

15

Neighborhoods Used: 00016.COPPER MEADOWS

6477 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-046	07/08/2022 00016	401	565,000	59,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90	506,000	532,458	0.950



6387 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-043	05/09/2022 00016	401	600,000	100,912	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90	499,088	403,576	1.237



6613 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-050	01/21/2022 00016	401	484,000	59,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	91	425,000	398,983	1.065



11112 PATINA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-004	04/09/2021 00016	401	515,000	61,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	92	454,000	578,923	0.784



11111 PATINA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-014	04/02/2021 00016	401	462,000	58,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	91	404,000	458,656	0.881



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/30/2023 1:01 PM

Parcel:	D -04-15-310-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STEWART RYAN C & CLAIRE A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11112 PATINA DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5425/0360	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS

Mailing Address:	Description:
STEWART RYAN C & CLAIRE A 11112 PATINA DR DEXTER MI 48130	M.D. L4536 P766 02/02/2006 UNIT 4, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 04/09/2021 for 515,000 by BREWSTER TREVOR R & TRACY M.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5425/0360
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Most Recent Permit Information

Permit P15-29982 on 09/28/2015 for \$7,000 category Res. Deck Construction.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	275,100	2023 Taxable:	275,100	Acres:	0.61
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2013
Occupancy: Single Family
Class: BC
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: 3,065
Ground Area: 1,579
Garage Area: 660
Basement Area: 1,579
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/30/2023 1:01 PM

Parcel:	D -04-15-310-014	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAUTNER GERGELY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11091 PATINA DR DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5417/0191	Created:	04/18/2006
Split:	04/18/2006	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Level	MAP #:	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
LAUTNER GERGELY LAUTNER-CSORBA ORSOLYA I 11091 PATINA DR DEXTER MI 48130		M.D. L4536 P766 02/02/2006 UNIT 14, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	

Most Recent Sale Information

Sold on 04/02/2021 for 462,000 by BURKETT DALE & LINDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5417/0191

Most Recent Permit Information

Permit PE22-0373 on 09/23/2022 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	221,900	2023 Taxable:	221,900	Acreage:	0.58
Finning:	RR	Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2012
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,056
Ground Area: 2,056
Garage Area: 660
Basement Area: 2,056
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/30/2023 1:01 PM

Parcel:	D -04-15-310-043	Current Class:	401.RESIDENTIAL-IMPROVED		
Owner's Name:	CUMMINGS SHAWN & SIMANECK LINDSAY	Previous Class:	401.RESIDENTIAL-IMPROVED		
Property Address:	6387 STERLING TRAIL DEXTER, MI 48130	Taxable Status:	TAXABLE		
Liber/Page:	5482/0367	Created:	04/18/2006	Prev. Taxable Stat:	TAXABLE
Split:	04/18/2006	Active:	Active	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Street Lights, Underaround Utils.				
Topography:	Level				
Mailing Address:	Description:				
CUMMINGS SHAWN & SIMANECK LINDSAY 6387 STERLING TRAIL DEXTER MI 48130	M.D. L4536 P766 02/02/2006 UNIT 43, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;				

Most Recent Sale Information

Sold on 05/09/2022 for 600,000 by BURKE ROBERT M & MELISSA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5482/0367

Most Recent Permit Information

Permit P17-33718 on 07/31/2017 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	216,400	2023 Taxable:	216,400	Acres:	0.87
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,557
Ground Area: 1,480
Garage Area: 660
Basement Area: 1,480
Basement Walls:
Estimated TCV: Tentative

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Real Estate Summary Sheet

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08/30/2023 1:02 PM

Parcel:	D -04-15-310-046	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HERMAN ERIK C & DANIELLE E (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6477 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5511/0332	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
HERMAN ERIK C & DANIELLE E (LE)		M.D. L4536 P766 02/02/2006 UNIT 46, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6477 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 01/30/2023 for 0 by HERMAN ERIK C & DANIELLE E.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5511/0332

Most Recent Permit Information

Permit P14-27666 on 05/20/2014 for \$0 category Plumbing.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	254,200	2023 Taxable:	254,200	Acreage:	0.59
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: 2011
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,001
Ground Area: 1,537
Garage Area: 660
Basement Area: 1,537
Basement Walls: Poured
Estimated TCV: Tentative

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Real Estate Summary Sheet

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08/30/2023 1:02 PM

Parcel:	D -04-15-310-050	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DELONG ANDREW & WINN CLAIRE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6613 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5467/0136	Created:	04/18/2006
Split:	04/18/2006	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.		
Topography:	Level		
Mailing Address:	Description:		
DELONG ANDREW & WINN CLAIRE	M.D. L4536 P766 02/02/2006 UNIT 50, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;		
6613 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 01/21/2022 for 484,000 by MANCUSO THERESA R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5467/0136

Most Recent Permit Information

Permit P17-33057 on 04/27/2017 for \$2,000 category Res. Deck Construction.

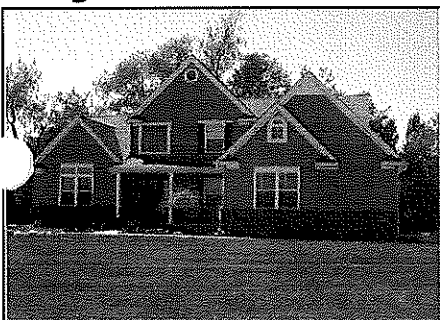
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	196,500	2023 Taxable:	196,500	Acreage:	0.59
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: 2012
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,450
Ground Area: 1,756
Garage Area: 660
Basement Area: 1,756
Basement Walls: Poured
Estimated TCV: Tentative

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Copper Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-004	11112 PATINA DR	04/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$230,700	44.80
D-04-15-310-014	11091 PATINA DR	04/02/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$186,200	40.30
D-04-15-310-043	6387 STERLING TRAIL	05/09/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$211,500	35.25
D-04-15-310-046	6477 STERLING TRAIL	07/08/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100	43.03
D-04-15-310-050	6613 STERLING TRAIL	01/21/22	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$165,000	34.09

Totals: \$2,626,000

\$2,626,000

\$1,036,500

Sale. Ratio => 39.47
 Std. Dev. => 4.70

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$591,872	\$61,000	\$454,000	\$578,923	0.784	3,065	\$148.12	00016	19.9232
\$478,588	\$58,000	\$404,000	\$458,657	0.881	2,056	\$196.50	00016	10.2613
\$470,991	\$100,912	\$499,088	\$403,576	1.237	2,557	\$195.18	00016	25.3218
\$547,263	\$59,000	\$506,000	\$532,457	0.950	3,001	\$168.61	00016	3.3135
\$424,867	\$59,000	\$425,000	\$398,983	1.065	2,450	\$173.47	00016	8.1762
\$2,513,581		\$2,288,088	\$2,372,594			\$176.38		1.9065
				E.C.F. =>	0.964	Std. Deviation=>		0.17473202
				Ave. E.C.F. =>	0.983	Ave. Variance=>		13.3992
				Coefficient of Var=>				

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$61,000	COPPER MEADOWS	401	92
1 STORY	\$58,000	COPPER MEADOWS	401	91
2 STORY	\$87,000	COPPER MEADOWS	401	90
2 STORY	\$59,000	COPPER MEADOWS	401	90
2 STORY	\$59,000	COPPER MEADOWS	401	91

13.62474751

Copper Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-004	11112 PATINA DR	04/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$230,700	44.80
D-04-15-310-014	11091 PATINA DR	04/02/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$186,200	40.30
D-04-15-310-043	6387 STERLING TRAIL	05/09/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$211,500	35.25
D-04-15-310-046	6477 STERLING TRAIL	07/08/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100	43.03
D-04-15-310-050	6613 STERLING TRAIL	01/21/22	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$165,000	34.09
Totals:			\$2,626,000			\$2,626,000	\$1,036,500	
								39.47
								4.70

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$619,082	(\$43,082)	\$61,000	0.61	0.61	(\$70,626)	(\$1.62)	00016	5425/0360
\$500,144	\$19,856	\$58,000	0.58	0.58	\$34,234	\$0.79	00016	5417/0191
\$489,959	\$197,041	\$87,000	0.87	0.87	\$226,484	\$5.20	00016	5482/0367
\$572,289	\$51,711	\$59,000	0.59	0.59	\$87,646	\$2.01	00016	5490/0734
\$443,620	\$99,380	\$59,000	0.59	0.59	\$168,441	\$3.87	00016	5467/0136
\$2,625,094	\$324,906	\$324,000	3.24	3.24	Average	Average		
Average			per FF=>		per Net Acre=>		per SqFt=>	
			100,279.63				\$2.30	

Land Table	Class
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
