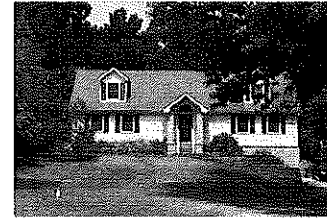


14

Neighborhoods Used: 00015.WANDERING HILLS

13285 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-231-034	02/09/2023 00015	401	383,000	62,379	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	75	320,621	235,335	1.362



13366 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-232-045	12/15/2022 00015	401	375,000	59,377	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	79	315,623	321,865	0.981



13474 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-230-026	09/14/2022 00015	401	510,000	100,820	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	409,180	390,852	1.047

!!MULTI-PARCEL SALE!!



13306 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-232-051	03/25/2022 00015	401	377,000	59,251	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	71	317,749	276,750	1.148



11 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-200-005	12/13/2021 00015	401	265,000	60,727	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	204,273	227,889	0.896



4798 COTTONWOOD LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-200-012	12/01/2021 00015	401	390,000	62,805	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	74	327,195	289,247	1.131



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:41 PM

Parcel: D -04-29-231-034
Owner's Name: ZEIGLER JANA & ZACHARY E
Property Address: 13285 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5511/0246 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

ZEIGLER JANA & ZACHARY E
13285 OAKRIDGE LANE
CHELSEA MI 48118

Description:

L28 P10-13 O\P FROM 0429200025 01/11/91, LOT 34, WANDERING HILLS ESTATES # 3

Most Recent Sale Information

Sold on 02/09/2023 for 383,000 by KAPOLKA MICHAEL J & RACHEL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5511/0246

Most Recent Permit Information

Permit 08-19851 on 05/13/2008 for \$9,501 category RES. RE-ROOF.

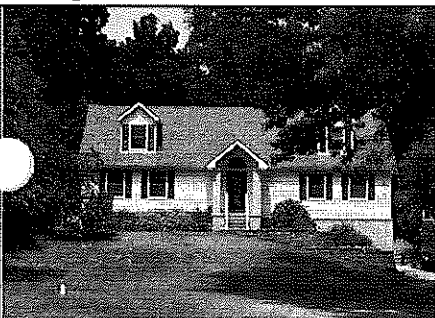
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	154,500	2023 Taxable:	102,205	Acreage:	1.43
Zoning:	RR	Land Value:	Tentative	Frontage:	203.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	306.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: 1,50 STORY
Exterior: Brick/Siding
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,184
Ground Area: 840
Garage Area: 616
Basement Area: 840
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:41 PM

Parcel: D -04-29-232-045
Owner's Name: MESKE ROBERT J & JENNIFER
Property Address: 13366 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5507/0282
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

MESKE ROBERT J & JENNIFER
13366 OAKRIDGE LANE
CHELSEA MI 48118

Description:

L28 P10-13 O\P FROM 0429200025 01/11/91 LOT 45 WANDERING HILLS ESTATES # 3.

Most Recent Sale Information

Sold on 12/15/2022 for 375,000 by DUNLOP MORTON J & RITA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5507/0282

Most Recent Permit Information

Permit PB22-0237 on 05/07/2022 for \$18,270 category Res. Re-Roof.

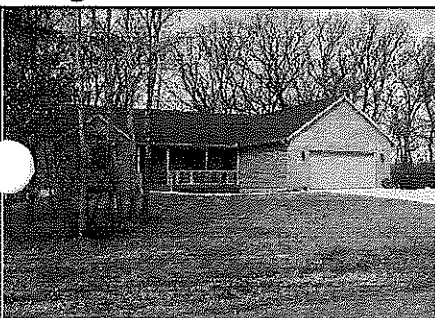
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	198,300	2023 Taxable:	198,300	Acreage:	1.15
Zoning:	RR	Land Value:	Tentative	Frontage:	182.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	203.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,749
Ground Area: 1,737
Garage Area: 576
Basement Area: 1,737
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:42 PM

Parcel: D -04-29-230-026
Owner's Name: CONWAY KYLE & ANTOINETTE
Property Address: 13474 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5499/0317
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling, Wooded

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address: CONWAY KYLE & ANTOINETTE
13474 OAKRIDGE LANE
CHELSEA MI 48118
Description: LOT 26 WANDERING HILLS ESTATES NO 2

Most Recent Sale Information

Sold on 09/14/2022 for 510,000 by GRANDE GARY J & LAURA A.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5499/0317

Most Recent Permit Information

None Found

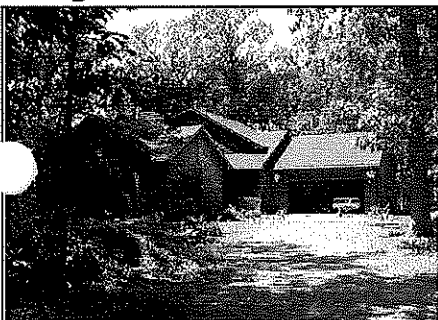
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	259,800	2023 Taxable:	259,800	Acreeage:	6.42
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,702
Ground Area: 1,946
Garage Area: 528
Basement Area: 1,904
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:42 PM

Parcel: D -04-29-232-051
Owner's Name: SANZ BRANDEN & PETRA
Property Address: 13306 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5476/0716 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address: **Description:**
SANZ BRANDEN & PETRA LOT 51, WANDERING HILLS ESTATES #3
13306 OAKRIDGE LANE
CHELSEA MI 48118

Most Recent Sale Information

Sold on 03/25/2022 for 377,000 by MITCHELL KURTIS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5476/0716

Most Recent Permit Information

Permit PM22-0246 on 06/03/2022 for \$0 category Mechanical- Pre Fab Fireplace.

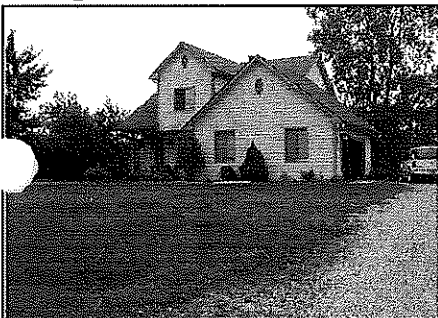
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	174,300	2023 Taxable:	174,300	Acreage:	1.14
Zoning:	RR	Land Value:	Tentative	Frontage:	118.0
AE:	100.000	Land Impr. Value:	Tentative	Average Depth:	317.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,796
Ground Area: 934
Garage Area: 576
Basement Area: 934
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:42 PM

Parcel: D -04-29-200-005
Owner's Name: POTGIESSER KAITLYN R & ROSS J
Property Address: 13386 ISLAND LAKE RD
CHELSEA, MI 48118
Liber/Page: 5490/0235
Split: / /
Public Impr.: Dirt Road, Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

POTGIESSER KAITLYN R & ROSS J
13386 ISLAND LAKE RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-273-004-00 DE 73-4 LOT 4 WANDERING HILLS ESTATES

Most Recent Sale Information

Sold on 07/08/2022 for 404,500 by MORNING DOVE LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 5490/0235

Most Recent Permit Information

Permit PM22-0114 on 03/25/2022 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	149,700	2023 Taxable:	149,700	Acres:	1.30
Zoning:	RR	Land Value:	Tentative	Frontage:	160.0
AE:	0.000	Land Impr. Value:	Tentative	Average Depth:	291.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,599
Ground Area: 1,599
Garage Area: 624
Basement Area: 1,599
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 12:42 PM

Parcel: D -04-29-200-012
Owner's Name: FAGAN KYLE & KARI
Property Address: 4798 COTTONWOOD LANE
CHELSEA, MI 48118
Liber/Page: 5463/0255
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

FAGAN KYLE & KARI
4798 COTTONWOOD LANE
CHELSEA MI 48118

Description:

*OLD SID - D 04-273-013-00 DE 73-13 LOT 13 WANDERING HILLS ESTATES

Most Recent Sale Information

Sold on 12/01/2021 for 390,000 by MANTEL CORNELIUS D & DEBORAH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5463/0255

Most Recent Permit Information

Permit P21-41120 on 05/20/2021 for \$0 category Electrical.

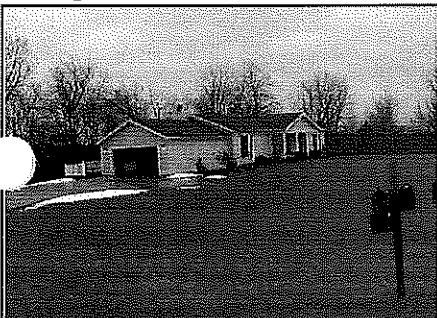
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	184,100	2023 Taxable:	162,015	Acres:	1.56
Zoning:	RR	Land Value:	Tentative	Frontage:	300.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	340.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,566
Ground Area: 1,566
Garage Area: 576
Basement Area: 1,566
Basement Walls:
Estimated TCV: Tentative

Image



Wandering Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-29-200-005	13386 ISLAND LAKE RD	12/13/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$119,100
D-04-29-200-012	4798 COTTONWOOD LANE	12/01/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$169,300
D-04-29-230-026	13474 OAKRIDGE LANE	09/14/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$510,000	\$216,300
D-04-29-231-034	13285 OAKRIDGE LANE	02/09/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$129,300
D-04-29-232-045	13366 OAKRIDGE LANE	12/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,600
D-04-29-232-051	13306 OAKRIDGE LANE	03/25/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$150,300
Totals:						\$2,300,000	\$949,900

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/SqFt.	ECF Area
44.94	\$318,469	\$60,727	\$204,273	\$227,889	0.896	1,599	\$127.75	00015
43.41	\$389,943	\$62,805	\$327,195	\$289,247	1.131	1,566	\$208.94	00015
42.41	\$542,874	\$100,820	\$409,180	\$390,852	1.047	2,702	\$151.44	00015
33.76	\$328,543	\$62,379	\$320,621	\$235,335	1.362	2,184	\$146.80	00015
44.16	\$423,406	\$59,377	\$315,623	\$321,865	0.981	1,749	\$180.46	00015
39.87	\$372,255	\$59,251	\$317,749	\$276,750	1.148	1,796	\$176.92	00015
	\$2,375,490		\$1,894,641	\$1,741,937			\$165.38	
41.30				E.C.F. =>	1.088		Std. Deviation=>	0.1615477
4.15				Ave. E.C.F. =>	1.094		Ave. Variance=>	11.9646

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19.7897	1 STORY	\$60,727		WANDERING HILLS	401	59
3.6928	1 STORY	\$62,805		WANDERING HILLS	401	74
4.7378	2 STORY	\$98,550	D-04-29-230-027	WANDERING HILLS	401	72
26.8133	1.50 STORY	\$61,834		WANDERING HILLS	401	75
11.3662	1 STORY	\$59,377		WANDERING HILLS	401	79
5.3876	2 STORY	\$59,251		WANDERING HILLS	401	71

0.6606

Coefficient of Var=> 10.93382678

Wandering Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-29-200-012	4798 COTTONWOOD LANE	12/01/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$169,300
D-04-29-231-034	13285 OAKRIDGE LANE	02/09/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$129,300
D-04-29-232-051	13306 OAKRIDGE LANE	03/25/22	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$150,300
Totals:						\$1,150,000	\$448,900

Sale. Ratio =>
Std. Dev. =>

Average Table 'A'

Description: WANDERING HILLS

ESTIMATED LAND VALUES

Enter the Estimated Land Value for each of these sizes:

1 Acre:	58,000	3 Acre:	80,000	10 Acre:	0	30 Acre:	0
1.5 Acre:	62,500	4 Acre:	85,000	15 Acre:	0	40 Acre:	0
2 Acre:	65,000	5 Acre:	95,000	20 Acre:	0	50 Acre:	0
2.5 Acre:	70,000	7 Acre:	100,000	25 Acre:	0	100 Acre:	0

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
43.41	\$385,553	\$62,862	\$58,415	248.4	340.0	1.56	1.56	\$253	\$40,270
33.76	\$323,099	\$116,291	\$56,390	205.0	306.0	1.43	1.43	\$567	\$81,550
39.87	\$365,089	\$63,996	\$52,085	147.7	317.0	1.14	1.14	\$433	\$56,186
	\$1,073,741	\$243,149	\$166,890	601.1		4.13	4.13		
39.03			Average						Average
4.88			per FF=>	\$405		per Net Acre=>	58,930.93		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	Class
\$0.92	300.00	00015 5463/0255		WANDERING HILLS	401
\$1.87	203.00	00015 5511/0246		WANDERING HILLS	401
\$1.29	118.00	00015 5476/0716		WANDERING HILLS	401

\$1.35