

22

Neighborhoods Used: 00024.NOAH/OAKS

13472 RAINBOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-08-255-002	01/08/2021 00024	401	243,000	52,831
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	BI-LEVEL	64	190,169	129,403
				E.C.F. 1.470



8609 HANKERD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-08-230-001	08/06/2020 00024	401	210,000	55,652
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	74	154,348	148,227
				E.C.F. 1.041



8619 HANKERD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-08-230-009	07/14/2020 00024	401	65,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	25,000	56,871
!!MULTI-PARCEL SALE!!				E.C.F. 0.440



8619 HANKERD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-08-230-008	07/14/2020 00024	401	65,000	40,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	55	25,000	56,871
!!MULTI-PARCEL SALE!!				E.C.F. 0.440



13 RAINBOW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-08-230-012	11/26/2019 00024	401	235,000	56,783
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	178,217	159,228
				E.C.F. 1.119



Neighborhoods Used: 00024.NOAH/OAKS

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	148,227	159,228	113,742	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	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	129,403	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 : 550,600
 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	154,348	178,217	50,000	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	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	190,169	0	0
DUPLEX	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0
QUAD-LEVEL	0	0	0	0	0	0
TRIPLE LEVEL	0	0	0	0	0	0

Total Single Family Sale Residual Values : 572,734
 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
5	0	27.02	30.59	1.155
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)	1.041(1)	1.119(1)	0.440(2)	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)	1.000(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)	1.470(1)	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. : 1.040 (5)
 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

08/04/2021 12:03 PM

Parcel:	D -04-08-230-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SABUDA DINA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8609 HANKERD RD GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5369/0324	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Level, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00024 NOAH/OAKS
		Description:	
SABUDA DINA			*OLD SID - D 04-130-022-00 DE 60-22 LOT 22 NOAH HEIGHTS NO. 1.
P.O. BOX 40			
GREGORY MI 48137			

Most Recent Sale Information

Sold on 08/06/2020 for 210,000 by MARSHALL GORDON & SHERI.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5369/0324

Most Recent Permit Information

Permit P15-29019 on 04/13/2015 for \$200 category Res. Door Replace.

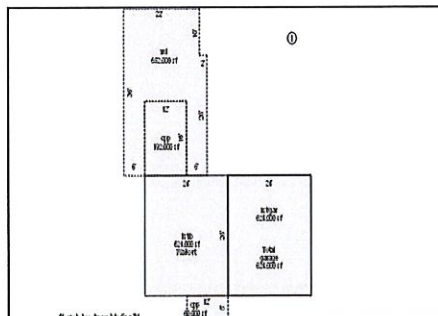
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	104,000	2021 Taxable:	104,000	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	203.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	261.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,248
Ground Area: 624
Garage Area: 624
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 12:03 PM

Parcel:	D -04-08-230-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PENNISI CASEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8619 HANKERD RD GREGORY, MI 48137	Taxable Status:	TAXABLE
Liber/Page:	5386/0504	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Level, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00024 NOAH/OAKS

Mailing Address:

PENNISI CASEY
533 S 7TH ST
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-008-011-00 DE 8-3C COM AT NW COR OF SEC, TH S 80 FT IN W LINE OF SEC, TH DEFL 89 DEG 51' LEFT 50 FT FOR PL OF BEG, TH CONT- INUING EAST 150 FT IN SAME COURSE, TH DEFL 89 DEG 51' RIGHT 100 FT, TH DEFL 90 DEG 09' RIGHT 150 FT, TH N 100 FT TO PL OF BEG, BEING PART OF W 1/2 OF NW 1/4 SEC 8 T1S-R4E 0.35 AC.

Most Recent Sale Information

Sold on 07/14/2020 for 65,000 by POTAS EDWARD A & MICHELLE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5386/0504

Most Recent Permit Information

None Found

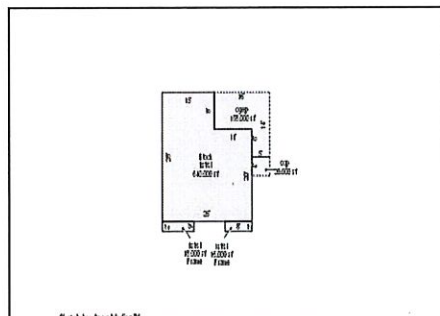
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	40,000	2021 Taxable:	40,000	Acreage:	0.34
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	150.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Block
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 674
Ground Area: 674
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 12:03 PM

Parcel: D -04-08-230-009
Owner's Name: PENNISI CASEY
Property Address: VACANT

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00024 NOAH/OAKS

Liber/Page: 5386/0504
Split: / /
Created: / /
Active: Active

Public Impr.: Dirt Road, Paved Road
Topography: Level, Wooded

Mailing Address:

PENNISI CASEY
533 S 7TH ST
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-008-012-00 DE 8-3D COM AT NW COR OF SEC, TH S 180 FT IN W LINE OF SEC, TH DEFL 89 DEG 51' LEFT 50 FT FOR PL OF BEG, TH CONT- INUING EAST 150 FT IN SAME COURSE TH DEFL 89 DEG 51' RIGHT 50 FT, TH DEFL 90 DEG 09' RIGHT 150 FT, TH N 50 FTTO PL OF BEG, BEING PART OF W 1/2 OF NW 1/4 SEC 8 T1S-R4E 0.17 AC.

Most Recent Sale Information

Sold on 07/14/2020 for 65,000 by POTAS EDWARD A & MICHELLE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5386/0504

Most Recent Permit Information

None Found

Physical Property Characteristics

2022 S.E.V.: Tentative

2022 Taxable: Tentative

Lot Dimensions:

2021 S.E.V.: 10,000

2021 Taxable: 10,000

Acreage: 0.17

Zoning: LR

Land Value: Tentative

Frontage: 50.0

PRE: 0.000

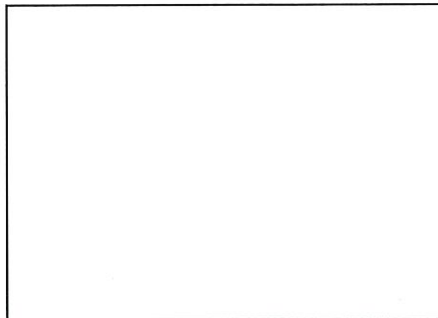
Land Impr. Value: Tentative

Average Depth: 150.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 12:03 PM

Parcel:	D -04-08-230-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LOOBY VALERIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13392 RAINBOW DR GREGORY, MI 48137	Taxable Status	TAXABLE
Liber/Page:	5332/0468	Prev. Taxable Status	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Landscaped, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00024 NOAH/OAKS
		Description:	
LOOBY VALERIE JOHNSTON NORMA J 13392 RAINBOW DR GREGORY MI 48137			*OLD SID - D 04-130-014-00 DE 60-14 LOT 14 NOAH HEIGHTS NO. 1.

Most Recent Sale Information

Sold on 11/26/2019 for 235,000 by RICKELMANN THOMAS A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5332/0468

Most Recent Permit Information

None Found

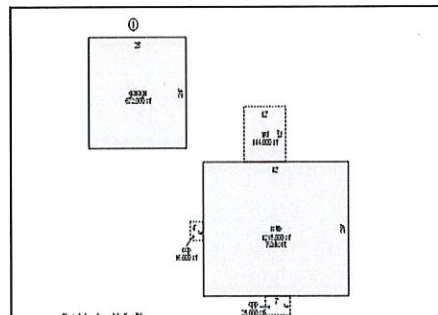
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	110,200	2021 Taxable:	98,358	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	220.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	195.0

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,218
Ground Area: 1,218
Garage Area: 672
Basement Area: 1,218
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/04/2021 12:04 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 Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00024 NOAH/OAKS
		Description:	
KEISER ASHLEY & PHILLIP		*OLD SID - D 04-131-006-00 DE 63-6 LOT 28 NOAH HEIGHTS NO 2.	
13472 RAINBOW DR			
GREGORY MI 48137			

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

Most Recent Permit Information

None Found

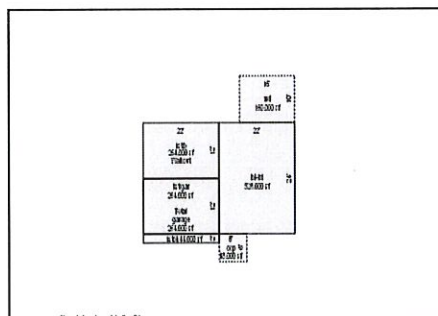
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	93,300	2021 Taxable:	80,613	Acreage:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	202.0
PRE:	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): 64
 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/Sketch



Sketch by Arc Media™

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-04-08-230-001	8609 HANKERD RD	12/09/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$56,400	26.86
D-04-08-230-008	8619 HANKERD RD	07/14/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$44,700	68.77
D-04-08-230-009	VACANT	07/14/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$44,700	68.77
D-04-08-230-012	13392 RAINBOW DR	11/26/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,200	44.77
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:			\$818,000			\$818,000	\$330,500	
							Sale. Ratio =>	40.40
							Std. Dev. =>	19.70

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$208,326	\$55,652	\$154,348	\$148,227	1.041	1,248	\$123.68	00024	13.9429
\$96,871	\$40,000	\$25,000	\$56,871	0.440	674	\$37.09	00024	46.2273
\$96,871	\$40,000	\$25,000	\$56,871	0.440	674	\$37.09	00024	46.2273
\$220,788	\$56,783	\$178,217	\$159,228	1.119	1,218	\$146.32	00024	21.7392
\$186,116	\$52,831	\$190,169	\$129,403	1.470	1,628	\$116.81	00024	56.7724
\$808,972		\$572,734	\$550,600			\$92.20		13.8335
		E.C.F. =>		1.040	Std. Deviation=>		0.45177496	
		Ave. E.C.F. =>		0.902	Ave. Variance=>		36.9818 Coefficient of Var=>	

Building Style	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$54,968	No	/ /		NOAH/OAKS	401	74
1 STORY	\$40,000	No	/ /	D-04-08-230-009	NOAH/OAKS	401	55
1 STORY	\$40,000	No	/ /	D-04-08-230-008	NOAH/OAKS	401	55
1 STORY	\$55,931	No	/ /		NOAH/OAKS	401	64
BI-LEVEL	\$52,831	No	/ /		NOAH/OAKS	401	64

41.00597347

Noah Oaks Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-230-008	8619 HANKERD RD	07/14/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$44,700	68.77
D-04-08-230-009	VACANT	07/14/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$44,700	68.77
D-04-08-230-012	13392 RAINBOW DR	11/26/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$105,200	44.77
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:			\$608,000			\$608,000	\$274,100	

Sale. Ratio => 45.08

Std. Dev. => 18.02

Cur Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$96,871	\$8,129	\$40,000	136.7	300.0	0.52	0.34	\$59	\$15,754	\$0.36
\$96,871	\$8,129	\$40,000	136.7	300.0	0.52	0.17	\$59	\$15,754	\$0.36
\$227,003	\$70,143	\$62,146	177.6	195.0	1.00	1.00	\$395	\$70,425	\$1.62
\$191,987	\$109,715	\$58,702	167.7	200.0	0.93	0.93	\$654	\$118,355	\$2.72
\$612,732	\$196,116	\$200,848	618.7		2.96	2.44			
Average									
per FF=>			\$317		Average	66,367.51		Average	\$1.52
					per Net Acre=>			per SqFt=>	

Actual Front	ECF Area	Libel/Page	Other Parcels in Sale	Land Table	Class
150.00	00024	5386/0504	D-04-08-230-009	NOAH/OAKS	401
150.00	00024	5386/0504	D-04-08-230-008	NOAH/OAKS	402
220.00	00024	5332/0468		NOAH/OAKS	401
202.00	00024	5403/0382		NOAH/OAKS	401