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Neighborhoods Used: 00015.WANDERING HILLS

4830 COTTONWOOD LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-231-033	04/14/2020 00015	401	226,000	41,095	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	184,905	182,620	1.013



13365 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-231-038	10/03/2019 00015	401	299,000	37,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	78	262,000	247,081	1.060



Neighborhoods Used: 00015.WANDERING HILLS

<<<<<<<<<<< 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 : 429,700
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 : 446,905
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: 2, 0, 2.01, 2.90, 1.003. 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. : 1.040 (2)
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)

Neighborhoods Used: 00015.WANDERING HILLS

<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 1

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00015 - WANDERING HILLS

Max # of Res. Buildings: 200 Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200 Minimum E.C.F. (Agricultural): 0.40
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200 Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:09 AM

Parcel:	D -04-29-231-033	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JASINSKI JULIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4830 COTTONWOOD LANE CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5353/0524	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00015 WANDERING HILLS

Mailing Address:	Description:
JASINSKI JULIE 4830 COTTONWOOD LANE CHELSEA MI 48118	LOT 33 WANDERING HILLS ESTATES NO 2

Most Recent Sale Information

Sold on 04/14/2020 for 226,000 by HOWARD BRADFORD.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5353/0524

Most Recent Permit Information

None Found

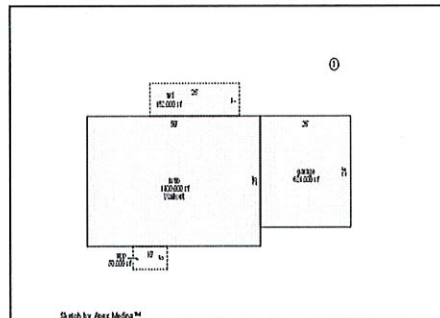
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	121,500	2021 Taxable:	121,500	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	291.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,400
Ground Area: 1,400
Garage Area: 624
Basement Area: 1,400
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:09 AM

Parcel:	D -04-29-231-038	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MOFFA MEGAN M & BRYAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13365 OAKRIDGE LANE CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5323/0566	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00015 WANDERING HILLS

Mailing Address:	Description:
MOFFA MEGAN M & BRYAN 13365 OAKRIDGE LANE CHELSEA MI 48118	L28 P10-13 O/P FROM 0429299025 01/11/91 LOT 38 WANDERING HILLS ESTATES # 3

Most Recent Sale Information

Sold on 10/03/2019 for 299,000 by RETT JOHN & MANDI.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5323/0566

Most Recent Permit Information

Permit P21-40575 on 02/09/2021 for \$0 category Mechanical.

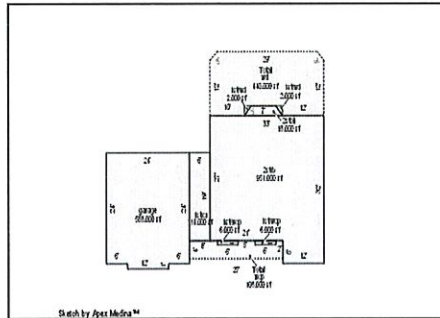
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	157,800	2021 Taxable:	157,800	Acreage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	259.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	310.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Stone/Siding
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,068
Ground Area: 1,065
Garage Area: 588
Basement Area: 951
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Wandering Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-29-231-033	4830 COTTONWOOD LANE	04/14/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$125,700	55.62	
D-04-29-231-038	13365 OAKRIDGE LANE	10/03/19	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$158,600	53.04	
Totals:			\$525,000			\$525,000	\$284,300		
								Sale. Ratio =>	54.15
								Std. Dev. =>	1.82

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$235,585	\$41,095	\$184,905	\$182,620	1.013	1,400	\$132.08	00015	2.3934
\$300,141	\$37,000	\$262,000	\$247,081	1.060	2,068	\$126.69	00015	2.3934
\$535,726		\$446,905	\$429,700			\$129.38		0.3590
				E.C.F. =>			Std. Deviation=>	
				Ave. E.C.F. =>			Ave. Variance=>	
				1.036			0.0338479	2.3934 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$40,030	WANDERING HILLS	401	69
2 STORY	\$37,000	WANDERING HILLS	401	78

2.309242839

Wandering Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-29-231-033	4830 COTTONWOOD LANE	04/14/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$125,700	55.62	
D-04-29-231-038	13365 OAKRIDGE LANE	10/03/19	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$158,600	53.04	
Totals:			\$525,000			\$525,000	\$284,300		
								Sale. Ratio =>	54.15
								Std. Dev. =>	1.82

Actual Front	ECF Area	Libel/Page	Land Table	Class
150.00	00015	5353/0524	WANDERING HILLS	401
259.00	00015	5323/0566	WANDERING HILLS	401

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