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Neighborhoods Used: 00014.FOX RIDGE

7465 TIMBER RIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-205-016	09/04/2019 00014	401	580,000	71,940	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	92	508,060	651,247	0.780



7109 RIDGE LINE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-205-027	07/22/2019 00014	401	537,000	75,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	85	461,700	567,064	0.814



7235 RIDGE LINE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-205-019	07/22/2019 00014	401	643,000	109,785	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	533,215	744,135	0.717



Neighborhoods Used: 00014.FOX RIDGE

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 : 1,962,445
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 : 1,502,975
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. Values: 3, 1, 3.52, 4.39, 0.997.

After Application of E.C.F.s 0.00 0.00 1.000

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. : 0.766 (3)
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\*\*\*

07/14/2021 3:13 PM

<b>Parcel:</b>	D -04-15-205-016	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KOVARIK DANA A & ELIZABETH A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7465 TIMBER RIDGE CT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5319/0274	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	09/03/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00014 FOX RIDGE

## Mailing Address:

KOVARIK DANA A & ELIZABETH A  
7465 TIMBER RIDGE CT  
DEXTER MI 48130

## Description:

M.D. L4299 P817 08/18/2003 UNIT 16 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;

## Most Recent Sale Information

Sold on 09/04/2019 for 580,000 by MARTIN SCOTT & WENDY.

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

**Liber/Page:** 5319/0274

## Most Recent Permit Information

Permit P14-28147 on 08/22/2014 for \$0 category Mechanical.

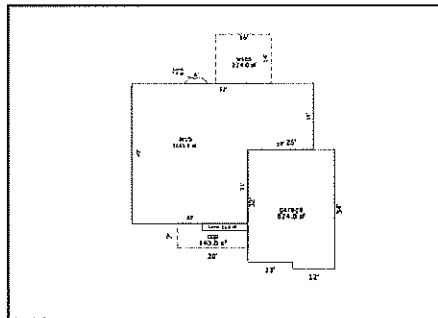
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	303,600	<b>2021 Taxable:</b>	303,600	<b>Acreage:</b>	1.33
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2014  
Occupancy: Single Family  
Class: B  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 92  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,396  
Ground Area: 1,681  
Garage Area: 824  
Basement Area: 1,681  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

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<b>Parcel:</b>	D -04-15-205-027	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LAU SHERI L & JAY T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7109 RIDGE LINE CIRCLE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5313/0717	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	09/03/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00014 FOX RIDGE

## Mailing Address:

LAU SHERI L & JAY T  
BRICE MICHAEL J  
7109 RIDGE LINE CIRCLE  
DEXTER MI 48130

## Description:

M.D. L4299 P817 08/18/2003 UNIT 27 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;

## Most Recent Sale Information

Sold on 07/22/2019 for 537,000 by JARBOE MARCUS & SARAH.

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

**Liber/Page:** 5313/0717

## Most Recent Permit Information

Permit P11-24005 on 11/28/2011 for \$0 category ELECTRICAL.

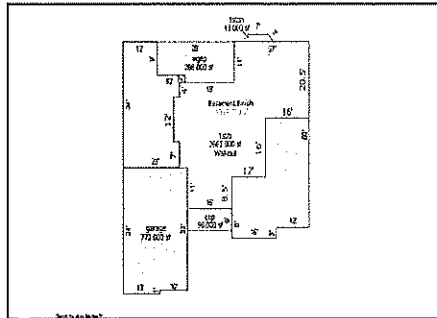
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	270,900	<b>2021 Taxable:</b>	270,900	<b>Acreage:</b>	1.53
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<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: B  
Style: 1 STORY  
Exterior: Brick  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,680  
Ground Area: 2,662  
Garage Area: 772  
Basement Area: 2,662  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:13 PM

<b>Parcel:</b>	D -04-15-205-019	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WUERTZ MICHAEL & BAGGE COURTNEY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	7235 RIDGE LINE CIRCLE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5314/655	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	09/03/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Created:</b>	09/03/2003	<b>MAP #:</b>	DAFD
<b>Active:</b>	Active	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>Neighborhood:</b>	00014 FOX RIDGE
<b>Topography:</b>	Level, Landscaped		

**Mailing Address:** WUERTZ MICHAEL & BAGGE COURTNEY  
7235 RIDGELINE CIRCLE  
DEXTER MI 48130

**Description:** M.D. L4299 P817 08/18/2003 UNIT 19 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;

## Most Recent Sale Information

Sold on 07/22/2019 for 643,000 by MCCOY ANTHONY & ALICIA.

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

**Liber/Page:** 5314/655

## Most Recent Permit Information

Permit P20-39629 on 08/18/2020 for \$0 category Mechanical.

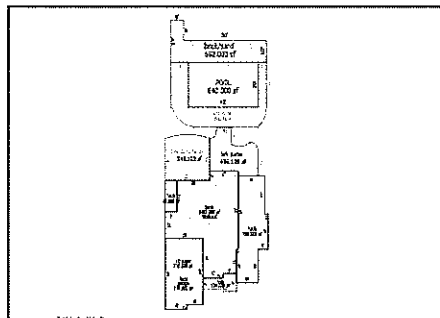
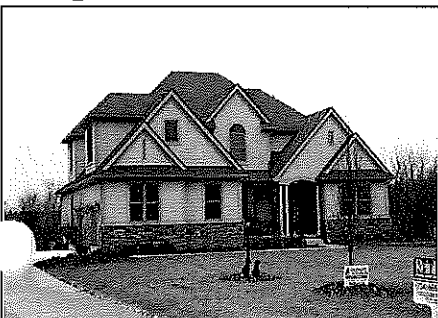
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	360,200	<b>2021 Taxable:</b>	360,200	<b>Acreage:</b>	1.04
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<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: B  
Style: 2 STORY  
Exterior: Brick  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 5 Half Baths: 1  
Floor Area: 4,137  
Ground Area: 2,316  
Garage Area: 716  
Basement Area: 2,316  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



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-04-15-205-016	7465 TIMBER RIDGE CT	09/04/19	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$299,600	51.66
D-04-15-205-019	7235 RIDGE LINE CIRCLE	07/22/19	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$341,200	53.06
D-04-15-205-027	7109 RIDGE LINE CIRCLE	07/22/19	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$253,700	47.24
<b>Totals:</b>			<b>\$1,760,000</b>			<b>\$1,760,000</b>	<b>\$894,500</b>	
							Sale. Ratio =>	50.82
							Std. Dev. =>	3.04



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$632,012	\$71,940	\$508,060	\$651,247	0.780	3,396	\$149.61	00014	0.9840
\$749,741	\$109,785	\$533,215	\$744,135	0.717	4,137	\$128.89	00014	5.3738
\$562,975	\$75,300	\$461,700	\$567,064	0.814	2,680	\$172.28	00014	4.3899
<b>\$1,944,728</b>		<b>\$1,502,975</b>	<b>\$1,962,445</b>			<b>\$150.26</b>		<b>0.4427</b>
			E.C.F. =>	<b>0.766</b>		Std. Deviation=>	<b>0.0495566</b>	
			Ave. E.C.F. =>	<b>0.770</b>		Ave. Variance=>	<b>3.5826</b>	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$71,940	FOX RIDGE	401	92
2 STORY	\$66,720	FOX RIDGE	401	84
1 STORY	\$75,300	FOX RIDGE	401	85

4.650879623

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-04-15-205-016	7465 TIMBER RIDGE CT	09/04/19	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$299,600	51.66
D-04-15-205-019	7235 RIDGE LINE CIRCLE	07/22/19	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$341,200	53.06
D-04-15-205-027	7109 RIDGE LINE CIRCLE	07/22/19	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$253,700	47.24
D-04-15-205-028	7068 EAGLE POINT DR	08/25/20	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$38,400	51.89
<b>Totals:</b>			<b>\$1,834,000</b>			<b>\$1,834,000</b>	<b>\$932,900</b>	

Sale. Ratio => 50.87

Std. Dev. => 2.56

Cur. Appraisal	Land Residual	Est. Land Value	Efrec. Front	Depth	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
\$632,012	\$19,928	\$71,940	0.0	0.0	1.33	1.33	\$14,983	\$0.34	00014
\$749,741	(\$40,021)	\$66,720	0.0	0.0	1.04	1.04	(\$38,482)	(\$0.88)	00014
\$562,975	\$49,325	\$75,300	0.0	0.0	1.53	1.53	\$32,239	\$0.74	00014
\$294,705	(\$143,905)	\$76,800	0.0	0.0	1.68	1.68	(\$85,658)	(\$1.97)	00014
<b>\$2,239,433</b>	<b>(\$114,673)</b>	<b>\$290,760</b>	<b>0.0</b>		<b>5.58</b>	<b>5.58</b>			
Average		Average		Average		Average		Average	
per FF=>		#DIV/0!		per Net Acre=>		(20,550.72) per SqFt=>		(\$0.47)	

Liber/Page	Land Table	Paved	Inspected	Date	Class
5319/0274	FOX RIDGE	1		12/2/2014	401
5314/655	FOX RIDGE	1		9/29/2009	401
5313/0717	FOX RIDGE	1		6/5/2012	401
5379/0881	FOX RIDGE	1		11/4/2020	401

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