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Neighborhoods Used: 00017.DEXTER GABLES

8819 DEXTER GABLES LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-105-011	10/21/2020 00017	407	399,400	50,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
S Family	2 STORY	83	349,200	312,772	1.116



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	312,772	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
	0	0	0	0	0	0

Total Single Family Costs by Manual : 312,772
 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	349,200	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
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 349,200
 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	1	Coefficient of Dispersion (%)	0.00	Price Related Differential
# Invalid Sales	0	Coefficient of Variation (%)	0.00	1.000
After Application of E.C.F.s				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)	1.116(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)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.116 (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)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 11:34 AM

Parcel:	D -04-36-105-011	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	STOVER JUTTA B	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8819 DEXTER GABLES LANE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5385/0628	Prev. Taxable Status:	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 DI
		Neighborhood:	00017 DEXTER GABLES

Mailing Address:	Description:
STOVER JUTTA B 8819 DEXTER GABLES LANE DEXTER MI 48130	MASTER DEED L 3896 P836; UNIT 11, DEXTER GABLES SITE CONDOMINIUM Split on 09/02/1999 from D -04-36-100-017;

Most Recent Sale Information

Sold on 10/21/2020 for 399,400 by ZADRZYNSKI CATHERINE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5385/0628

Most Recent Permit Information

Permit 02-03559 on 04/22/2002 for \$150,000 category RES. NEW CONSTRUCTION.

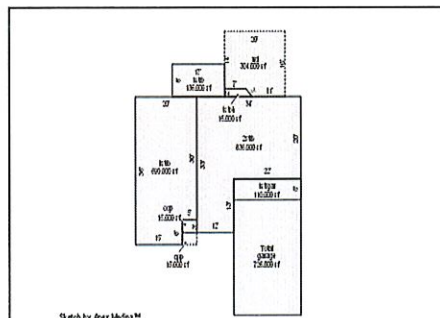
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	201,700	2021 Taxable:	201,700	Acreage:	1.02
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: 2002
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,624
Ground Area: 1,662
Garage Area: 726
Basement Area: 1,662
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



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-04-36-105-011	8819 DEXTER GABLES LANE	10/21/20	\$399,400	WD	03-ARMY'S LENGTH	\$399,400	\$185,100	46.34
Totals:			\$399,400			\$399,400	\$185,100	46.34
							Sale. Ratio =>	
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$403,632	\$50,200	\$349,200	\$312,772	1.116	2,624	\$133.08	00017	0.0000
\$403,632		\$349,200	\$312,772			\$133.08		
				E.C.F. =>			Std. Deviation=>	#DIV/0!
				Ave. E.C.F. =>			Ave. Variance=>	0.0000
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$50,200	DEXTER GABLES	407	83

0

Dexter Gabels Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-105-011	8819 DEXTER GABLES LANE	10/21/20	\$399,400	WD	03-ARM'S LENGTH	\$399,400	\$185,100	46.34
Totals:			\$399,400			\$399,400	\$185,100	46.34
								Sale. Ratio =>
								Std. Dev. =>
								#DIV/0!

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$418,632	\$45,968	\$65,200	1.02	1.02	#REF!	\$45,067	\$1.03	00017	5385/0628
\$418,632	\$45,968	\$65,200	1.02	1.02					
	Average	Average				Average			
	per FF=>	per Net Acre=>		45,066.67		per SqFt=>	\$1.03		

1

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