

1A

Neighborhoods Used: 00050.HURONRIVER

10033 HURON RIVER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-12-100-002	11/08/2019 00050	408	274,000	104,378	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	59	169,622	91,474	1.854



8912 RIVERVIEW

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-01-485-008	04/13/2018 00050	408	662,500	330,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74	332,500	410,924	0.809



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 3:46 PM

Parcel:	D -04-12-100-002	Current Class:	
Owner's Name:	PATIL ANAND	Previous Class:	TAXABLE
Property Address:	10033 HURON RIVER DR DEXTER, MI 48130	Taxable Status	TAXABLE
Libers/Page:	5329/0149	Prev. Taxable Status	04 DEXTER TOWNSHIP
Split:	//	Gov. Unit:	DAFD
Public Impr.:	Dirt Road, Electric, Gas	MAP #	81050 DEXTER COMMUNITY SCHOOL DI
Topography:	Rolling, Wooded, Waterfront	School:	00050 HURONRIVER
Mailing Address:		Neighborhood:	
		Description:	
PATIL ANAND 10033 HURON RIVER DR DEXTER MI 48130		REWRITE PER SURVEY 06/02/2000 DE 12-1G COM AT NE COR SEC 12, TH S 00-18-10 E 100.00 FT TO A POB, TH CONT S 00-18-10 E 100.00 FT, TH S 89-41-48 W 271.60 +/- FT TO E SHORE HURON RIVER, TH N'LY ALONG SAID SHORELINE TO A PT N 81-56-10 W OF THE POB, TH S81-56-10 E 270.25 +/- FT TO THE POB. PT OF NE 1/4 SEC 12, T1S-R4E. 0.80 AC.	

Most Recent Sale Information

Sold on 11/08/2019 for 274,000 by ADAMS MARY.

Terms of Sale: 03-ARM'S LENGTH **Libers/Page:** 5329/0149

Most Recent Permit Information

Permit P16-31457 on 07/11/2016 for \$3,900 category Res. Re-Roof.

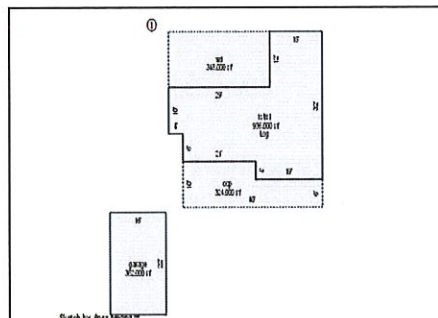
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	96,400	2021 Taxable:	86,088	Acreage:	0.80
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: 1948
 Occupancy: Single Family
 Class: C
 Style: 1 STORY
 Exterior: Log
 % Good (Physical): 59
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 0
 # of Bedrooms: 1
 Full Baths: 1 Half Baths: 0
 Floor Area: 936
 Ground Area: 936
 Garage Area: 352
 Basement Area: 0
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 3:47 PM

Parcel: D -04-01-485-008
Owner's Name: FORD MARK V & DAGMAR K
Property Address: 8912 RIVERVIEW
 PINCKNEY, MI 48169
Liber/Page: 5254/0732 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Sewer, Electric, Gas
Topography: Level, Waterfront, RIVER

Current Class:
Previous Class:
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00050 HURONRIVER

Mailing Address: FORD MARK V & DAGMAR K
 8912 RIVERVIEW
 PINCKNEY MI 48169

Description: DE 1-41 M&N (003&004) 3-90 PER ASSESSOR'S REQUEST COM AT SW COR LOT 27 WOODLAND BEACH A RECORDED PLAT, TH N 25-35 E 177.6 FT, TH N 64-25 W 33 FT, TH S 31- 46 W 415.10 FT, TH S 47-10-30W 25.77 FT, TH S 37-02-30 E 203.34 FT TO POB, TH N 47-07 E 200 FT, TH S 22-05 E 165 FTTH S 47-07 W 200 FT, TH N 22-05 W 165 FT TO POB. PT OF SE 1/4 SEC 1, T1S-R4E 0.77 AC

Most Recent Sale Information

Sold on 04/13/2018 for 662,500 by STAUCH ARTHUR.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5254/0732

Most Recent Permit Information

Permit P18-36084 on 08/25/2018 for \$0 category Mechanical.

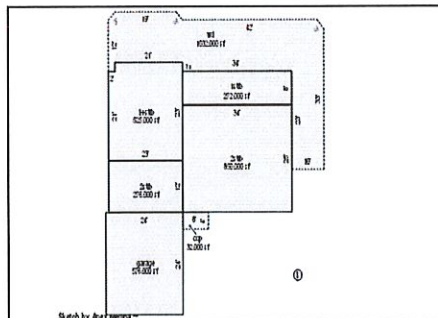
Physical Property Characteristics

2022 S.E.V.: Tentative	2022 Taxable: Tentative	Lot Dimensions:
2021 S.E.V.: 371,700	2021 Taxable: 333,227	Acreage: 0.76
Zoning: LR	Land Value: Tentative	Frontage: 165.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 200.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1952
 Occupancy: Single Family
 Class: BC
 Style: 2 STORY
 Exterior: Stone/Siding
 % Good (Physical): 74
 Heating System: Forced Air w/ Ducts
 Electric - Amps Service: 0
 # of Bedrooms: 3
 Full Baths: 2 Half Baths: 1
 Floor Area: 3,049
 Ground Area: 1,923
 Garage Area: 1,856
 Basement Area: 1,923
 Basement Walls:
 Estimated TCV: Tentative

Image/Sketch



Huron River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-01-485-008	8912 RIVERVIEW	04/13/18	\$662,500	WD	03-ARMIS LENGTH	\$662,500	\$308,400	46.55	
D-04-12-100-002	10033 HURON RIVER DR	11/08/19	\$274,000	WD	03-ARMIS LENGTH	\$274,000	\$84,900	30.99	
Totals:			\$936,500			\$936,500	\$393,300		
								Sale. Ratio =>	42.00
								Std. Dev. =>	11.01

Expanded sales timeframe due to lack of sales in current sales period. Used January 1, 2018 through March 31, 2021.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$761,470	\$330,000	\$332,500	\$410,924	0.809	3,049	\$109.05	00050	52.2580
\$200,426	\$104,378	\$169,622	\$91,474	1.854	936	\$181.22	00050	52.2580
\$961,896		\$502,122	\$502,398			\$145.14		33.2282
				E.C.F. => 0.999		Std. Deviation=> 0.73904041		
				Ave. E.C.F. => 1.332		Ave. Variance=> 52.2580		Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$330,000	HURON RIVER	408	74
1 STORY	\$104,000	HURON RIVER	408	59

39.24063764

Huron River Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-12-100-002	10033 HURON RIVER DR	11/08/19	\$274,000	WD	03-ARMIS LENGTH	\$274,000	\$84,900	30.99
D-04-12-100-016	9835 HURON RIVER DR	03/20/20	\$320,000	WD	03-ARMIS LENGTH	\$320,000	\$100,000	31.25
Totals:			\$594,000			\$594,000	\$184,900	
							Sale. Ratio =>	31.13
							Std. Dev. =>	0.19

Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libber/Page
\$196,426	\$177,574	\$100,000	0.80	0.80	\$221,968	\$5.10	00050	5329/0149
\$225,000	\$320,000	\$225,000	3.00	3.00	\$106,667	\$2.45	00050	5360/0975
\$421,426	\$497,574	\$325,000	3.80	3.80				
Average			Average		Average		Average	
per FF=>			per Net Acre=>		per SqFt=>		\$3.01	
			130,940.53					

Land Table Class

HURON RIVER 408

HURON RIVER 409
