

13A

Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-28-400-021	11773 ISLAND LAKE RD	10/14/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000
D-04-16-300-038	6654 MADDEN RD	06/04/21	\$870,000	WD	03-ARM'S LENGTH	\$870,000
D-04-32-400-034	12861 MCKINLEY HEIGHTS	09/01/21	\$483,000	WD	03-ARM'S LENGTH	\$483,000
D-04-33-300-036	3370 TANGLEWOOD TRAIL	05/24/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000
D-04-19-200-015	6310 STOFER RD	03/11/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000
D-04-31-400-008	13500 MCKINLEY RD	10/22/21	\$484,500	WD	03-ARM'S LENGTH	\$484,500
D-04-23-400-021	9825 HURON CREEK DR	05/07/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000
D-04-20-200-028	13728 RIKER RD	06/04/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000
D-04-36-400-042	4040 WYLLIE RD	12/20/22	\$511,480	WD	03-ARM'S LENGTH	\$511,480
D-04-16-400-014	11877 NORTH TERRITORIAL RD	10/14/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000
D-04-23-400-032	9740 HURON CREEK DR	11/18/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000
D-04-36-400-043	4010 WYLLIE RD	12/21/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000
D-04-25-300-008	5125 DEXTER PINCKNEY RD	02/23/22	\$799,000	WD	03-ARM'S LENGTH	\$799,000
D-04-22-401-010	11029 MARGARET ETTA	01/11/22	\$526,000	WD	03-ARM'S LENGTH	\$526,000
D-04-08-260-001	13566 S RAINBOW DR	07/15/22	\$562,500	WD	03-ARM'S LENGTH	\$562,500
D-04-10-100-007	10699 STINCHFIELD WOODS RD	08/03/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000
D-04-36-200-023	4585 WYLLIE RD	07/01/21	\$661,100	WD	03-ARM'S LENGTH	\$661,100
D-04-18-305-004	14384 NORTH TERRITORIAL RD	06/14/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000
D-04-07-300-014	14282 NORTH LAKE RD	11/24/21	\$424,000	WD	03-ARM'S LENGTH	\$424,000
D-04-35-410-004	9817 OXFORD CT	04/19/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000
D-04-18-380-014	14180 NORTH TERRITORIAL RD	09/01/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000
D-04-28-400-034	4069 LIMA CENTER RD	01/30/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000
D-04-32-400-017	12902 MCKINLEY HEIGHTS	11/16/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
D-04-11-100-025	9558 STINCHFIELD WOODS RD	11/29/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900
D-04-26-400-003	9897 FLEMING RD	08/20/21	\$419,000	WD	03-ARM'S LENGTH	\$419,000
D-04-25-460-017	4775 DEXTER PINCKNEY RD	10/01/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000
D-04-35-200-022	10126 KING HILL CT	06/03/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000
D-04-33-200-006	3460 TANGLEWOOD TRAIL	06/27/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000
D-04-36-200-008	4839 WYLLIE RD	06/01/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000
D-04-14-400-020	9511 NORTH TERRITORIAL RD	10/22/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000
D-04-36-100-035	4711 DEXTER PINCKNEY RD	12/20/21	\$288,000	WD	03-ARM'S LENGTH	\$288,000
D-04-32-200-011	3701 MCKINLEY RD	12/29/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000

D-04-35-400-015	9800 ISLAND LAKE RD	08/05/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000
D-04-26-200-041	4745 BIRCH LANE	06/17/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000
D-04-20-200-030	13650 ORCHARD RIDGE RD	06/03/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000
D-04-15-400-008	10900 QUIGLEY RD	03/29/23	\$429,000	WD	03-ARM'S LENGTH	\$429,000
D-04-33-400-024	3052 LIMA CENTER RD	08/18/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000
D-04-22-400-018	5275 MCGUINNESS RD	04/30/21	\$344,500	WD	03-ARM'S LENGTH	\$344,500
D-04-36-100-004	4648 DEXTER PINCKNEY RD	11/19/21	\$292,500	WD	03-ARM'S LENGTH	\$292,500
D-04-24-300-015	5918 DEXTER PINCKNEY RD	04/23/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000
D-04-35-400-050	9700 ISLAND LAKE RD	06/25/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-35-400-034	3696 N DANCER RD	10/22/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000
D-04-15-300-006	11490 QUIGLEY RD	04/12/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000
D-04-26-200-023	10110 FLEMING RD	08/31/22	\$404,000	WD	03-ARM'S LENGTH	\$404,000
D-04-32-400-006	3110 MCKINLEY RD	07/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000
D-04-08-260-005	13770 S RAINBOW DR	06/30/22	\$832,500	WD	03-ARM'S LENGTH	\$832,500
D-04-25-200-009	5500 DEXTER PINCKNEY RD	11/05/21	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
D-04-25-460-005	4893 DEXTER PINCKNEY RD	07/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000
D-04-15-200-014	11330 NORTH TERRITORIAL RD	11/01/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000
D-04-22-400-006	5175 MCGUINNESS RD	05/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000
D-04-13-100-018	9275 HURON RIVER DR	10/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000
D-04-36-400-006	8901 ISLAND LAKE RD	10/25/22	\$366,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$366,000
D-04-16-300-006	6678 MADDEN RD	07/12/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000
D-04-22-400-018	5275 MCGUINNESS RD	11/02/22	\$391,500	WD	03-ARM'S LENGTH	\$391,500
D-04-36-100-036	4717 DEXTER PINCKNEY RD	07/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000
D-04-14-400-034	7162 MOUNTAIN RIDGE	09/29/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000
D-04-25-275-021	5691 DEXTER PINCKNEY RD	08/25/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000
D-04-36-400-020	8775 ISLAND LAKE RD	12/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
D-04-10-200-012	8322 THURSTON	07/28/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
D-04-11-100-028	9580 STINCHFIELD WOODS RD	11/28/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000
Totals:			\$28,296,480			\$28,296,480

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$207,600	37.75	\$601,888	\$68,700	\$481,300	\$579,552	0.830	1,970	\$244.31	00001
\$436,800	50.21	\$1,078,615	\$214,780	\$655,220	\$787,419	0.832	4,191	\$156.34	00001
\$259,800	53.79	\$614,968	\$71,100	\$411,900	\$494,425	0.833	2,045	\$201.42	00001
\$253,400	47.81	\$697,249	\$150,000	\$380,000	\$433,863	0.876	3,270	\$116.21	00001
\$301,200	47.06	\$765,903	\$96,637	\$543,363	\$608,424	0.893	3,401	\$159.77	00001
\$180,400	37.23	\$543,076	\$220,660	\$263,840	\$293,392	0.899	1,706	\$154.65	00001
\$446,300	51.01	\$1,100,371	\$155,983	\$719,017	\$786,990	0.914	5,784	\$124.31	00001
\$158,000	41.58	\$431,433	\$75,400	\$304,600	\$328,465	0.927	1,696	\$179.60	00001
\$253,800	49.62	\$507,600	\$75,060	\$436,420	\$470,166	0.928	2,431	\$179.52	00001
\$464,000	48.84	\$1,096,342	\$115,050	\$834,950	\$892,084	0.936	4,358	\$191.59	00001
\$302,200	45.44	\$715,244	\$78,900	\$586,100	\$620,823	0.944	3,140	\$186.66	00001
\$281,200	48.48	\$562,400	\$80,630	\$499,370	\$523,568	0.954	2,732	\$182.79	00001
\$376,200	47.08	\$863,380	\$122,550	\$676,450	\$698,370	0.969	4,336	\$156.01	00001
\$227,600	43.27	\$497,721	\$66,100	\$459,900	\$469,153	0.980	2,130	\$215.92	00001
\$291,800	51.88	\$621,452	\$67,400	\$495,100	\$503,684	0.983	2,534	\$195.38	00001
\$138,200	40.06	\$370,484	\$115,200	\$229,800	\$233,499	0.984	1,436	\$160.03	00001
\$292,800	44.29	\$707,365	\$107,400	\$553,700	\$547,190	1.012	3,692	\$149.97	00001
\$195,100	43.36	\$476,257	\$70,820	\$379,180	\$368,579	1.029	2,113	\$179.45	00001
\$173,800	40.99	\$446,064	\$78,961	\$345,039	\$333,730	1.034	2,674	\$129.03	00001
\$180,600	42.00	\$450,708	\$74,717	\$355,283	\$341,810	1.039	2,482	\$143.14	00001
\$126,900	43.02	\$324,993	\$79,167	\$215,833	\$204,855	1.054	1,871	\$115.36	00001
\$209,200	44.04	\$462,060	\$74,100	\$400,900	\$378,498	1.059	2,118	\$189.28	00001
\$74,900	42.80	\$191,384	\$66,300	\$108,700	\$101,694	1.069	1,398	\$77.75	00001
\$155,100	45.63	\$368,260	\$77,744	\$262,156	\$244,468	1.072	1,812	\$144.68	00001
\$153,300	36.59	\$424,417	\$66,776	\$352,224	\$325,128	1.083	1,960	\$179.71	00001
\$102,200	33.51	\$307,931	\$40,235	\$264,765	\$243,360	1.088	1,780	\$148.74	00001
\$458,600	41.69	\$1,104,561	\$95,000	\$1,005,000	\$917,783	1.095	3,343	\$300.63	00001
\$207,700	38.46	\$536,580	\$155,864	\$384,136	\$349,781	1.098	2,616	\$146.84	00001
\$238,200	38.73	\$607,289	\$150,600	\$464,400	\$416,422	1.115	2,213	\$209.85	00001
\$176,500	57.87	\$322,546	\$75,000	\$230,000	\$201,257	1.143	1,968	\$116.87	00001
\$105,900	36.77	\$276,808	\$59,936	\$228,064	\$197,156	1.157	1,338	\$170.45	00001
\$161,300	42.45	\$387,560	\$84,600	\$295,400	\$254,795	1.159	2,112	\$139.87	00001

\$124,600	43.87	\$296,469	\$69,600	\$214,400	\$184,446	1.162	1,584	\$135.35	00001
\$163,700	32.74	\$446,217	\$66,433	\$433,567	\$370,521	1.170	1,952	\$222.11	00001
\$167,400	42.38	\$402,787	\$73,650	\$321,350	\$274,281	1.172	2,352	\$136.63	00001
\$172,000	40.09	\$381,754	\$75,500	\$353,500	\$298,784	1.183	1,736	\$203.63	00001
\$138,200	39.37	\$330,232	\$75,000	\$276,000	\$232,029	1.190	1,612	\$171.22	00001
\$142,600	41.39	\$342,476	\$90,300	\$254,200	\$210,559	1.207	1,443	\$176.16	00001
\$121,600	41.57	\$290,510	\$64,350	\$228,150	\$188,467	1.211	2,112	\$108.03	00001
\$113,800	35.02	\$297,725	\$69,400	\$255,600	\$207,568	1.231	1,718	\$148.78	00001
\$129,100	40.98	\$307,349	\$70,549	\$244,451	\$197,333	1.239	1,484	\$164.72	00001
\$146,200	37.49	\$375,095	\$70,521	\$319,479	\$253,812	1.259	2,486	\$128.51	00001
\$171,200	32.30	\$430,133	\$80,000	\$450,000	\$342,163	1.315	2,141	\$210.18	00001
\$132,100	32.70	\$348,756	\$86,400	\$317,600	\$240,914	1.318	1,862	\$170.57	00001
\$83,300	30.85	\$249,571	\$74,000	\$196,000	\$146,309	1.340	1,200	\$163.33	00001
\$234,800	28.20	\$661,935	\$117,052	\$715,448	\$531,593	1.346	2,760	\$259.22	00001
\$152,100	35.37	\$392,286	\$83,600	\$346,400	\$257,238	1.347	2,240	\$154.64	00001
\$100,900	36.04	\$224,554	\$49,658	\$230,342	\$170,630	1.350	1,160	\$198.57	00001
\$237,900	33.27	\$641,622	\$187,500	\$527,500	\$385,852	1.367	2,161	\$244.10	00001
\$157,500	36.63	\$392,975	\$150,075	\$279,925	\$203,894	1.373	1,522	\$183.92	00001
\$103,300	35.02	\$263,471	\$65,000	\$230,000	\$166,373	1.382	1,698	\$135.45	00001
\$137,600	37.60	\$384,835	\$124,455	\$241,545	\$170,567	1.416	1,352	\$178.66	00001
\$208,600	33.38	\$539,137	\$80,100	\$544,900	\$382,531	1.424	2,664	\$204.54	00001
\$144,400	36.88	\$342,476	\$90,300	\$301,200	\$210,559	1.430	1,443	\$208.73	00001
\$83,200	35.40	\$207,488	\$64,350	\$170,650	\$119,282	1.431	832	\$205.11	00001
\$198,400	32.52	\$484,101	\$70,800	\$539,200	\$375,728	1.435	1,762	\$306.02	00001
\$130,500	34.99	\$315,365	\$78,504	\$294,496	\$197,384	1.492	1,324	\$222.43	00001
\$96,800	35.20	\$230,672	\$66,800	\$208,200	\$137,317	1.516	1,152	\$180.73	00001
\$45,500	26.00	\$129,970	\$44,301	\$130,699	\$83,816	1.559	568	\$230.10	00001
\$156,300	32.56	\$396,645	\$165,300	\$314,700	\$195,246	1.612	1,456	\$216.14	00001
\$11,584,200		\$28,569,515		\$22,761,612	\$20,885,580			\$176.90	
Sale. Ratio =>	40.94				E.C.F. =>	1.090		Std. Deviation=>	0.184143
Std. Dev. =>	6.52				Ave. E.C.F. =>	1.158			

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$68,700	GENERAL TWP	401	96
1.50 STORY	\$214,280	GENERAL TWP	401	76
1 STORY	\$71,100	GENERAL TWP	401	75
2 STORY	\$150,000	GENERAL TWP	401	80
1.50 STORY	\$87,200	GENERAL TWP	401	72
1 STORY	\$220,660	GENERAL TWP	401	78
2.50 STORY	\$153,450	GENERAL TWP	401	69
1 STORY	\$75,400	GENERAL TWP	401	77
2 STORY	\$75,060	GENERAL TWP	401	99
2 STORY	\$115,050	GENERAL TWP	401	80
2 STORY	\$78,900	GENERAL TWP	401	84
2 STORY	\$80,630	GENERAL TWP	401	99
2.5 STORY	\$122,550	GENERAL TWP	401	72
1 STORY	\$66,100	GENERAL TWP	401	94
2 STORY	\$67,400	GENERAL TWP	401	77
2 STORY	\$115,200	GENERAL TWP	401	78
1.75 STORY	\$107,400	GENERAL TWP	401	72
2 STORY	\$65,330	GENERAL TWP	401	76
2 STORY	\$78,300	GENERAL TWP	401	78
2 STORY	\$69,300	GENERAL TWP	401	79
1 STORY	\$78,600	GENERAL TWP	401	63
1 STORY	\$74,100	GENERAL TWP	401	81
1 STORY	\$66,300	GENERAL TWP	401	45
1 STORY	\$75,000	GENERAL TWP	401	62
1.50 STORY	\$65,000	GENERAL TWP	401	78
1 STORY	\$40,235	GENERAL TWP	401	78
1 STORY	\$95,000	GENERAL TWP	401	78
2 STORY	\$150,075	GENERAL TWP	401	73
1 STORY	\$150,600	GENERAL TWP	401	72
1 STORY	\$75,000	GENERAL TWP	401	46
1 STORY	\$58,500	GENERAL TWP	401	73
1 STORY	\$84,600	GENERAL TWP	401	62

Due to no improved 101 class property sales in Dexter Township, the General Township ECF was utilized to value the buildings in the Agricultural ECF neighborhood for the 2024 year. The ECF was developed based on % good.

1 STORY	\$69,600	GENERAL TWP	401	57
2 STORY	\$65,700	GENERAL TWP	401	88
BI-LEVEL	\$73,650	GENERAL TWP	401	67
MODULAR	\$75,000	GENERAL TWP	401	81
1 STORY	\$75,000	GENERAL TWP	401	75
1 STORY	\$90,300	GENERAL TWP	401	67
1 STORY	\$64,350	GENERAL TWP	401	62
TRI-LEVEL	\$69,400	GENERAL TWP	401	79
1 STORY	\$69,800	GENERAL TWP	401	62
2 STORY	\$69,200	GENERAL TWP	401	70
1.75 STORY	\$80,000	GENERAL TWP	401	84
2 STORY	\$86,400	GENERAL TWP	401	79
1.25 STORY	\$74,000	GENERAL TWP	401	69
1 STORY	\$115,600	GENERAL TWP	401	84
TRI-LEVEL	\$83,600	GENERAL TWP	401	70
1 STORY	\$48,750	GENERAL TWP	401	83
1 STORY	\$187,500	GENERAL TWP	401	69
1 STORY	\$150,075	GENERAL TWP	401	62
2 STORY	\$65,000	GENERAL TWP	401	69
1 STORY	\$121,400	GENERAL TWP	401	62
1 STORY	\$80,100	GENERAL TWP	401	69
1 STORY	\$90,300	GENERAL TWP	401	67
1 STORY	\$64,350	GENERAL TWP	401	67
1 STORY	\$70,800	GENERAL TWP	401	75
1 STORY	\$75,000	GENERAL TWP	401	62
1 STORY	\$66,800	GENERAL TWP	401	62
1 STORY	\$43,550	GENERAL TWP	401	84
1.50 STORY	\$165,300	GENERAL TWP	401	62

Building % Good between 91 & 100%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-22-401-010	11029 MARGARET ETTA	01/11/22	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$227,600	43.27
D-04-28-400-021	11773 ISLAND LAKE RD	10/14/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$207,600	37.75
D-04-36-400-043	4010 WYLLIE RD	12/21/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$281,200	48.48
D-04-36-400-042	4040 WYLLIE RD	12/20/22	\$511,480	WD	03-ARM'S LENGTH	\$511,480	\$253,800	49.62
Totals:						\$2,167,480	\$970,200	44.76

Sale. Ratio =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table
\$497,721	\$66,100	\$459,900	\$469,153	0.980	2,130	\$215.92	00001	1 STORY	\$66,100	GENERAL TWP
\$601,888	\$68,700	\$481,300	\$579,552	0.830	1,970	\$244.31	00001	1 STORY	\$68,700	GENERAL TWP
\$562,400	\$80,630	\$499,370	\$523,568	0.954	2,732	\$182.79	00001	2 STORY	\$80,630	GENERAL TWP
\$507,600	\$75,060	\$436,420	\$470,166	0.928	2,431	\$179.52	00001	2 STORY	\$75,060	GENERAL TWP
\$2,169,609		\$1,876,990	\$2,042,439			\$205.63				
			E.C.F. =>	0.919						
			Ave. E.C.F. =>	0.923						

Property Class	Building	Depr.
401		94
401		96
401		99
401		99

Building % Good between 81 & 90%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-400-008	10900 QUIGLEY RD	03/29/23	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$172,000	40.09
D-04-28-400-034	4069 LIMA CENTER RD	01/30/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$209,200	44.04
D-04-25-460-005	4893 DEXTER PINCKNEY RD	07/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$100,900	36.04
D-04-08-260-005	13770 S RAINBOW DR	06/30/22	\$832,500	WD	03-ARM'S LENGTH	\$832,500	\$234,800	28.20
D-04-10-200-012	8322 THURSTON	07/28/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$45,500	26.00
D-04-15-300-006	11490 QUIGLEY RD	04/12/22	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$171,200	32.30
D-04-23-400-032	9740 HURON CREEK DR	11/18/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$302,200	45.44
D-04-26-200-041	4745 BIRCH LANE	06/17/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$163,700	32.74
Totals:			\$3,886,500			\$3,886,500	\$1,399,500	36.01

Sale. Ratio =>

36.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area STYLE	Land Value	Land Table
\$381,754	\$75,500	\$353,500	\$298,784	1.183	1,736	\$203.63	00001 MODULAR	\$75,000	GENERAL TWP
\$462,060	\$74,100	\$400,900	\$378,498	1.059	2,118	\$189.28	00001 1 STORY	\$74,100	GENERAL TWP
\$224,554	\$49,658	\$230,342	\$170,630	1.350	1,160	\$198.57	00001 1 STORY	\$48,750	GENERAL TWP
\$661,935	\$117,052	\$715,448	\$531,593	1.346	2,760	\$259.22	00001 1 STORY	\$115,600	GENERAL TWP
\$129,970	\$44,301	\$130,699	\$83,816	1.559	568	\$230.10	00001 1 STORY	\$43,550	GENERAL TWP
\$430,133	\$80,000	\$450,000	\$342,163	1.315	2,141	\$210.18	00001 1.75 STORY	\$80,000	GENERAL TWP
\$715,244	\$78,900	\$586,100	\$620,823	0.944	3,140	\$186.66	00001 2 STORY	\$78,900	GENERAL TWP
\$446,217	\$66,433	\$433,567	\$370,521	1.170	1,952	\$222.11	00001 2 STORY	\$65,700	GENERAL TWP
\$3,451,867		\$3,300,556	\$2,796,829			\$212.47			

E.C.F. =>

1.180

Ave. E.C.F. => 1.241

Property Class	Building	Depr.
401		81
401		81
401		83
401		84
401		84
401		84
401		84
401		88

Building % Good between 71 & 80%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-19-200-015	6310 STOFFER RD	03/11/22	\$640,000	WD	03-ARMI'S LENGTH	\$640,000	\$301,200
D-04-36-200-008	4839 WYLLIE RD	06/01/21	\$615,000	WD	03-ARMI'S LENGTH	\$615,000	\$238,200
D-04-36-200-023	4585 WYLLIE RD	07/01/21	\$661,100	WD	03-ARMI'S LENGTH	\$661,100	\$292,800
D-04-33-200-006	3460 TANGLEWOOD TRAIL	06/27/22	\$540,000	WD	03-ARMI'S LENGTH	\$540,000	\$207,700
D-04-36-100-035	4711 DEXTER PINCKNEY RD	12/20/21	\$288,000	WD	03-ARMI'S LENGTH	\$288,000	\$105,900
D-04-14-400-034	7162 MOUNTAIN RIDGE	09/29/22	\$610,000	WD	03-ARMI'S LENGTH	\$610,000	\$198,400
D-04-32-400-034	12861 MCKINLEY HEIGHTS	09/01/21	\$483,000	WD	03-ARMI'S LENGTH	\$483,000	\$259,800
D-04-33-400-024	3052 LIMA CENTER RD	08/18/21	\$351,000	WD	03-ARMI'S LENGTH	\$351,000	\$138,200
D-04-16-300-038	6654 MADDEN RD	06/04/21	\$870,000	WD	03-ARMI'S LENGTH	\$870,000	\$436,800
D-04-18-305-004	14384 NORTH TERRITORIAL RD	06/14/22	\$450,000	WD	03-ARMI'S LENGTH	\$450,000	\$195,100
D-04-08-260-001	13566 S RAINBOW DR	07/15/22	\$562,500	WD	03-ARMI'S LENGTH	\$562,500	\$291,800
D-04-20-200-028	13728 RIKER RD	06/04/21	\$380,000	WD	03-ARMI'S LENGTH	\$380,000	\$158,000
D-04-07-300-014	14282 NORTH LAKE RD	11/24/21	\$424,000	WD	03-ARMI'S LENGTH	\$424,000	\$173,800
D-04-10-100-007	10699 STINCHFIELD WOODS RD	08/03/21	\$345,000	WD	03-ARMI'S LENGTH	\$345,000	\$138,200
D-04-25-460-017	4775 DEXTER PINCKNEY RD	10/01/21	\$305,000	WD	03-ARMI'S LENGTH	\$305,000	\$102,200
D-04-26-400-003	9897 FLEMING RD	08/20/21	\$419,000	WD	03-ARMI'S LENGTH	\$419,000	\$153,300
D-04-31-400-008	13500 MCKINLEY RD	10/22/21	\$484,500	WD	03-ARMI'S LENGTH	\$484,500	\$180,400
D-04-35-200-022	10126 KING HILL CT	06/03/22	\$1,100,000	WD	03-ARMI'S LENGTH	\$1,100,000	\$458,600
D-04-24-300-015	5918 DEXTER PINCKNEY RD	04/23/21	\$325,000	WD	03-ARMI'S LENGTH	\$325,000	\$113,800
D-04-26-200-023	10110 FLEMING RD	08/31/22	\$404,000	WD	03-ARMI'S LENGTH	\$404,000	\$132,100
D-04-35-410-004	9817 OXFORD CT	04/19/21	\$430,000	WD	03-ARMI'S LENGTH	\$430,000	\$180,600
D-04-16-400-014	11877 NORTH TERRITORIAL RD	10/14/22	\$950,000	WD	03-ARMI'S LENGTH	\$950,000	\$464,000
D-04-33-300-036	3370 TANGLEWOOD TRAIL	05/24/21	\$530,000	WD	03-ARMI'S LENGTH	\$530,000	\$253,400
D-04-25-300-008	5125 DEXTER PINCKNEY RD	02/23/22	\$799,000	WD	03-ARMI'S LENGTH	\$799,000	\$376,200

Totals: \$12,966,100

\$12,966,100 \$5,550,500

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
47.06	\$765,903	\$96,637	\$543,363	\$608,424	0.893	3,401	\$159.77	00001	1.50 STORY
38.73	\$607,289	\$150,600	\$464,400	\$416,422	1.115	2,213	\$209.85	00001	1 STORY
44.29	\$707,365	\$107,400	\$553,700	\$547,190	1.012	3,692	\$149.97	00001	1.75 STORY
38.46	\$536,580	\$155,864	\$384,136	\$349,781	1.098	2,616	\$146.84	00001	2 STORY
36.77	\$276,808	\$59,936	\$228,064	\$197,156	1.157	1,338	\$170.45	00001	1 STORY
32.52	\$484,101	\$70,800	\$539,200	\$375,728	1.435	1,762	\$306.02	00001	1 STORY
53.79	\$614,968	\$71,100	\$411,900	\$494,425	0.833	2,045	\$201.42	00001	1 STORY
39.37	\$330,232	\$75,000	\$276,000	\$232,029	1.190	1,612	\$171.22	00001	1 STORY
50.21	\$1,078,615	\$214,780	\$655,220	\$787,419	0.832	4,191	\$156.34	00001	1.50 STORY
43.36	\$476,257	\$70,820	\$379,180	\$368,579	1.029	2,113	\$179.45	00001	2 STORY
51.88	\$621,452	\$67,400	\$495,100	\$503,684	0.983	2,534	\$195.38	00001	2 STORY
41.58	\$431,433	\$75,400	\$304,600	\$328,465	0.927	1,696	\$179.60	00001	1 STORY
40.99	\$446,064	\$78,961	\$345,039	\$333,730	1.034	2,674	\$129.03	00001	2 STORY
40.06	\$370,484	\$115,200	\$229,800	\$233,499	0.984	1,436	\$160.03	00001	2 STORY
33.51	\$307,931	\$40,235	\$264,765	\$243,360	1.088	1,780	\$148.74	00001	1 STORY
36.59	\$424,417	\$66,776	\$352,224	\$325,128	1.083	1,960	\$179.71	00001	1.50 STORY
37.23	\$543,076	\$220,660	\$263,840	\$293,392	0.899	1,706	\$154.65	00001	1 STORY
41.69	\$1,104,561	\$95,000	\$1,005,000	\$917,783	1.095	3,343	\$300.63	00001	1 STORY
35.02	\$297,725	\$69,400	\$255,600	\$207,568	1.231	1,718	\$148.78	00001	TRI-LEVEL
32.70	\$348,756	\$86,400	\$317,600	\$240,914	1.318	1,862	\$170.57	00001	2 STORY
42.00	\$450,708	\$74,717	\$355,283	\$341,810	1.039	2,482	\$143.14	00001	2 STORY
48.84	\$1,096,342	\$115,050	\$834,950	\$892,084	0.936	4,358	\$191.59	00001	2 STORY
47.81	\$697,249	\$150,000	\$380,000	\$433,863	0.876	3,270	\$116.21	00001	2 STORY
47.08	\$863,380	\$122,550	\$676,450	\$698,370	0.969	4,336	\$156.01	00001	2.5 STORY
	\$13,881,696		\$10,515,414	\$10,370,803	1.041		\$176.06		
42.81					1.044				

E.C.F. => **1.041**
Ave. E.C.F. => 1.044

Land Value	Land Table	Property Class	Building Depr.
\$87,200	GENERAL TWP	401	72
\$150,600	GENERAL TWP	401	72
\$107,400	GENERAL TWP	401	72
\$150,075	GENERAL TWP	401	73
\$58,500	GENERAL TWP	401	73
\$70,800	GENERAL TWP	401	75
\$71,100	GENERAL TWP	401	75
\$75,000	GENERAL TWP	401	75
\$214,280	GENERAL TWP	401	76
\$65,330	GENERAL TWP	401	76
\$67,400	GENERAL TWP	401	77
\$75,400	GENERAL TWP	401	77
\$78,300	GENERAL TWP	401	78
\$115,200	GENERAL TWP	401	78
\$40,235	GENERAL TWP	401	78
\$65,000	GENERAL TWP	401	78
\$220,660	GENERAL TWP	401	78
\$95,000	GENERAL TWP	401	78
\$69,400	GENERAL TWP	401	79
\$86,400	GENERAL TWP	401	79
\$69,300	GENERAL TWP	401	79
\$115,050	GENERAL TWP	401	80
\$150,000	GENERAL TWP	401	80
\$122,550	GENERAL TWP	401	72

Building % good between 61% and 70%

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
D-04-11-100-025	9558 STINCHFIELD WOODS RD	11/29/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900
D-04-11-100-028	9580 STINCHFIELD WOODS RD	11/28/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000
D-04-22-400-006	5175 MCGUINNESS RD	05/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000
D-04-25-275-021	5691 DEXTER PINCKNEY RD	08/25/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000
D-04-32-200-011	3701 MCKINLEY RD	12/29/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000
D-04-35-400-050	9700 ISLAND LAKE RD	06/25/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000
D-04-36-100-004	4648 DEXTER PINCKNEY RD	11/19/21	\$292,500	WD	03-ARM'S LENGTH	\$292,500
D-04-36-400-006	8901 ISLAND LAKE RD	10/25/22	\$366,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$366,000
D-04-36-400-020	8775 ISLAND LAKE RD	12/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
D-04-18-380-014	14180 NORTH TERRITORIAL RD	09/01/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000
D-04-20-200-030	13650 ORCHARD RIDGE RD	06/03/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000
D-04-22-400-018	5275 MCGUINNESS RD	11/02/22	\$391,500	WD	03-ARM'S LENGTH	\$391,500
D-04-36-100-036	4717 DEXTER PINCKNEY RD	07/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000
D-04-13-100-018	9275 HURON RIVER DR	10/13/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000
D-04-15-200-014	11330 NORTH TERRITORIAL RD	11/01/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000
D-04-16-300-006	6678 MADDEN RD	07/12/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000
D-04-23-400-021	9825 HURON CREEK DR	05/07/21	\$875,000	WD	03-ARM'S LENGTH	\$875,000
D-04-32-400-006	3110 MCKINLEY RD	07/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000
D-04-25-200-009	5500 DEXTER PINCKNEY RD	11/05/21	\$430,000	PTA	03-ARM'S LENGTH	\$430,000
D-04-35-400-034	3696 N DANCER RD	10/22/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000
Totals:						\$8,512,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$155,100	45.63	\$368,260	\$77,744	\$262,156	\$244,468	1.072	1,812	\$144.68	00001
\$156,300	32.56	\$396,645	\$165,300	\$314,700	\$195,246	1.612	1,456	\$216.14	00001
\$157,500	36.63	\$392,975	\$150,075	\$279,925	\$203,894	1.373	1,522	\$183.92	00001
\$130,500	34.99	\$315,365	\$78,504	\$294,496	\$197,384	1.492	1,324	\$222.43	00001
\$161,300	42.45	\$387,560	\$84,600	\$295,400	\$254,795	1.159	2,112	\$139.87	00001
\$129,100	40.98	\$307,349	\$70,549	\$244,451	\$197,333	1.239	1,484	\$164.72	00001
\$121,600	41.57	\$290,510	\$64,350	\$228,150	\$188,467	1.211	2,112	\$108.03	00001
\$137,600	37.60	\$384,835	\$124,455	\$241,545	\$170,567	1.416	1,352	\$178.66	00001
\$96,800	35.20	\$230,672	\$66,800	\$208,200	\$137,317	1.516	1,152	\$180.73	00001
\$126,900	43.02	\$324,993	\$79,167	\$215,833	\$204,855	1.054	1,871	\$115.36	00001
\$167,400	42.38	\$402,787	\$73,650	\$321,350	\$274,281	1.172	2,352	\$136.63	00001
\$142,600	41.39	\$342,476	\$90,300	\$254,200	\$210,559	1.207	1,443	\$176.16	00001
\$144,400	36.88	\$342,476	\$90,300	\$301,200	\$210,559	1.430	1,443	\$208.73	00001
\$83,200	35.40	\$207,488	\$64,350	\$170,650	\$119,282	1.431	832	\$205.11	00001
\$103,300	35.02	\$263,471	\$65,000	\$230,000	\$166,373	1.382	1,698	\$135.45	00001
\$237,900	33.27	\$641,622	\$187,500	\$527,500	\$385,852	1.367	2,161	\$244.10	00001
\$208,600	33.38	\$539,137	\$80,100	\$544,900	\$382,531	1.424	2,664	\$204.54	00001
\$446,300	51.01	\$1,100,371	\$155,983	\$719,017	\$786,990	0.914	5,784	\$124.31	00001
\$83,300	30.85	\$249,571	\$74,000	\$196,000	\$146,309	1.340	1,200	\$163.33	00001
\$152,100	35.37	\$392,286	\$83,600	\$346,400	\$257,238	1.347	2,240	\$154.64	00001
\$146,200	37.49	\$375,095	\$70,521	\$319,479	\$253,812	1.259	2,486	\$128.51	00001
\$3,288,000		\$8,255,944		\$6,515,552	\$5,188,112			\$168.38	

Sale. Ratio => 38.63

E.C.F. => 1.256

Ave. E.C.F. => 1.306

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$75,000	GENERAL TWP	401	62
1.50 STORY	\$165,300	GENERAL TWP	401	62
1 STORY	\$150,075	GENERAL TWP	401	62
1 STORY	\$75,000	GENERAL TWP	401	62
1 STORY	\$84,600	GENERAL TWP	401	62
1 STORY	\$69,800	GENERAL TWP	401	62
1 STORY	\$64,350	GENERAL TWP	401	62
1 STORY	\$121,400	GENERAL TWP	401	62
1 STORY	\$66,800	GENERAL TWP	401	62
1 STORY	\$78,600	GENERAL TWP	401	63
B-LEVEL	\$73,650	GENERAL TWP	401	67
1 STORY	\$90,300	GENERAL TWP	401	67
1 STORY	\$90,300	GENERAL TWP	401	67
1 STORY	\$64,350	GENERAL TWP	401	67
2 STORY	\$65,000	GENERAL TWP	401	69
1 STORY	\$187,500	GENERAL TWP	401	69
1 STORY	\$80,100	GENERAL TWP	401	69
2.50 STORY	\$153,450	GENERAL TWP	401	69
1.25 STORY	\$74,000	GENERAL TWP	401	69
TRI-LEVEL	\$83,600	GENERAL TWP	401	70
2 STORY	\$69,200	GENERAL TWP	401	70

Building % Good 60% and Under

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
D-04-32-400-017 12902 MCKINLEY		11/16/22	\$175,000	WD	03-ARMI'S LENG	\$175,000	\$74,900	42.80	\$191,384
D-04-14-400-020 9511 NORTH TER		10/22/21	\$305,000	WD	03-ARMI'S LENG	\$305,000	\$176,500	57.87	\$322,546
D-04-35-400-015 9800 ISLAND LAK		08/05/22	\$284,000	WD	03-ARMI'S LENG	\$284,000	\$124,600	43.87	\$296,469
Totals:			\$764,000			\$764,000	\$376,000	49.21	\$810,399

Sale. Ratio =>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	Land Table
\$66,300	\$108,700	\$101,694	1.069	1,398	\$77.75	00001	1 STORY	\$66,300	GENERAL TWP
\$75,000	\$230,000	\$201,257	1.143	1,968	\$116.87	00001	1 STORY	\$75,000	GENERAL TWP
\$69,600	\$214,400	\$184,446	1.162	1,584	\$135.35	00001	1 STORY	\$69,600	GENERAL TWP
	\$553,100	\$487,398			\$109.99				
			E.C.F. => 1.135						
			Ave. E.C.F. => 1.125						

Property Class Building Depr.

401 45

401 46

401 57

Dexter Township Agricultural Land Value Study 2024 Roll									
Surrounding Township Land Sales									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Acreege	Price/Acre	Comments		
C-03-10-200-005-	8663 Scully Rd	1/26/2021	\$160,000	WD	22.58	\$7,085.92			
C-03-17-100-009	7972 Mast Rd	11/16/2020	\$207,500	WD	27.10	\$7,656.83			
C-03-21-200-016	6500 Gregory Rd	11/5/2020	\$475,000	WD	70.64	\$6,724.24			
G-07-25-300-007	W LIBERTY RD	10/6/2020	\$254,100	WD	40.00	\$6,352.50			
G-07-33-100-009	1906 S. Lima Road	4/19/2021	\$130,000	WD	20.04	\$6,487.03			
				Total Acres Sold:	180.36				
			\$1,226,600	AVERAGE PRICE/ACRE:		\$6,800.84			
Dexter Township Agricultural Sales									
Parcel Number	Date of Sale	Adjusted Sale Price	ECF Neighborhood	Parcel Size	Price/Acre	Comments			
04-27-300-014	8/26/2022	\$6,803.00	08AG Agricultural	1.6	\$4,251.88				
04-28-400-030	6/28/2021	\$85,000.00	08AG Agricultural	17.74	\$4,791.43				
04-30-200-020	12/8/2020	\$112,720.00	08AG Agricultural	20	\$5,636.00				
04-19-300-027	12/8/2020	\$187,820.00	08AG Agricultural	33.23	\$5,652.12				
		TOTAL ACRES SOLD:		72.57					
			AVERAGE PRICE PER ACRE:		\$5,406.41				
		Total Sales Price:	\$392,343.00						
DEXTER TOWNSHIP 2024 AG VALUES:									
#1 SOIL:		\$6,100.00				\$5,406.41			
#2 SOIL:		\$5,700.00							
#3 SOIL:		\$5,400.00	AVERAGE PRICE/ACRE FOR #1 SOIL:		\$6,103.63				
#4 SOIL:		\$4,800.00							
#5 SOIL:		\$4,500.00							
#6 SOIL:		\$3,900.00							
#7 SOIL:		\$3,300.00							
#8 SOIL:		\$2,700.00							

Due to a limited number of vacant agricultural sales in Dexter Township, I included two sales in Dexter Township that took place in December of 2020 and 4 sales in October and November of 2020 from and . Eventhough these sales are before 4/1/2021, they are within the range of sale prices of vacant farm ground in the area along with being very close to the time frame used for the 2024 assessment year. Additionally, the parcels are in sections that boarder Dexter Township.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
PROUX REGIS TRUST	LESSER DAVE	85,000	06/28/2021	LC	03-ARM'S LENGTH	1433/0691	PROPERTY TRANSFER	100.0
DOSEY MARIE	PROUX REGIS TRUST	1	08/28/2001	WD	03-ARM'S LENGTH	1047/293	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning: Ag	Building Permit(s)	Date	Number	Status
ISLAND LAKE RD	School: DEXTER COMMUNITY SCHOOL DIST	P.R.E. 100% 08/18/2021 Qual. Ag.				

Owner's Name/Address	Map #	2024 Est TCV Tentative	Land Value Estimates for Land Table 08AG.AGRICULTURAL LAND VALUE
LESSER DAVE 3341 MCKINLEY RD CHELSEA MI 48118	DAFD		

Tax Description	Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OWNER REQUEST DE 28-13A-2B-1 COM AT W 1/4 COR OF SEC 28, TH S 88-47-18 E 2359.08 FT TH S 00-33-54 E 350.17 FT TO POB, TH S 88-47-18 E 802.90 FT, TH S 00-48-43 E 1656.86 FT, TH N 76-49-25 W 68.02 FT, TH N 00-48-43 W 769.20 FT, TH S 89-11-17 W 740.27 FT, TH N 00-33-54 W 849.58 FT, TH N 88-47-18 W 185.52 FT, TH N 00-33-54 W 50.00 FT, TH S 88-47-18 E 185.52 FT TO POB. PT OF S 1/2 SEC 28, T1S-R4E. 17.74 AC. SPLIT ON 05/27/99 FROM D-04-28-400-011, D-04-28-400-004.	Public	AG RATES #2 -- 95%	2.93	Acres	5795	100				16,997
	Gravel Road	AG RATES #3 -- 90%	11.65	Acres	5490	100				63,986
	Paved Road	AG RATES #4 -- 80%	3.10	Acres	4880	100				15,128
	Storm Sewer	AG RATES ROW	0.05	Acres	0	100				0
	Sidewalk		17.74	Total Acres					Total Est. Land Value =	96,111

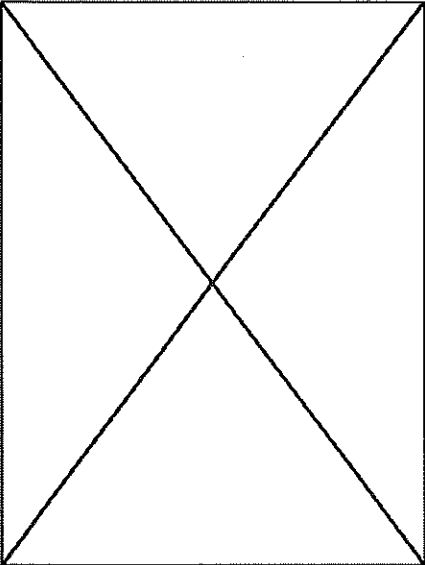
Topography of Site		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
X													

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	44,600	0	44,600			44,600S
2022	48,100	0	48,100			48,100S
2021	67,700	0	67,700			50,537C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prct. Trans.	
EISENBEISER LESLIE	BURNHAM ROBYN J LANGMORE	300,000	12/08/2020	WD	03-ARM'S LENGTH	5395/0542	PROPERTY TRANSFER	0.0	
Property Address	Class: AGRICULTURAL-VACA	Zoning: RC	Building Permit(s)	Date	Number	Status			
14000 ISLAND LAKE RD	School: CHELSEA SCHOOL DISTRICT	Pole Barn	06/08/2021	P21-40347		CLOSED			
Owner's Name/Address	P.R.E. 100% / / Qual. Ag.	Electrical	05/24/2021	P21-41127		CLOSED			
BURNHAM ROBYN J LANGMORE JOHN P 14095 ISLAND LAKE RD CHELSEA MI 48118	MAP #: DAFD	Pole Barn	12/21/2020	P20-40347		CLOSED			
Tax Description	2024 Est TCV Tentative	Land Value Estimates for Land Table 08AG.AGRICULTURAL LAND VALUE							
*OID SID - D 04-030-005-00 DE 30-4A COM	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
AT SE COR OF NE FRL 1/4 OF NW FRL 1/4, TH N 239.10 FT IN THE E LINE OF NE FRL 1/4 OF NW FRL 1/4 TO THE CENT OF HWY FOR A PL OF BEG, TH W'LY ALONG THE HWY TO A POINT IN THE W LINE OF NE FRL 1/4 OF NW FRL 1/4 WHICH POINT IS 403 FT N OF THE SW COR OF NE FRL 1/4 OF NW FRL 1/4, TH N TO THE NW COR OF NE FRL 1/4 OF NW FRL 1/4, THE IN THE N LINE OF SEC TO THE NE COR OF NE FRL 1/4 OF NW FRL 1/4, TH S IN THE E LINE OF NE FRL 1/4 OF NW FRL 1/4 TO THE PL OF BEG	Dirt Road	* Factors *							
	Gravel Road	GENERAL ACREAGE A							
	Paved Road	AG RATES ROW							
	Storm Sewer	20.00 Total Acres Total Est. Land Value = 215,645							
	Sidewalk	Land Improvement Cost Estimates							
	Water	Description							
	Sewer	D/W/P: 3.5 Concrete							
	Electric	Total Estimated Land Improvements True Cash Value =							
	Gas	Rate 7.47							
	Curb	Size & Good 384							
	Street Lights	97							
	Standard Utilities	Cash Value 2,782							
	Underground Utilis.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
			2023	58,700	17,800	76,500			32,589C
			2022	63,900	14,700	78,600			31,038C
			2021	61,300	0	61,300			15,817C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prcnt. Trans.							
EISENBEISER LESLIE	BURNHAM ROBYN J LANGMORE	300,000	12/08/2020	WD	03-ARM'S LENGTH	5395/0542	PROPERTY TRANSFER	0.0							
EISENBEISER LESLIE J & W	EISENBEISER LESLIE J TRUS	0	04/22/1997	OTH	21-NOT USED/OTHER	3417-0215	DEED	0.0							
Property Address		Class: AGRICULTURAL-VACA		Zoning: RC	Building Permit(s)	Date	Number	Status							
14060 ISLAND LAKE RD		P.R.E. 100% / / Qual. Ag.		School: CHELSEA SCHOOL DISTRICT											
Owner's Name/Address		MAP #: DAFD		2024 Est TCV Tentative											
BURNHAM ROBYN J LANGMORE JOHN P		Improved		X	Vacant	Land Value Estimates for Land Table 08AG.AGRICULTURAL LAND VALUE									
14095 ISLAND LAKE RD		Public		Improvements		* Factors *									
CHELSEA MI 48118		Dirt Road		AG RATES #2 -- 95%		AG RATES #3 -- 90%									
Tax Description		Gravel Road		AG RATES WOODS		AG RATES									
*OID SID - D 04-019-016-00 DE 19-8 E.FRL.		Paved Road		AG RATES		33.23 Total Acres									
1/2 OF SW FRL. 1/4, EXC THE N 1312.62 FT		Storm Sewer		AG RATES		Total Est. Land Value =									
PHEOFSEC. 19 T1S R4E 33.23 AC.		Sidewalk		AG RATES		180,427									
Comments/Influences		Water		Sewer											
		Electric		Gas											
		Curb		Street Lights											
		Standard Utilities		Underground Utilis.											
		Topography of Site		Level											
		X Rolling		Low											
		High		Landscaped											
		Swamp		Wooded											
		Pond		Waterfront											
		Ravine		Metland											
		Flood Plain		NO ROAD ROW											
		X		Who		When		What							
		CRR 08/09/2011		INSPECTED		2023		91,900							
		LBC 08/30/2007		INSPECTED		2022		90,200							
						2021		86,700							
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		2024		Tentative		Tentative		Tentative						Tentative	
		2023		91,900		0		91,900						31,372C	
		2022		90,200		0		90,200						29,879C	
		2021		86,700		0		86,700						28,925C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Percent Trans.	
PROPHITT ELIZABETH ANN	GROTH MATTHEW C & MELISSA	160,000	01/26/2021	WD	03-ARM'S LENGTH	5406 017	PROPERTY TRANSFER	100.0	
CHAMBERLIN JOHN I & RAEBE	PROPHITT ELIZABETH ANN	1	11/13/2014	QC	09-FAMILY	5066/560	DEED	0.0	
LITKE HEROLD TRUST	CHAMBERLIN JOHN I & RAEBE	1	05/02/2012	WD	07-DEATH CERTIFICATE		DEED	0.0	
Property Address		Class: AGRICULTURAL-VACA		Zoning: AG		Building Permit(s)		Status	
8663 SCULLY RD		School: DEXTER COMMUNITY SCHOOL DIST		P.R.E. 1008 02/02/2021		MAP #: C-2			
Owner's Name/Address		GROTH MATTHEW C & MELISSA A		8655 SCULLY RD		WHITMORE LAKE MI 48189			
Taxpayer's Name/Address		GROTH MATTHEW C & MELISSA A		8655 SCULLY RD		WHITMORE LAKE MI 48189			
Tax Description		BNDRY ADJST PER SURVEY 11/20/2014 WE		10-4A COM AT N 1/4 COR SEC10, TH S		01-34-36 E 1842.00 FT TO A POB, TH CONT S		01-34-36 E 65.23 FT, TH S 89-40-40 W	
		628.73 FT, TH S 01-34-36 E 598.00 FT, TH		S 79-06-04 W 334.49 FT, TH S 89-40-40 W		74.28 FT TO TP "B", TH CONT S 89-40-40 W		50 FT +/- TO C/LIN CREEK, TH N'LY ALING	
		C/LIN 1190 FT +/- TO A PT, TH N 89-45-54 E		11 FT +/- TO TP "A" WHICH LIES N 14-33-30		W 785.08 FT FROM TP "B", TH CONT N		89-45-54 E 1915.48 FT TO THE POB. PT OF	
		NW 1/4 SEC 10, T1S R5E 20.00 AC		Comments/Influences					
		Improved		X		Vacant			
		Public Improvements		Dirt Road		Gravel Road		Paved Road	
				Storm Sewer		Sidewalk		Water	
				Sewer		Electric		Gas	
				Curb		Street Lights		Standard Utilities	
				Underground Utilis.		Topography of Site		Level	
				Rolling		Low		High	
				Landscaped		Swamp		Wooded	
				Pond		Waterfront		Ravine	
				Wetland		Flood Plain		Who	
		When		What		Year		Land Value	
		2023		77,800		0		77,800	
		2022		77,500		0		77,500	
		2021		77,200		0		77,200	
		2020		76,900		0		76,900	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
MOORE DORIS TRUST	BETZ BRYAN L & HINES JENNIFER R	207,500	11/16/2020	WD	03-ARM'S LENGTH	5391 636	PROPERTY TRANSFER	100.0	
Property Address	Class: AGRICULTURAL-VACA	Zoning: AG	Building Permit(s)	Date	Number	Status			
7972 MAST RD	School: DEXTER COMMUNITY SCHOOL DIST	P.R.E. 1008 11/23/2020 Qual. Ag.	MAP #: C-4	2022 Est TCV 65,720	Land Value Estimates for Land Table AGL-AG- NORTH OF TERRITORIAL				
Owner's Name/Address	BETZ BRYAN L & HINES JENNIFER R	6828 N MEADOWS PASS	DEXTER MI 48130	Tax Description					
Tax Description: OWNER REQUEST WE 17-1B PCL " 2 " COM AT THE N 1/4 COR SEC 17, TH S 01-01-44 W 443.56 FT TO A POB, TH S 87-38-50 E 1228.10 FT, TH N 02-21-10 E 433.05 FT, TH S 87-09-59 E 1221.88 FT, TH S 01-36-42 E 880.68 FT, TH N 87-09-59 W 1282.77 FT, TH N 02-21-10 E 379.01 FT, TH N 87-38-50 W 1226.57 FT, TH N 01-01-44 E 66.02 FT TO THE POB. PT OF NE 1/4 SEC 17, T1S-R5E. 27.10 AC. SPLIT ON 10/22/2018 FROM C -03-17-100-001. Comments/Influences: Split/Comb. on 10/23/2018 completed 10/23/2018 Bill 1 OWNER REQUEST ; Parent Parcel(s): C -03-17-100-001; Child Parcel(s): C -03-17-100-008, C -03-17-100-009, C -03-17-100-010;									
Taxpayer's Name/Address		BETZ BRYAN L & HINES JENNIFER R		6828 N MEADOWS PASS		DEXTER MI 48130			
Public Improvements		Dirt Road		Gravel Road		Paved Road		Storm Sewer	
Public Improvements		Sidewalk		Water Sewer		Electric Gas		Curb	
Public Improvements		Street Lights		Standard Utilities		Underground Utilis.		Topography of Site	
Public Improvements		Level Rolling		Low High		Landscaped Swamp		Wooded Pond	
Public Improvements		Waterfront		Revine Wetland		Flood Plain		Who	
Public Improvements		When		What		Year		Land Value	
Public Improvements		2022		32,900		0		32,900	
Public Improvements		2021		32,500		0		32,500	
Public Improvements		2020		32,200		0		32,200	
Public Improvements		2019		31,500		0		31,500	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BHC FARMS LLC	HELSEL MARK S & JENNA M	475,000	11/05/2020	WD	03-ARM'S LENGTH	5388 451	PROPERTY TRANSFER	0.0	
HERRON BRIAN J	BHC FARMS LLC	0	10/23/2018	OC	06-COURT JUDGEMENT	5280 208	DEED	0.0	
ARMS CREEK LLC	BHC FARMS LLC.	0	04/27/2018	OC	05-CORRECTING TITLE	5255 552	PROPERTY TRANSFER	0.0	
Property Address		Class: AGRICULTURAL-VACA		Zoning: AG	Building Permit(s)		Date	Number	Status
6500 GREGORY RD.		School: DEXTER COMMUNITY SCHOOL DIST		P.R.E. 100% 12/15/2020 Qual. Ag.		MAP #: C-5		2022 Est TCV 304,552	
Owner's Name/Address		HELSSEL MARK S & JENNA M		6338 COBBLESTONE LN		DEXTER MI 48130			
Taxpayer's Name/Address		HELSSEL MARK S & JENNA M		6338 COBBLESTONE LN		DEXTER MI 48130			
Tax Description		BNDRY ADJUST PER SURVEY 07/28/20 OWNER		REQUEST WE 21-5A-2 BEG AT SE COR SEC 20,		TH S 89-40-00 W 32.29 FT, TH N 01-58-14 W		487.61 FT, TH S 89-40-00 W 332.69 FT, TH	
		N 07-05-19 W 819.99 FT, TH N 28-46-36 E		397.77 FT, TH N 01-58-14 W 990.73 FT, TH		N 89-46-15 W 260.57 FT, TH N 01-58-14 W		1644.87 FT, TH N 87-51-51 E 495.00 FT, TH	
		S 01-58-14 E 346.14 FT, TH N 87-51-51 E		658.93 FT, TH S 02-07-02 E 1312.22 FT, TH		S 87-15-48 W 398.36 FT, TH S 01-58-14 E		2642.47 FT, TH S 88-09-45 W 263.96 FT TO	
		THE POB. FIP OF E 1/2 SEC 20 & FT OF W 1/2		SEC 21, T1S R5E, 70.64 AC.		SPLIT ON 01/03/2018 FROM C		-03-21-200-008;	
Comments/Influences		Split/Comb. on 01/04/2018 completed		01/04/2018 Bill OWNER REQUEST ;		Parent Parcel(s): C-03-21-200-008;		Child Parcel(s): C-03-20-400-032, C	
		-03-21-200-016;		The Equalizer. Copyright (c) 1999 - 2009.		Licensed To: Township of Webster, County		of Washtenaw, Michigan	

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2022		2022	152,300	0	152,300			135,090C
	2021		2021	151,400	0	151,400			130,775C
	2020		2020	131,900	0	131,900			128,970C
	2019		2019	130,300	0	130,300			126,566C

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value	
AG RAVES	1.1-25	26.48	Acres	9500	100			251,560	
AG RAVES	5. W/WOODS	44.16	Acres	1200	100			52,992	
70.64 Total Acres								Total Est. Land Value =	304,552

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Status	Prcnt. Trans.																																																																		
MERRELL ANGELINE TRUST	M PEARL PROPERTIES LLC	3,100,000	08/29/2022	WD	03-ARM'S LENGTH		PROPERTY TRANSFER		100.0																																																																		
Class: AGRICULTURAL-VACAN Zoning: AG-1 (Building Permit(s)) School: CHELSEA SCHOOL DISTRICT P.R.E. 1008 02/07/2022 Qual. Ag. MAP #: 2023 Est TCV 1,824,588 Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>																																																																											
Land Value Estimates for Land Table 00101.AG LAND * Factors *																																																																											
<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Area</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>AG RATES ROW</td> <td></td> <td>2.69 Acres</td> <td>5900</td> <td>100</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>AG RATES #2</td> <td></td> <td>76.50 Acres</td> <td>5600</td> <td>100</td> <td></td> <td></td> <td>451,350</td> </tr> <tr> <td>AG RATES #3</td> <td></td> <td>35.00 Acres</td> <td>5300</td> <td>100</td> <td></td> <td></td> <td>196,000</td> </tr> <tr> <td>AG RATES #4</td> <td></td> <td>161.10 Acres</td> <td>5300</td> <td>100</td> <td></td> <td></td> <td>853,830</td> </tr> <tr> <td>AG RATES WOODS</td> <td></td> <td>65.46 Acres</td> <td>4600</td> <td>100</td> <td></td> <td></td> <td>301,116</td> </tr> <tr> <td>AG RATES SWAMP/LOW</td> <td></td> <td>55.73 Acres</td> <td>400</td> <td>100</td> <td></td> <td></td> <td>22,292</td> </tr> <tr> <td colspan="7">Total Acres</td> <td>396.48 Total Acres</td> <td>Total Est. Land Value =</td> <td>1,824,588</td> </tr> </tbody> </table>										Description	Frontage	Depth	Area	Rate	%Adj.	Reason	Value	AG RATES ROW		2.69 Acres	5900	100			0	AG RATES #2		76.50 Acres	5600	100			451,350	AG RATES #3		35.00 Acres	5300	100			196,000	AG RATES #4		161.10 Acres	5300	100			853,830	AG RATES WOODS		65.46 Acres	4600	100			301,116	AG RATES SWAMP/LOW		55.73 Acres	400	100			22,292	Total Acres							396.48 Total Acres	Total Est. Land Value =	1,824,588
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Total Acres							396.48 Total Acres	Total Est. Land Value =	1,824,588																																																																		
Tax Description REWRITE PER SURVEY 08/01/22 LI 5-5A BEG AT SW COR SEC 5, TH N 01-02-09 W 2644.93 FT, TH N 01-02-28 W 2523.74 FT, TH N 89-06-20 E 1212.41 FT, TH S 01-55-24 E 802.68 FT, TH N 87-59-23 E 1261.60 FT, TH S 01-33-43 E 1670.47 FT, TH N 87-58-42 E 917.07 FT, TH S 01-35-14 E 2661.18 FT, TH S 01-51-47 E 1043.74 FT, TH 228.55 FT ALNG ARC OF CURV-RT-RAD 3463.69 FT - CH S 87-54-14 W 228.51 FT, TH S 89-47-39 W 1693.38 FT, TH N 01-22-59 W 824.04 FT, TH S 88-07-01 W 147.59 FT, TH S 49-32-00 W 508.84 FT, TH S 31-24-14 W 481.09 FT, TH S 00-09-34 W 80.98 FT, S 89-47-39 W 721.36 FT, TH N 01-41-29 W 932.42 FT TO POB. PT OF SEC 5 & N 1/2 OF SEC 8, T2S-R4E, 396.48 AC. COMBINED ON 05/10/2021 FROM G -07-05-200-011, G -07-05-300-002, G -07-08-200-007;																																																																											
Comments/Influences 2023 ROLL -CORRECTE LAND ACERAGE BASED ON NEW SURVEY AND REWRITE BY WASTENAW EQUALIZATION ON THE LEGAL																																																																											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Date	Number	Verified By	Pct. Trans.
MIKKEILSON SHAWN & ELIZABET	GAUKEL ZACHARY & WOMBLE RYAN	130,000	04/19/2021	WD	03-ARM'S LENGTH	5423/413	11/21/2022	220209	PROPERTY TRANSFER	100.0
BALL EILEEN	MIKKEILSON SHAWN & ELIZABET	0	08/21/2009	WD	03-ARM'S LENGTH	4749-510			PROPERTY TRANSFER	0.0
BALL ROBERT JR	MIKKEILSON SHAWN	1,477	06/25/2007	WD	03-ARM'S LENGTH	4635-497			PROPERTY TRANSFER	100.0

Property Address: 1906 S LIMA CENTER RD
 Class: RESIDENTIAL-VACANT Zoning: AG-1 (Building Permit(s))
 School: CHELSEA SCHOOL DISTRICT
 P.R.E. 100% 12/16/2001 Qual. Ag.
 MAP #: CHELSEA FIRE
 2023 Est TCV 100,738 TCV/TEA: 0.00

Owner's Name/Address: GAUKEL ZACHARY & WOMBLE RYAN
 2617 FRANK XST
 LANSING MI 48911

Tax Description	Improvements	Public	Land Value Estimates for Land Table DEXT. DEXTER GENERAL	Description	Frontage	Depth	Front	Rate	Adj.	Reason	Value
OWNER REQUEST 05/25/01 LI 33-2E PCL "S" COM AT N 1/4 COR SEC 33, TH S 00-48-06 E 1697.38 FT TO POB, TH N 89-11-34 E 1305.92 FT, TH S 01-01-45 E 668.00 FT, TH S 89-11-34 W 1308.57 FT, TH N 00-48-06 W 668.00 FT TO POB. PT OF NE 1/4 SEC 33, T2S-R4E. 20.04 AC. SPLIT ON 05/25/2001 FROM G-07-33-100-003;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		20.04 Total Acres	GENERAL TABLE 'A'	20.04	Total Acres	5,027	100		Land Value =	100,738
Work Description for Permit 220209, Issued 11/21/2022: 56 X 55 3 BRM 2.5 BATH FINISHED BASEMENT GAS FIREPLACE HOUSE											

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2023	50,400	0	50,400			50,400S
2022	56,100	0	56,100			56,100S
2021	56,100	0	56,100			11,536C
2020	56,100	0	56,100			11,377C

Comments/Influences: 2023 ROLL - JUST STARTED...CHECK BACK NEXT YEAR

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