =>	1.081		Std. Deviation=>	0.13800803
11.83				Ave. E.C.F. =>	1.144		Ave. Variance=>	10.8394

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
6.7922	2 STORY		\$67,900	No	/ /		MEADOW/RIDGE
14.8867	2 STORY		\$78,120	No	/ /		STONEYFIELD
16.6983	2 STORY		\$79,240	No	/ /		STONEYFIELD
4.9806	2 STORY		\$78,120	No	/ /		STONEYFIELD
<b>6.3088</b>							

Coefficient of Var=> 9.474305226

**Property Class Building Dept.**

401	84
401	94
401	83
407	83

Meadowridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARMY'S LENGTH	\$630,000	\$183,800
D-04-36-300-048	9113 MIDDLE BIE	07/08/22	\$687,500	WD	03-ARMY'S LENGTH	\$687,500	\$261,700
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$268,600
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARMY'S LENGTH	\$535,000	\$209,100
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$170,000
<b>Totals:</b>			<b>\$2,782,500</b>			<b>\$2,782,500</b>	<b>\$1,093,200</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libel/Page
29.17	\$527,113	\$157,237	\$54,350	1.29	1.29	\$121,889	\$2.80	00075	5494/0989
38.07	\$607,725	\$159,975	\$80,200	1.54	1.54	\$103,880	\$2.38	00007	5492/0322
57.15	\$564,022	(\$15,902)	\$78,120	1.03	1.03	(\$15,439)	(\$0.35)	00007	5436/0462
39.08	\$508,270	\$105,970	\$79,240	1.31	1.31	\$80,893	\$1.86	00007	5477/0739
36.96	\$472,803	\$65,317	\$78,120	1.03	1.03	\$63,415	\$1.46	00007	5437/0928
	\$2,679,933	\$472,597	\$370,030	6.20	6.20	Average	Average		
39.29						per Net Acre=>			
10.31						76,225.32	per SqFt=>		\$1.75

Land Table	Class
MEADOW/RIDGE	401
STONEFIELD	401
STONEFIELD	401
STONEFIELD	401
STONEFIELD	407

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