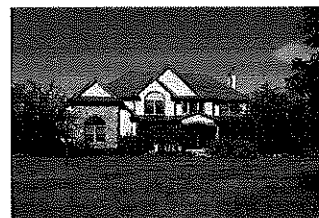


13

Neighborhoods Used: 00014.FOX RIDGE

7179 RIDGE LINE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-205-022	06/15/2022 00014	401	675,000	69,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	605,940	694,912	0.872



7024 FOX RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-205-002	03/04/2022 00014	401	799,990	77,460	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	722,530	721,027	1.002



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:39 PM

Parcel:	D -04-15-205-022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ANDERSON DEREK R & SARAH J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7179 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5488/0394	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric. Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00014 FOX RIDGE
Mailing Address:		Description:	
ANDERSON DEREK R & SARAH J 7179 RIDGE LINE CIRCLE DEXTER MI 48130		M.D. L4299 P817 08/18/2003 UNIT 22 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;	

Most Recent Sale Information

Sold on 06/15/2022 for 675,000 by ENDAHL ANDREW & ILENA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5488/0394

Most Recent Permit Information

Permit P19-38546 on 11/22/2019 for \$0 category Mechanical.

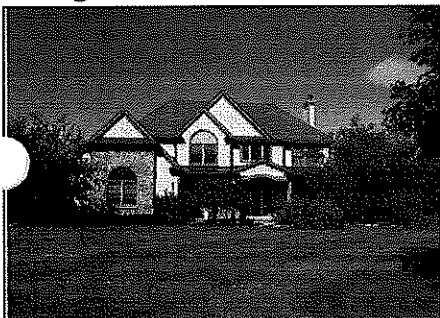
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	316,500	2023 Taxable:	316,500	Acreage:	1.57
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,256
Ground Area: 1,559
Garage Area: 756
Basement Area: 1,559
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 3:39 PM

Parcel:	D -04-15-205-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GREEN PHILIP J JR & LINDA M TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7024 FOX RIDGE DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5474/0123	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00014 FOX RIDGE

Mailing Address:	Description:
GREEN PHILIP J JR & LINDA M TRUST PO BOX 86 KILAUEA HI 96754	M.D. L4299 P817 08/18/2003 UNIT 2 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;

Most Recent Sale Information

Sold on 03/09/2022 for 0 by GREEN PHILIP J & LINDA M.

Terms of Sale:	14-INTO/OUT OF TRUST	Liber/Page:	5474/0123
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Most Recent Permit Information

Permit PB22-0646 on 11/02/2022 for \$29,996 category Res. Door & Window Replace.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	331,800	2023 Taxable:	331,800	Acreage:	2.30
 zoning:	RR	Land Value:	Tentative	Frontage:	0.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 3,384
Ground Area: 1,626
Garage Area: 726
Basement Area: 1,626
Basement Walls:
Estimated TCV: Tentative

Image



Fox Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-205-002	7024 FOX RIDGE DR	03/04/22	\$799,990	WD	03-ARMS LENGTH	\$799,990	\$293,400	36.68
D-04-15-205-022	7179 RIDGE LINE CIRCLE	06/15/22	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$268,500	39.78
Totals:			\$1,474,990			\$1,474,990		
							Sale. Ratio =>	38.10
							Std. Dev. =>	2.19

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$694,659	\$77,460	\$722,530	\$721,027	1.002	3,384	\$213.51	00014	6.5059
\$663,905	\$69,060	\$605,940	\$694,912	0.872	3,256	\$186.10	00014	6.5059
\$1,358,564		\$1,328,470	\$1,415,939			\$199.81		0.1200
				E.C.F. =>	0.938	Std. Deviation=>		0.09200778
				Ave. E.C.F. =>	0.937	Ave. Variance=>		6.5059 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$74,000	FOX RIDGE	401	82
2 STORY	\$69,060	FOX RIDGE	401	84

6.943176346

Fox Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-205-001	7010 FOX RIDGE DR	03/04/22	\$70,000	WD	03-ARMI'S LENGTH	\$70,000	\$39,500	56.43
D-04-15-205-002	7024 FOX RIDGE DR	03/04/22	\$799,990	WD	03-ARMI'S LENGTH	\$799,990	\$293,400	36.68
D-04-15-205-022	7179 RIDGE LINE CIRCLE	06/15/22	\$675,000	WD	03-ARMI'S LENGTH	\$675,000	\$268,500	39.78
Totals:						\$1,544,990	\$601,400	

Sale. Ratio => 38.93
 Std. Dev. => 10.62

Acreage Table 'A'

Description: FOX RIDGE ACERAGE

Enter the Estimated Land Value for each of these sizes.

1 Acre:	65,000	3 Acre:	77,500	10 Acre:	0	30 Acre:	0
1.5 Acre:	68,500	4 Acre:	0	15 Acre:	0	40 Acre:	0
2 Acre:	72,500	5 Acre:	0	20 Acre:	0	50 Acre:	0
2.5 Acre:	75,000	7 Acre:	0	25 Acre:	0	100 Acre:	0

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libar/Page	Land Table
\$73,930	\$70,000	\$73,930	1.89	1.89	\$36,978	\$0.85	00014	5474/0092	FOX RIDGE
\$697,159	\$179,331	\$76,500	2.30	2.30	\$77,970	\$1.79	00014	5472/0722	FOX RIDGE
\$665,545	\$80,155	\$70,700	1.57	1.57	\$51,054	\$1.17	00014	5488/0394	FOX RIDGE
\$1,436,634	\$329,486	\$221,130	5.76	5.76					
			Average		Average				
			per Net Acre=>		per SqFt=>				
			57.172.65		\$1.31				

CLASS

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401

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