

21

Neighborhoods Used: 00023.HURONCREEK

HURON CREEK

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-402-013	01/08/2020 00023	402	575,000	111,503	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family		39	463,497	388,067	1.194

!!! PART-PARCEL SALE!!!



9586 ALICE HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-400-007	04/15/2019 00023	401	340,500	51,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	66	288,937	234,648	1.231



Neighborhoods Used: 00023.HURONCREEK

<<<<<<<<<<<<	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	0	0	234,648	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	388,067	

Total Single Family Costs by Manual : 622,715  
 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	0	0	288,937	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	463,497	

Total Single Family Sale Residual Values : 752,434  
 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		
2	0	1.63	2.34	0.996		
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)	1.000( 0)	1.000( 0)	1.231( 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)	
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.194( 1)	

Single Family E.C.F. : 1.208 (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)

Neighborhoods Used: 00023.HURONCREEK

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

Starting Date: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 1

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): 00023 - HURONCREEK

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\*\*\*

07/28/2021 3:44 PM

<b>Parcel:</b>	D -04-23-400-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BROWN DANIEL L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9586 ALICE HILL DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5299/0957	<b>Prev. Taxable Status:</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 DI
		<b>Neighborhood:</b>	00023 HURONCREEK

## Mailing Address:

BROWN DANIEL L  
9586 ALICE HILL  
DEXTER MI 48130

## Description:

\*OLD SID - D 04-123-009-00 DE 71-9 LOT 9 HURON CREEK FARMS

## Most Recent Sale Information

Sold on 04/15/2019 for 340,500 by PADDOCK MARK C.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5299/0957

## Most Recent Permit Information

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

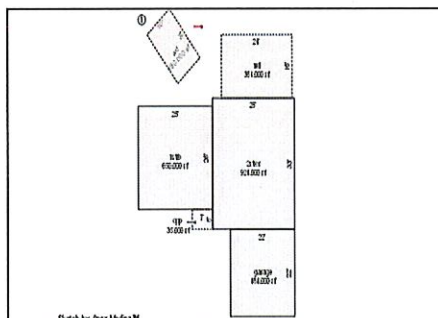
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	169,000	<b>2021 Taxable:</b>	152,201	<b>Acreage:</b>	1.07
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	150.0
<b>PRE:</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): 66  
Heating System: Forced Air w/ Ducts  
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/Sketch



# Real Estate Summary Sheet

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

07/28/2021 3:44 PM

<b>Parcel:</b>	D -04-23-402-013	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	MCCREADIE SCOTT R	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	HURON CREEK DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5337/0835	<b>Prev. Taxable Status:</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, Wooded	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00023 HURONCREEK
<b>Description:</b>	OUTLOT A HURON CREEK FARMS NO 2		

## Most Recent Sale Information

Sold on 01/08/2020 for 575,000 by STEINER MICHAEL T & BRENDA SUE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5337/0835

## Most Recent Permit Information

None Found

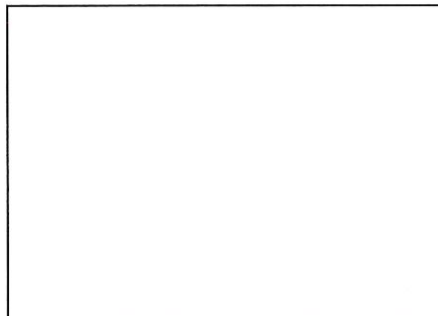
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	700	<b>2021 Taxable:</b>	700	<b>Acreage:</b>	0.53
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	351.0

## Improvement Data

None

## Image/Sketch



# Real Estate Summary Sheet

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

07/28/2021 3:45 PM

<b>Parcel:</b>	D -04-23-400-029	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCCREADIE SCOTT R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6441 HURON CREEK CT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5337/0835	<b>Prev. Taxable Status:</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, Wooded	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00001 GENERAL TWP

## Mailing Address:

MCCREADIE SCOTT R  
6441 HURON CREEK CT  
DEXTER MI 48130

## Description:

DE 23-11A-1A-1S (020) 9-90 PER ASR REQUEST PCL "S" COM AT CENTER SEC 23,TH N 86-20-05 E 930.32 FT TO POB,TH N 86-20-05 E 744.79 FT,TH S 02-40-30 E 355.00 FTTH S 27-50-00 E 428.24 FT,THS 60-00-00 E 85.41 FT,TH S 57-04-40 W 102.74 FT TH N 58-38-10 W 633.27 FT,TH N 72-33-00 W 268.40 FT,TH N 75-34-00 W 58.15 FT,TH N 66-36-45 W 66.10 FT,TH N 50-28-30 W 58.30 FT,TH N 45-45-30 W 62.30 FT,TH N 14-11-00 W 71.35 FT,TH N 16-00-00 E 60.70 FT,TH N 24-18-30 E 137.53 FT TO POB.PT OF SE 1/4 SEC 23,T1S-R4E 10.01 AC

## Most Recent Sale Information

Sold on 01/08/2020 for 575,000 by STEINER MICHAEL & BRENDA SUE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5337/0835

## Most Recent Permit Information

Permit P20-40316 on 12/16/2020 for \$0 category Mechanical.

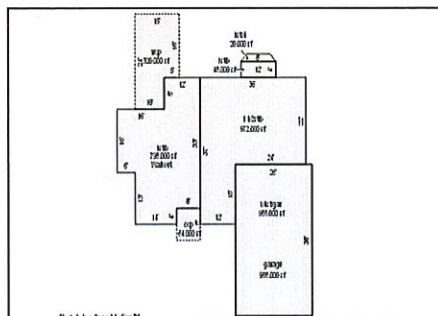
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	259,300	<b>2021 Taxable:</b>	259,300	<b>Acreage:</b>	10.01
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Single Family  
Class: B-10  
Style: 1.50 STORY  
Exterior: Stone  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,571  
Ground Area: 1,818  
Garage Area: 988  
Basement Area: 1,818  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



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 ALLICE HILL	04/15/19	\$340,500	WD	03-ARMY'S LENGTH	\$340,500	\$143,000	42.00	
D-04-23-402-013	HURON CREEK	01/08/20	\$575,000	WD	03-ARMY'S LENGTH	\$575,000	\$226,400	39.37	
<b>Totals:</b>			<b>\$915,500</b>			<b>\$915,500</b>	<b>\$369,400</b>		
								<b>Sale. Ratio =&gt;</b>	<b>40.35</b>
								<b>Std. Dev. =&gt;</b>	<b>1.85</b>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$344,873	\$51,563	\$288,937	\$234,648	1.231	2,498	\$115.67	00023	1.8495
\$538,377	\$111,503	\$463,497	\$388,067	1.194	2,571	\$180.28	00023	1.8495
\$883,250		\$752,434	\$622,715			\$147.97		0.4557
		E.C.F. =>		1.208	Std. Deviation=>		0.02615644	
		Ave. E.C.F. =>		1.213	Ave. Variance=>		1.8495 Coefficient of Var=>	

Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$50,740		HURONCREEK	401	66
		\$111,503	D-04-23-400-029	HURONCREEK	402	39

1.524930269

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	04/15/19	\$340,500	WD	03-ARMI'S LENGTH	\$340,500	\$143,000	42.00	
D-04-23-402-013	HURON CREEK	01/08/20	\$575,000	WD	03-ARMI'S LENGTH	\$575,000	\$226,400	39.37	
<b>Totals:</b>			<b>\$915,500</b>			<b>\$915,500</b>	<b>\$369,400</b>		
								Sale. Ratio =>	40.35
								Std. Dev. =>	1.85

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$349,873	\$46,367	\$55,740	155.0	297.0	1.07	1.07	\$299	\$43,172	\$0.99
\$538,377	\$148,126	\$111,503	66.0	351.0	10.54	0.53	\$2,244	\$14,051	\$0.32
\$888,250	\$194,493	\$167,243	221.0		11.62	1.61			
Average			Average		Average		Average		Average
per FF=>			per FF=>		per Net Acre=>		per Net Acre=>		per SqFt=>
			\$880		16,743.54				\$0.38

Actual Front	EGF Area	Libel/Page	Other Parcels in Sale	Land Table	Use Code	Class
150.00	00023	5299/0957		HURONCREEK		401
66.00	00023	5337/0835	D-04-23-400-029	HURONCREEK		402