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Neighborhoods Used: 00016.COPPER MEADOWS

6176 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-026	12/29/2020 00016	401	467,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	417,000	475,107	0.878



6535 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-048	08/21/2020 00016	401	425,000	54,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	371,000	404,041	0.918



6138 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-310-028	06/30/2020 00016	401	420,000	50,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	93	370,000	363,531	1.018



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:24 AM

Parcel:	D -04-15-310-026	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MADRIGAL DAVID A & EMILY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6176 STERLING TRAIL DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5398/0979	Prev. Taxable Status:	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 DI
		Neighborhood:	00016 COPPER MEADOWS

Mailing Address:	Description:
MADRIGAL DAVID A & EMILY 6176 STERLING TRAIL DEXTER MI 48130	M.D. L4536 P766 02/02/2006 UNIT 26, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 12/29/2020 for 467,000 by GARZA JOSE F & POMPA JOSEFINA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5398/0979

Most Recent Permit Information

Permit P14-27705 on 05/29/2014 for \$1,500 category Res. Deck Construction.

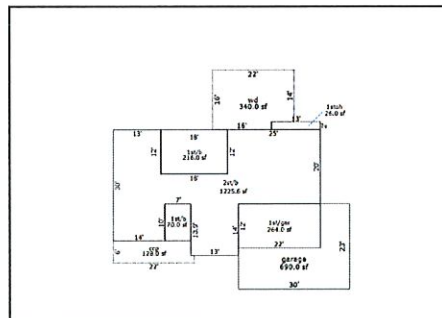
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	217,200	2021 Taxable:	217,200	Acreage:	0.50
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,026
Ground Area: 1,511
Garage Area: 690
Basement Area: 1,511
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:24 AM

Parcel: D -04-15-310-028
Owner's Name: HOPKINS NICHOLAS & KATHERINE
Property Address: 6138 STERLING TRAIL
DEXTER, MI 48130
Liber/Page: 5369/0049
Split: 04/18/2006
Public Impr.: Paved Road, Sewer, Electric, Gas, Curb
Topography: Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00016 COPPER MEADOWS

Mailing Address:

HOPKINS NICHOLAS & KATHERINE
6138 STERLING TRAIL
DEXTER MI 48130

Description:

M.D. L4536 P766 02/02/2006 UNIT 28, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 06/30/2020 for 420,000 by GRIER WILLIAM F JR & KATHERINE (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5369/0049

Most Recent Permit Information

Permit P21-40430 on 01/08/2021 for \$0 category Electrical.

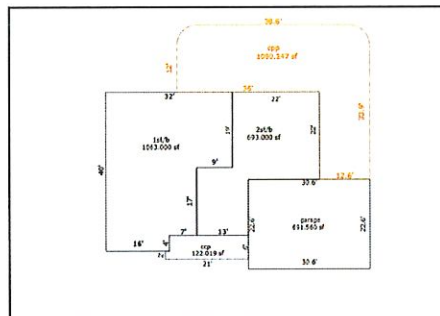
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	170,300	2021 Taxable:	170,300	Acreage:	0.50
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2012
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 93
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: 692
Basement Area: 1,756
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:25 AM

Parcel:	D -04-15-310-048	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TYKOSKI ROBERT F & LAUREN O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6535 STERLING TRAIL DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5374/0878	Prev. Taxable Status:	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 DI
		Neighborhood:	00016 COPPER MEADOWS

Mailing Address:	Description:
TYKOSKI ROBERT F & LAUREN O 6535 STERLING TRAIL DEXTER MI 48130	M.D. L4536 P766 02/02/2006 UNIT 48, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 08/21/2020 for 425,000 by FRASER AMBER & JAMES.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5374/0878

Most Recent Permit Information

Permit P13-26807 on 08/29/2013 for \$1,500 category Res. Deck Construction.

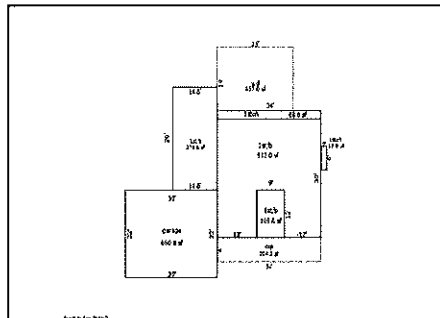
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	188,800	2021 Taxable:	188,800	Acreage:	0.54
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	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): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,392
Ground Area: 1,400
Garage Area: 660
Basement Area: 1,400
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



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-04-15-310-026	6176 STERLING TRAIL	12/29/20	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$215,800	46.21
D-04-15-310-028	6138 STERLING TRAIL	06/30/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,000	39.52
D-04-15-310-048	6535 STERLING TRAIL	08/21/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,500	44.12
Totals:			\$1,312,000			\$1,312,000	\$569,300	
							Sale. Ratio =>	43.39
							Std. Dev. =>	3.42

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$468,094	\$50,000	\$417,000	\$475,107	0.878	3,026	\$137.81	00016	6.0208
\$369,907	\$50,000	\$370,000	\$363,531	1.018	2,450	\$151.02	00016	7.9890
\$409,556	\$54,000	\$371,000	\$404,041	0.918	2,392	\$155.10	00016	1.9682
\$1,247,557		\$1,158,000	\$1,242,678			\$147.98		0.6048
				E.C.F. =>	0.932	Std. Deviation=>	0.07209314	
				Ave. E.C.F. =>	0.938	Ave. Variance=>	5.3260	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$50,000	No	/ /		COPPER MEADOWS	401	94
2 STORY		\$50,000	No	/ /		COPPER MEADOWS	401	93
2 STORY		\$54,000	No	/ /		COPPER MEADOWS	401	94

5.678617336

Copper Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-026	6176 STERLING TRAIL	12/29/20	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$215,800	46.21
D-04-15-310-028	6138 STERLING TRAIL	06/30/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,000	39.52
D-04-15-310-048	6535 STERLING TRAIL	08/21/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,500	44.12
Totals:			\$1,312,000			\$1,312,000	\$569,300	
							Sale. Ratio =>	43.39
							Std. Dev. =>	3.42

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$453,094	\$48,906	\$35,000	0.50	0.50	\$97,812	\$2.25	0.00	00016	5398/0979
\$354,907	\$100,093	\$35,000	0.50	0.50	\$200,186	\$4.60	0.00	00016	5369/0049
\$393,356	\$69,444	\$37,800	0.54	0.54	\$128,600	\$2.95	0.00	00016	5374/0878
\$1,201,357	\$218,443	\$107,800	1.54	1.54					
Average		Average		Average		Average			
per FF=>		per Net Acre=>		per SqFt=>					
		141,846.10							
								\$3.26	

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