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ECF Analysis for: 04- DEXTER TOWNSHIP

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DB: Dexter Twp 2022

Neighborhoods Used: 00045.RIKER

| | | | | | | |
|------------------|---------|------------|---------------|--------------|--------------|-----------|
| 13459 RIKER RD | | | | | | |
| Parcel Number | ** | Valid Sale | ** | Class | AdjSalePrice | LandValue |
| D -04-20-300-007 | | 12/24/2019 | 00045 | 401 | 184,000 | 89,530 |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1 STORY | 63 | 94,470 | 90,365 | 1.045 | |



Neighborhoods Used: 00045.RIKER

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 : 90,365
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

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 : 94,470
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

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. : 1.045 (1)
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

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| | | | |
|--------------------------|-------------------------------------|-----------------------------|-------------------------------|
| Parcel: | D -04-20-300-007 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | RIKER COTTAGE LLC | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 13459 RIKER RD CHELSEA, MI 48118 | Taxable Status | TAXABLE |
| Liber/Page: | 5335/0568 | Prev. Taxable Status | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Dirt Road, Electric | MAP # | DAFD |
| Topography: | Rolling, Waterfront, LAKE | School: | 81040 CHELSEA SCHOOL DISTRICT |
| | | Neighborhood: | 00045 RIKER |

Mailing Address:

RIKER COTTAGE LLC
10 GEDDES HIGHTS DR
ANN ARBOR MI 48104

Description:

*OLD SID - D 04-020-013-10 DE 20-8A-1A-2 COM AT CEN OF SEC TH WLY 1777.25 FT ON EW 1/4 LN TH S0 DEG 9' 50" E 384.68 FT TH S 73 DEG 55' E 743.38 FT TO POB TH S 73 DEG 55' E 100 FT TH S 18 DEG 6' W 738.84 FT TH S 88 DEG 57' 26" W 105.85 FT TH N 18 DEG 6' E 770 FT TO POB PART SW 1/4 SEC 20 T1S R4E 1.73 AC

Most Recent Sale Information

Sold on 12/24/2019 for 184,000 by JACKSON RALPH S TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5335/0568

Most Recent Permit Information

None Found

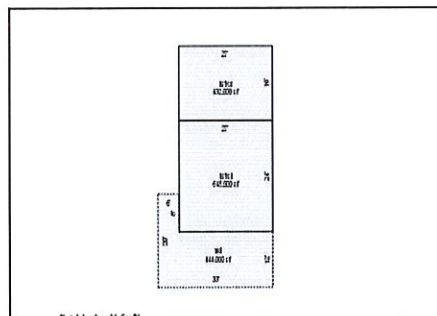
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 92,100 | 2021 Taxable: | 92,100 | Acreage: | 0.78 |
| Zoning: | RR | Land Value: | Tentative | Frontage: | 122.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 306.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1982
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,080
Ground Area: 1,080
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Riker ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|----------------|-----------|------------------|--------|-----------------|------------------|-----------------|---------------|
| D-04-20-300-007 | 13459 RIKER RD | 12/24/19 | \$184,000 | WD | 03-ARMIS LENGTH | \$184,000 | \$90,100 | 48.97 |
| Totals: | | | \$184,000 | | | \$184,000 | \$90,100 | 48.97 |
| | | | | | | | Sale. Ratio => | |
| | | | | | | | Std. Dev. => | #DIV/0! |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|----------------|-------------|----------------|--------------|----------------|------------|-----------|------------------|----------------------|
| \$188,028 | \$89,530 | \$94,470 | \$90,365 | 1.045 | 1,080 | \$87.47 | 00045 | 0.0000 |
| \$188,028 | | \$94,470 | \$90,365 | | | \$87.47 | | 0.0000 |
| | | | | E.C.F. => | | | Std. Deviation=> | |
| | | | | Ave. E.C.F. => | | | Ave. Variance=> | |
| | | | | 1.045 | | | #DIV/0! | |
| | | | | 1.045 | | | 0.0000 | Coefficient of Var=> |

| Building Style | Land Value | Land Table | Property Class | Building Depr. |
|----------------|------------|------------|----------------|----------------|
| 1 STORY | \$89,530 | RIKER LAKE | 401 | 63 |

0

Riker Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd./Adj. Sale |
|-----------------|----------------|-----------|------------------|--------|----------------|------------------|------------------|----------------|
| D-04-20-300-007 | 13459 RIKER RD | 12/24/19 | \$184,000 | WD | 03-ARMS LENGTH | \$184,000 | \$90,100 | 48.97 |
| D-04-20-300-009 | RIKER RD | 01/13/20 | \$79,500 | WD | 03-ARMS LENGTH | \$79,500 | \$39,200 | 49.31 |
| Totals: | | | \$263,500 | | | \$263,500 | \$129,300 | |
| | | | | | | | | 49.07 |
| | | | | | | | | 0.24 |

Sale. Ratio =>

Std. Dev. =>

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|
| \$188,028 | \$85,502 | \$89,530 | 111.9 | 306.0 | 0.78 | 0.78 | \$764 | \$109,618 | \$2.52 |
| \$78,412 | \$79,500 | \$78,412 | 98.0 | 241.0 | 1.65 | 1.65 | \$811 | \$48,182 | \$1.11 |
| \$266,440 | \$165,002 | \$167,942 | 209.9 | | 2.43 | 2.43 | | | |
| Average | | | | | | | | | |
| per FF=> | | | \$786 | | | 67,902.06 | | Average | |
| | | | | | | | | per SqFt=> | \$1.56 |

| Actual Front | ECF Area | Libel/Page | Land Table | Class |
|--------------|----------|------------|------------|-------|
| 122.00 | 00045 | 5335/0568 | RIKER LAKE | 401 |
| 108.00 | 00045 | 5338/0841 | RIKER LAKE | 409 |
