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Neighborhoods Used: 00017.DEXTER GABLES

8793 DEXTER GABLES LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-105-010	08/27/2021 00017	407	595,305	65,210	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	530,095	522,348	1.015



Neighborhoods Used: 00017.DEXTER GABLES

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	522,348	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Costs by Manual : 522,348
 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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ STORY	0	0	0	0	0	0
1.25 STORY	0	0	0	0	0	0
1.50 STORY	0	0	0	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	0	530,095	0	0	0	0
2.50 STORY	0	0	0	0	0	0
3 STORY	0	0	0	0	0	0
BI-LEVEL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRI-LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 530,095
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
1	0	0.00	0.00	1.000
After Application of E.C.F.s		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.25 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1.75 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.015(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2.50 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
3 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
QUAD-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.015 (1)
 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: 00017.DEXTER GABLES

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

Starting Date: 04/01/2021

Ending Date: 03/31/2023

Terms Selected: 2

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): 00017 - DEXTER GABLES

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

08/30/2023 1:13 PM

Parcel:	D -04-36-105-010	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HANKINSON KEVIN & JENNIFER	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8793 DEXTER GABLES LANE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5446/0339	Prev. Taxable Stat	TAXABLE
Split:	11/17/1999	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00017 DEXTER GABLES

Mailing Address:

HANKINSON KEVIN & JENNIFER
8793 DEXTER GABLES LANE
DEXTER MI 48130

Description:

MASTER DEED L 3896 P836; UNIT 10, DEXTER GABLES SITE CONDOMINIUM Split on 09/02/1999 from D -04-36-100-017;

Most Recent Sale Information

Sold on 08/27/2021 for 595,305 by FUCHS JAMES B & MARY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5446/0339

Most Recent Permit Information

Permit 02-04474 on 08/13/2002 for \$230,000 category RES. NEW CONSTRUCTION.

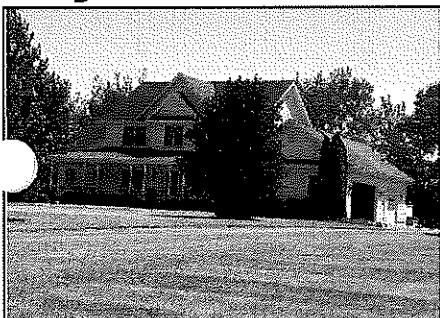
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	293,300	2023 Taxable:	290,705	Acreage:	1.07
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AGE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,312
Ground Area: 1,983
Garage Area: 880
Basement Area: 1,983
Basement Walls:
Estimated TCV: Tentative

Image



Dexter Gables ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-105-010	8793 DEXTER GABLES LANE	08/27/21	\$595,305	WD	03-ARM'S LENGTH	\$595,305	\$270,000	45.35

Totals: \$595,305

\$595,305 \$270,000

Sale. Ratio => 45.35
 Std. Dev. => #DIV/0!

Land Table	Property Class	Building Dept.
DEXTER GABLES	407	82

Dexter Gables Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-105-010	8793 DEXTER GABLES LANE	08/27/21	\$595,305	WD	03-ARM'S LENGTH	\$595,305	\$270,000	45.35
Totals:			\$595,305			\$595,305	\$270,000	45.35

Sale. Ratio =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libel/Page
\$631,958	\$28,557	\$65,210	1.07	1.07	\$26,689	\$0.61	00017	5446/0339
\$631,958	\$28,557	\$65,210	1.07	1.07				
			Average		Average			
			per Net Acre=>	26,688.79	per SqFt=>	\$0.61		

