

2A

Neighborhoods Used: 00060.REILLY FARMS

6757 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-310-011	10/09/2020 00060	401	349,900	61,950
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	80	287,950	271,497
				E.C.F. 1.061



6570 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-300-013	09/28/2020 00060	401	107,500	60,000
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	47500	23736	2.001	



6558 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-300-012	11/26/2018 00060	401	225,000	47,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	64	162,609	166,069
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14891	15208	0.979	



6980 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-310-001	01/16/2018 00060	401	366,500	51,400
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	77	315,100	309,385
				E.C.F. 1.018



Neighborhoods Used: 00060.REILLY FARMS

<<<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>>>>>>>>>>>

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 746,951
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 38,944
Total Commercial Costs by Manual : 0

<<<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>>>>>>>>>>>

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 765,659
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 62,391
Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>>>

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: After Application of E.C.F.s

<<<<<<<<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>>>>>>>>>>>>>

Table with 7 columns: \* Style \*, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 1.025 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.602 (2)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: 00060.REILLY FARMS

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

Starting Date: 01/01/2018  
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): 00060 - REILLY FARMS

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\*\*\*

08/18/2021 4:16 PM

**Parcel:** D -04-17-300-012  
**Owner's Name:** WESTERDALE THOMAS E & LISA M  
**Property Address:** 6558 REILLY DR  
GREGORY, MI 48137  
**Liber/Page:** 5284/0399  
**Split:** / /  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Status:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00060 REILLY FARMS

## Mailing Address:

WESTERDALE THOMAS E & LISA M  
6558 REILLY DRIVE  
GREGORY MI 48137

## Description:

\*OLD SID - D 04-017-022-14 DE 17-17B-4 COM AT SW COR OF SEC, TH N 0 DEG 12' 32" E 1288.39 FT, TH N 75 DEG 30' 11" E 85.49 FT TH N 75 DEG 19' 20" E 603.46 FT, TH S 0 DEG 50' W 550.89 FT TO POB, TH S 0 DEG 50' W 264.28 FT, TH N 89 DEG 10' W 163.92 FT, TH N 0 DEG 11' 49" E 97.25 FT, TH N 0 DEG 50' E 167.03 FT, TH S 89 DEG 10' E 165 FT TO POB PART SW 1/4 SEC 17 T1S R4E. 1.00 AC.

## Most Recent Sale Information

Sold on 11/26/2018 for 225,000 by REILLY MICHAEL H.

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

**Liber/Page:** 5284/0399

## Most Recent Permit Information

Permit P19-37191 on 04/22/2019 for \$15,000 category Res. Window Replace.

## 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>	114,000	<b>2021 Taxable:</b>	114,000	<b>Acreage:</b>	1.00
<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: 1973

Occupancy: Single Family

Class: C

Style: 1 STORY

Exterior: Alum., Vinyl

% Good (Physical): 64

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,644

Ground Area: 1,630

Garage Area: 624

Basement Area: 1,630

Basement Walls:

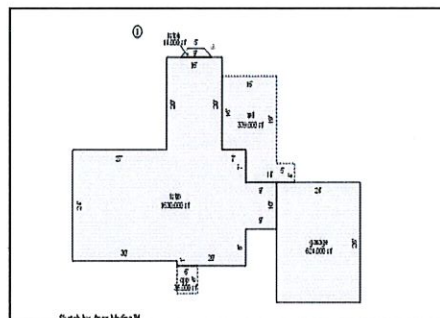
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 4:16 PM

<b>Parcel:</b>	D -04-17-310-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	STODDARD DAVID L & KRISTY L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6980 REILLY DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5241/0356	<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>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00060 REILLY FARMS

<b>Mailing Address:</b>	<b>Description:</b>
STODDARD DAVID L & KRISTY L 6980 REILLY DR GREGORY MI 48137	NEW PLAT *****FROM 0417300022 10/19/95 LOT 1 REILLY FARMS SUB.

## Most Recent Sale Information

Sold on 01/16/2018 for 366,500 by WERNER SUSAN & DANNY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5241/0356

## Most Recent Permit Information

Permit 3062 on 04/11/1996 for \$110,000 category NEW DWELLING.

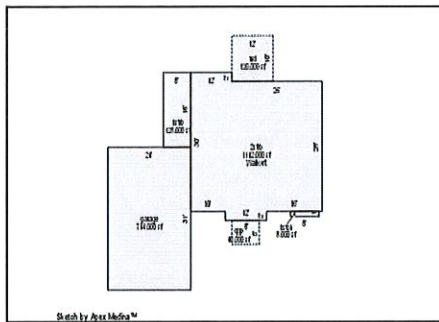
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	179,800	<b>2021 Taxable:</b>	179,800	<b>Acreage:</b>	1.26
<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: 1996  
 Occupancy: Single Family  
 Class: BC  
 Style: 2 STORY  
 Exterior: Brick  
 % Good (Physical): 77  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 2,360  
 Ground Area: 1,240  
 Garage Area: 744  
 Basement Area: 1,240  
 Basement Walls:  
 Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

08/18/2021 4:16 PM

<b>Parcel:</b>	D -04-17-310-011	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRINK NICHOLAS & STEPHAINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6757 REILLY DR GREGORY, MI 48137	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5382/0528	<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>	Level	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
		<b>Neighborhood:</b>	00060 REILLY FARMS

<b>Mailing Address:</b>	<b>Description:</b>
BRINK NICHOLAS & STEPHAINE 6757 REILLY DR GREGORY MI 48137	NEW PLAT *****FROM 0417300022 10/19/95 LOT 11 REILLY FARMS SUB.

## Most Recent Sale Information

Sold on 10/09/2020 for 349,900 by MCKENNA MICHAEL & SHANNON (LE).

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 5382/0528

## Most Recent Permit Information

None Found

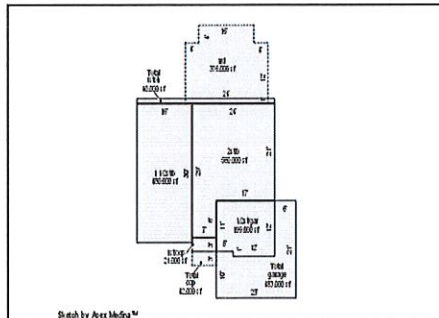
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	161,800	<b>2021 Taxable:</b>	161,800	<b>Acreage:</b>	1.39
<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: 1999  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2    Half Baths: 1  
Floor Area: 2,000  
Ground Area: 1,040  
Garage Area: 483  
Basement Area: 1,040  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Reilly Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-17-300-012	6558 REILLY DR	11/26/18	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,500	49.11
D-04-17-310-001	6980 REILLY DR	01/16/18	\$366,500	WD	03-ARM'S LENGTH	\$366,500	\$141,700	38.66
D-04-17-310-011	6757 REILLY DR	10/09/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$163,800	46.81
<b>Totals:</b>			<b>\$941,400</b>			<b>\$941,400</b>	<b>\$416,000</b>	
							<b>Sale. Ratio =&gt;</b>	<b>44.19</b>
							<b>Std. Dev. =&gt;</b>	<b>5.49</b>

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



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$235,420	\$47,500	\$177,500	\$181,277	0.979	1,644	\$107.97	00060	4.0249
\$373,160	\$51,400	\$315,100	\$309,385	1.018	2,360	\$133.52	00060	0.0939
\$344,307	\$61,950	\$287,950	\$271,497	1.061	2,000	\$143.98	00060	4.1188
<b>\$952,887</b>		<b>\$780,550</b>	<b>\$762,159</b>			<b>\$128.49</b>		<b>0.4718</b>
			E.C.F. =>	1.024		Std. Deviation=>	0.0407268	
			Ave. E.C.F. =>	1.019		Ave. Variance=>	2.7459	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STORY	\$47,500	REILLY FARMS	401	64
2 STORY	\$51,400	REILLY FARMS	401	77
2 STORY	\$61,950	REILLY FARMS	401	80

2.693589197

Rellily Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal
D-04-17-300-013	6570 REILLY DR	09/28/20	\$107,500	WD	03-ARM'S LENGTH	\$107,500	\$35,300	32.84	\$71,236
D-04-17-310-011	6757 REILLY DR	10/09/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$163,800	46.81	\$335,707
<b>Totals:</b>			<b>\$457,400</b>			<b>\$457,400</b>	<b>\$199,100</b>		<b>\$406,943</b>
									<b>Sale. Ratio =&gt; 43.53</b>
									<b>Std. Dev. =&gt; 9.88</b>

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Land Table	Class
\$83,764	\$47,500	1.00	1.00	\$83,764	\$1.92	00060	5380/0542	REILLY FARMS	401
\$67,543	\$53,350	1.39	1.39	\$48,592	\$1.12	00060	5382/0528	REILLY FARMS	401
\$151,307	\$100,850	2.39	2.39						
Average	Average	Average	Average	Average	Average				
per FF=>	per Net Acre=>	63,308.37	per SqFt=>	\$1.45					