

22

Neighborhoods Used: 00024.NOAH/OAKS

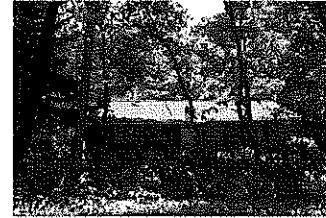
13235 RAINBOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-08-235-004	03/28/2023 00024	401	465,000	59,998	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	67	401,652	360,124	1.115
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		3350	3004	1.115	



8609 HANKERD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-08-230-001	12/02/2022 00024	401	269,990	61,736	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	72	208,254	171,259	1.216



Neighborhoods Used: 00024.NOAH/OAKS

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<<<<<<<<<<      Single Family Computed Costs by Manual      >>>>>>>>>>
* Style *          91..100      81..90      71..80      61..70      51..60      0..50
1 STORY           0            0          171,259      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          360,124      0            0
1.75 STORY         0            0            0            0            0            0
2 STORY           0            0            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            0

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Total Single Family Costs by Manual : 531,383
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 3,004
 Total Commercial Costs by Manual : 0

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<<<<<<<<<<<<      Single Family Sale Residual Values      >>>>>>>>>>
* Style *          91..100      81..90      71..80      61..70      51..60      0..50
1 STORY           0            0          208,254      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          401,652      0            0
1.75 STORY         0            0            0            0            0            0
2 STORY           0            0            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            0

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Total Single Family Sale Residual Values : 609,906
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 3,350
 Total Commercial Sale Residual Values : 0

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<<<<<<<<<<<<<<      Statistics for this Analysis      >>>>>>>>>>
# Valid # Invalid      Coefficient of      Coefficient of      Price Related
Sales   Sales          Dispersion (%)      Variation (%)      Differential
  2       0            2.58                3.75                0.993
After Application of E.C.F.s  0.00                0.00                1.000

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<<<<<<<<<<<<<      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)      1.216( 1)      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)      1.115( 1)      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)      1.000( 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)
0                1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)      1.000( 0)

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Single Family E.C.F. : 1.148 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.115 (1)
 Commercial E.C.F. : 1.000 (0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 2:50 PM

Parcel:	D -04-08-235-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MOORE ANDREA D & MCDONALD DONA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13235 RAINBOW DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5515/0973	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00024 NOAH/OAKS
Description:	*OLD SID - D 04-130-003-00 DE 60-3 LOT 3 EXC THAT PART E OF FOLLOWING LN:BEG AT SE COR OF LOT 3, TH N 0-53 W 329.7 FT TO N/L LOT 3 & POE, ALSO THAT PART OF LOT 2 E OFFOLLOWING LN:BEG AT SE COR OF LOT 2, TH N 12-43-20 W 315.43FT TO N/L LOT 2 & POE PART LOTS 2&3 NOAH HEIGHTS #1		

Most Recent Sale Information

Sold on 03/28/2023 for 465,000 by YORK SUSAN D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5515/0973

Most Recent Permit Information

None Found

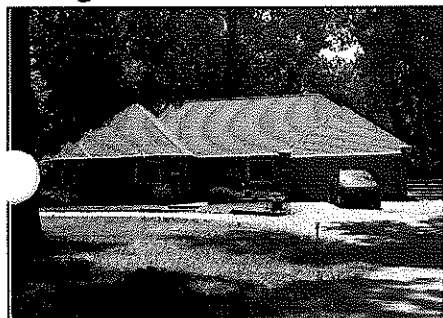
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	209,200	2023 Taxable:	159,621	Acreeage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	169.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	322.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 3
Year Built: 1971	Estimated TCV: Tentative
Occupancy: Single Family	Cmts: 2 WALL LEAN
Class: C+10	
Style: 1.50 STORY	
Exterior: Brick	
% Good (Physical): 67	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 0	
# of Bedrooms: 5	
Full Baths: 3 Half Baths: 1	
Floor Area: 2,610	
Ground Area: 1,740	
Garage Area: 1,680	
Basement Area: 1,740	
Basement Walls:	
Estimated TCV: Tentative	

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/13/2023 2:50 PM

Parcel:	D -04-08-255-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEISER ASHLEY & PHILLIP	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13472 RAINBOW DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5403/0382	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00024 NOAH/OAKS

Mailing Address:	Description:
KEISER ASHLEY & PHILLIP 13472 RAINBOW DR GREGORY MI 48137	*OLD SID - D 04-131-006-00 DE 63-6 LOT 28 NOAH HEIGHTS NO 2.

Most Recent Sale Information

Sold on 01/08/2021 for 243,000 by ELLUL CHRISTOPHER.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5403/0382
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Most Recent Permit Information

None Found

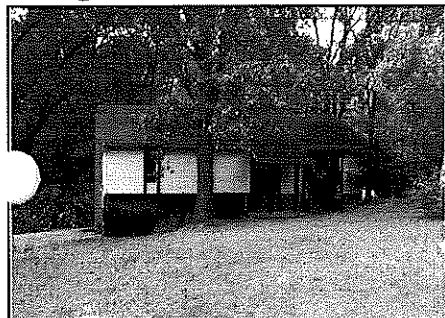
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	98,000	2023 Taxable:	98,000	Acreeage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	202.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+5
Style: BI-LEVEL
Exterior: Brick/Siding
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,628
Ground Area: 792
Garage Area: 264
Basement Area: 264
Basement Walls:
Estimated TCV: Tentative

Image



Noah Oaks ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-235-004	13235 RAINBOW DR	03/28/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$190,800	41.03
D-04-08-255-002	13472 RAINBOW DR	01/08/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$79,500	32.72
Totals:						\$708,000	\$270,300	
								38.18
								Std. Dev. => 5.88

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$455,537	\$59,998	\$405,002	\$363,128	1.115	2,610	\$155.17	00024	11.7648
\$204,202	\$41,930	\$201,070	\$148,873	1.351	1,628	\$123.51	00024	11.7648
\$659,739		\$606,072	\$512,001			\$139.34		4.9231
				E.C.F. =>			Std. Deviation=>	
								1.184
				Ave. E.C.F. =>			Ave. Variance=>	1.233
								0.16637908
								11.7648 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
1.50 STORY	\$58,786	NOAH/OAKS	401	67
BI-LEVEL	\$41,930	NOAH/OAKS	401	62

9.541874133

Noah Oak Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-235-004	13235 RAINBOW DR	03/28/23	\$465,000	WD	03-ARMS LENGTH	\$465,000	\$190,800	41.03
D-04-08-255-002	13472 RAINBOW DR	01/08/21	\$243,000	WD	03-ARMS LENGTH	\$243,000	\$79,500	32.72
Totals:						\$708,000	\$270,300	
							Sale. Ratio =>	38.18
							Std. Dev. =>	5.88

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt.
\$455,537	\$68,249	\$58,786	168.0	322.0	1.01	1.01	\$406	\$67,640	\$1.55
\$204,202	\$80,728	\$41,930	167.7	200.0	0.93	0.93	\$481	\$87,085	\$2.00
\$659,739	\$148,977	\$100,716	335.7		1.94	1.94			
Average									
per FF=>			\$444			76,950.93			
								Average	
								per SqFt=>	\$1.77

Actual Front	ECF Area	Libe/Page	Land Table	Class	Rate Group 1
169.00	00024	5515/0973	NOAH/OAKS	401	NOAH
202.00	00024	5403/0382	NOAH/OAKS	401	NOAH