

21

Neighborhoods Used: 00023.HURONCREEK

9586 ALICE HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-400-007	05/02/2022 00023	401	422,500	61,578	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64	360,922	277,459	1.301



9630 ALICE HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-400-009	07/15/2021 00023	401	401,500	64,980	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69	336,520	258,381	1.302



Neighborhoods Used: 00023.HURONCREEK

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	0	258,381	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	0	0	277,459	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 : 535,840  
 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

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	0	0	0	336,520	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	0	0	360,922	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 : 697,442  
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	0.18	0.26	1.000
After Application of E.C.F.s		0.00	0.00	1.000

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *						
1 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.302( 1)	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)	1.000( 0)	1.000( 0)	1.301( 1)	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. : 1.302 (2)  
 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\*\*\*

09/13/2023 1:29 PM

<b>Parcel:</b>	D -04-23-400-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KLEIN SEAN & CARRIE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9586 ALICE HILL DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	5481/0765	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00023 HURONCREEK

<b>Mailing Address:</b>	<b>Description:</b>
KLEIN SEAN & CARRIE 9586 ALICE HILL DEXTER MI 48130	*OLD SID - D 04-123-009-00 DE 71-9 LOT 9 HURON CREEK FARMS

## Most Recent Sale Information

Sold on 05/02/2022 for 422,500 by BROWN DANIEL L.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Libers/Page:</b>	5481/0765
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## Most Recent Permit Information

Permit 09-21768 on 11/30/2009 for \$7,500 category RES. RE-ROOF.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	192,800	<b>2023 Taxable:</b>	192,800	<b>Acres:</b>	1.07
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	150.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	297.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,498  
Ground Area: 1,574  
Garage Area: 484  
Basement Area: 650  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

09/13/2023 1:29 PM

<b>Parcel:</b>	D -04-23-400-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BODARY KATHRYN (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9630 ALICE HILL DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>		<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00023 HURONCREEK

## Mailing Address:

BODARY KATHRYN (LE)  
9630 ALICE HILL  
DEXTER MI 48130

## Description:

\*OLD SID - D 04-123-007-00 DE 71-7 LOT 7 HURON CREEK FARMS

## Most Recent Sale Information

Sold on 08/25/2023 for 0 by BODARY KATHRYN.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:**

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	183,000	<b>2023 Taxable:</b>	166,635	<b>Acres:</b>	1.50
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	150.0
<b>AE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	386.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: C+10  
Style: 1 STORY  
Exterior: Brick/Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,608  
Ground Area: 1,608  
Garage Area: 484  
Basement Area: 1,608  
Basement Walls:  
Estimated TCV: Tentative

## Image



Huron Creek ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-23-400-007	9586 ALICE HILL	05/02/22	\$422,500	WD	03-ARMS LENGTH	\$422,500	\$166,600	39.43
D-04-23-400-009	9630 ALICE HILL	07/15/21	\$401,500	WD	03-ARMS LENGTH	\$401,500	\$161,100	40.12
<b>Totals:</b>						<b>\$824,000</b>	<b>\$327,700</b>	
								<b>39.77</b>
								<b>Std. Dev. =&gt; 0.49</b>

Cur. Appraisal	Land + Yard	Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$408,402	\$61,578	\$360,922	\$277,459	1.301	2,498	\$144.48	00023	0.0804	
\$387,956	\$64,980	\$336,520	\$258,381	1.302	1,608	\$209.28	00023	0.0804	
\$796,358		\$697,442	\$535,840			\$176.88		0.0029	
				E.C.F. =>	1.302		Std. Deviation=>	0.00113677	
				Ave. E.C.F. =>	1.302		Ave. Variance=>	0.0804	Coefficient of Var=>



Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$60,740	HURONCREEK	401	64
1 STORY	\$64,980	HURONCREEK	401	69

0.061755534

Huron Creek Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-23-400-007	9586 ALICE HILL	05/02/22	\$422,500	WD	03-ARMI'S LENGTH	\$422,500	\$166,600	39.43
D-04-23-400-009	9630 ALICE HILL	07/15/21	\$401,500	WD	03-ARMI'S LENGTH	\$401,500	\$161,100	40.12
<b>Totals:</b>						<b>\$824,000</b>	<b>\$327,700</b>	
								<b>39.77</b>
								<b>Std. Dev. =&gt; 0.49</b>

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$403,402	\$74,838	\$55,740	155.0	297.0	1.07	1.07	\$483	\$69,682	\$1.60
\$382,956	\$78,524	\$59,980	162.7	386.0	1.50	1.50	\$483	\$52,419	\$1.20
\$786,358	\$153,362	\$115,720	317.7		2.57	2.57			
Average									
per FF=>			\$483		per Net Acre=>	59,627.53		Average	
								per SqFt=>	\$1.37

Actual Front	EdF Area	Liber/Page	Land Table	Class
150.00	00023	5481/0765	HURONCREEK	401
150.00	00023	5436/0432	HURONCREEK	401