

3A

Neighborhoods Used: 00065.RAMBLING OAKS/STOFER COURT

14420 FOREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-325-001	06/29/2020 00065	401	350,000	50,540
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	70	299,460	304,030
				E.C.F. 0.985



14413 STOFER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-300-016	04/14/2020 00065	401	335,000	50,370
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	64	284,630	181,226
				E.C.F. 1.571



14352 FOREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-325-003	10/28/2019 00065	401	300,000	53,843
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	69	246,157	184,974
				E.C.F. 1.331



6120 STOFER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-19-300-007	05/31/2019 00065	401	270,000	41,891
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	73	228,109	191,457
				E.C.F. 1.191



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 4:27 PM

Parcel:	D -04-19-300-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MINYARD ERICA L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6120 STOFER RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5306/0242	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00065 RAMBLING OAKS/STOFER COURT

Mailing Address:

MINYARD ERICA L
6120 STOFER RD
CHELSEA MI 48118

Description:

*OLD SID - D 04-085-013-00 DE 61-13 LOT 13 EISENBEISER SUBDIVISION.

Most Recent Sale Information

Sold on 05/31/2019 for 270,000 by CASELLI ANTHONY F & JEANNE B HICKS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5306/0242

Most Recent Permit Information

None Found

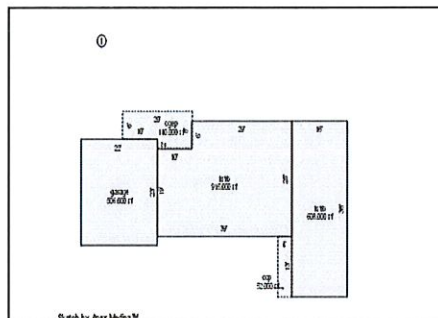
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	128,500	2021 Taxable:	119,145	Acreage:	0.83
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	240.0

Improvement Data

of Residential Buildings: 1
Year Built: 1964
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Hot Water
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,523
Ground Area: 1,523
Garage Area: 506
Basement Area: 1,523
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 4:27 PM

Parcel:	D -04-19-300-016	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RIDDLE MICHAEL D JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14413 STOFER CT CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5354/0653	Prev. Taxable Status:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Dirt Road, Electric, Gas	MAP #:	DAFD
Topography:	Level	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00065 RAMBLING OAKS/STOFER COURT

Mailing Address:

RIDDLE MICHAEL D JR
14413 STOFER CT
CHELSEA MI 48118

Description:

*OLD SID - D 04-085-004-00 DE 61-4 LOT 4 EISENBEISER SUBDIVISION.

Most Recent Sale Information

Sold on 04/14/2020 for 335,000 by KELLY BRENT & CHRISTINE REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5354/0653

Most Recent Permit Information

None Found

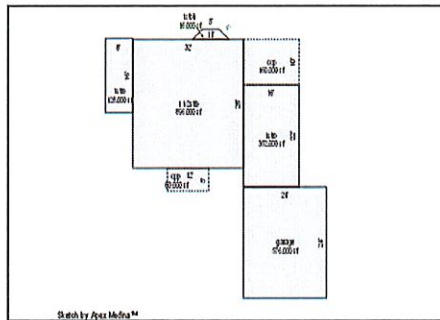
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	127,700	2021 Taxable:	127,700	Acreage:	1.04
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	301.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C+5
Style: 1.50 STORY
Exterior: Alum., Vinyl
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,840
Ground Area: 1,376
Garage Area: 576
Basement Area: 1,376
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 4:27 PM

Parcel: D -04-19-325-001
Owner's Name: BOONSTRA ANNA K & TUCKER M
Property Address: 14420 FOREST CT
CHELSEA, MI 48118
Liber/Page: 5364/0708
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Level

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: 00065 RAMBLING OAKS/STOFER COURT

Mailing Address: BOONSTRA ANNA K & TUCKER M
14420 FOREST COURT
CHELSEA MI 48118
Description: LOT 1 RAMBLING OAKS

Most Recent Sale Information

Sold on 06/29/2020 for 350,000 by STEELE THOMAS M & SARAH J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5364/0708

Most Recent Permit Information

None Found

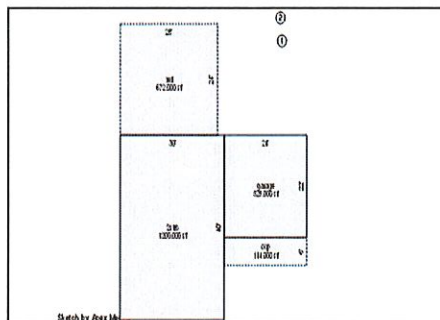
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	195,400	2021 Taxable:	195,400	Acreage:	1.05
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	306.0

Improvement Data

of Residential Buildings: 1
Year Built: 1989
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,400
Ground Area: 1,200
Garage Area: 2,544
Basement Area: 1,200
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/18/2021 4:28 PM

Parcel: D -04-19-325-003
Owner's Name: BURBY JAMES V & JEAN M
Property Address: 14352 FOREST CT
CHELSEA, MI 48118
Liber/Page: 5328/0051
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Level

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: 00065 RAMBLING OAKS/STOFER COURT

Mailing Address: BURBY JAMES V & JEAN M
14352 FOREST CT
CHELSEA MI 48118
Description: LOT 3 RAMBLING OAKS

Most Recent Sale Information

Sold on 10/28/2019 for 300,000 by THOMASON MICHAEL & BEATHANY.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5328/0051

Most Recent Permit Information

Permit P14-28611 on 12/08/2014 for \$12,000 category Res. Re-Roof.

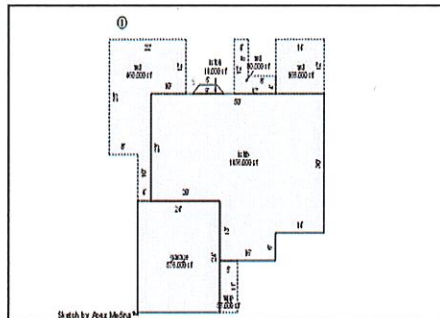
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	131,400	2021 Taxable:	123,606	Acreage:	1.04
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	303.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,470
Ground Area: 1,456
Garage Area: 576
Basement Area: 1,456
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Rambling Oaks Stofer Court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-300-007	6120 STOFER RD	05/31/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,800	33.63
D-04-19-300-016	14413 STOFER CT	04/14/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,800	34.87
D-04-19-325-001	14420 FOREST CT	06/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,000	52.00
D-04-19-325-003	14352 FOREST CT	10/28/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,900	34.97
Totals:						\$1,255,000	\$494,500	

Sale. Ratio => 39.40

Std. Dev. => 8.78

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$262,067	\$41,891	\$228,109	\$191,457	1.191	1,523	\$149.78	00065	7.8002
\$258,780	\$50,370	\$284,630	\$181,226	1.571	1,840	\$154.69	00065	30.1143
\$400,175	\$50,540	\$299,460	\$304,030	0.985	2,400	\$124.78	00065	28.4470
\$266,563	\$53,843	\$246,157	\$184,974	1.331	1,470	\$167.45	00065	6.1329
\$1,187,585		\$1,058,356	\$861,688			\$149.17		4.1201
			E.C.F. =>	1.228		Std. Deviation=>	0.24593734	
			Ave. E.C.F. =>	1.269		Ave. Variance=>	18.1236	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$41,300	RAMBLING OAKS/STOFER COURT	401	73
1.50 STORY	\$50,370	RAMBLING OAKS/STOFER COURT	401	64
2 STORY	\$50,540	RAMBLING OAKS/STOFER COURT	401	70
1 STORY	\$50,430	RAMBLING OAKS/STOFER COURT	401	69

14.27687467

Rambling Oaks Stofer Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-300-007	6120 STOFER RD	05/31/19	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,800	33.63
D-04-19-300-016	14413 STOFER CT	04/14/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,800	34.87
D-04-19-325-001	14420 FOREST CT	06/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,000	52.00
D-04-19-325-003	14352 FOREST CT	10/28/19	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$104,900	34.97
Totals:			\$1,255,000			\$1,255,000	\$494,500	

Sale. Ratio =>

39.40

Std. Dev. =>

8.78

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$259,589	\$49,233	\$38,822	150.0	240.0	0.83	0.83	\$328	\$59,604	\$1.37
\$255,780	\$126,590	\$47,370	150.0	301.0	1.04	1.04	\$844	\$122,073	\$2.80
\$397,175	\$365	\$47,540	150.0	306.0	1.05	1.05	\$2	\$346	\$0.01
\$263,563	\$83,867	\$47,430	150.0	303.0	1.04	1.04	\$559	\$80,409	\$1.85
\$1,176,107	\$260,055	\$181,162	600.0		3.96	3.96			
Average					Average			Average	
per FF=>			\$433		per Net Acre=>	65,670.45		per SqFt=>	\$1.51

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
150.00	00065	5306/0242		RAMBLING OAKS/STOFER COURT	0	1	6/19/2019	
150.00	00065	5354/0653		RAMBLING OAKS/STOFER COURT	0	0	NOT INSPECTED	
150.00	00065	5364/0708		RAMBLING OAKS/STOFER COURT	0	1	NOT INSPECTED	
150.00	00065	5328/0051		RAMBLING OAKS/STOFER COURT	0	1	NOT INSPECTED	

Class

401

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