

4A

Neighborhoods Used: 00075.MEADOWRIDGE

6475 MEADOW CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-105-009	09/23/2020 00075	401	449,000	51,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Si Family	2 STORY	83	397,400	450,536	0.882



6460 MEADOW CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-23-105-023	11/20/2019 00075	401	375,000	47,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	327,900	387,800	0.846



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:23 PM

Parcel: D -04-23-105-009
Owner's Name: ESTES JAY W & PATRICE L
Property Address: 6475 MEADOW CREEK DRIVE
DEXTER, MI 48130
Liber/Page: 5384/0036
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: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00075 MEADOWRIDGE

Mailing Address:

ESTES JAY W & PATRICE L
6475 MEADOW CREEK DRIVE
DEXTER MI 48130

Description:

OWNER REQUEST DE 23-2A-11 " PCL 9 " COM AT CENTER OF SEC 23, TH N 02-53-00 W 1321.74 FT, TH N 86-08-16 E 2003.87 FT TO A POB, TH CONT N 86-08-16 E 381.28 FT TH SOUTH 163.01 FT, TH 102.57 FT ALNG ARC OF CURV-LFT-RAD 230.00 FT, TH S 85-28-25 W 101.72 FT, TH S 72-41-53 W 214.45 FT, TH N 19-33-04 W 221.93 FT TO THE POB. PT OF NE 1/4 SEC 23, T1S-R4E. 1.44 AC. SPLIT ON 08/16/2000 FROM D -04-23-100-007D -04-23-100-008D -04-23-100-009D -04-23-100-010D -04-23-100-011D -04-23-100-012D -04-23-100-013D -04-23-100-014D -04-23-100-015;

Most Recent Sale Information

Sold on 09/23/2020 for 449,000 by CANNARELLA STEPHEN J & LISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5384/0036

Most Recent Permit Information

Permit P15-29524 on 07/13/2015 for \$13,000 category Res. Re-Roof.

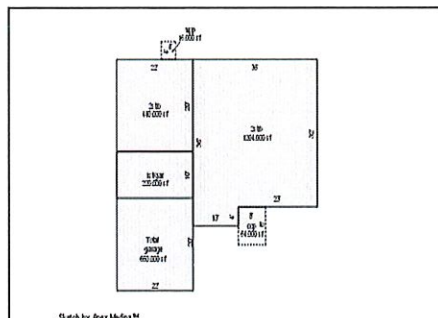
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	215,500	2021 Taxable:	215,500	Acreage:	1.44
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,508
Ground Area: 1,644
Garage Area: 660
Basement Area: 1,644
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/28/2021 12:23 PM

Parcel:	D -04-23-105-023	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KEYS JASON S & DAWN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6460 MEADOW CREEK DRIVE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5331/0347	Prev. Taxable Status:	TAXABLE
Split:	11/03/2000	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00075 MEADOWRIDGE

Mailing Address:	Description:
KEYS JASON S & DAWN 6460 MEADOW CREEK DRIVE DEXTER MI 48130	OWNER REQUEST DE 23-2A-1W " PCL 23 " COM AT CENTER SEC 23, TH N 86-20-05 E 1215.65 FT, TH N 04-56-22 W 579.47 FT, TH S 86-58-45 W 424.92 FT, TH S 87-30-33 E 33.23 FT, TH N 08-17-12 E 11.71 FT TO A POB, TH CONT N 08-17-12 E 184.71 FT, TH S 71-18-25 E 33.55 FT, TH S 85-58-40 E 299.32 FT, TH S 24-40-50 W 95.34 FT, TH S 07-30-00 E 48.67 FT, TH S 87-08-32 W 323.96 FT TO THE POB. PT OF NE 1/4 SEC 23, T1S-R4E. 1.14 AC. SPLIT ON 08/16/2000 FROM D -04-23-100-007D -04-23-100-008D -04-23-100-009D -04-23-100-010D -04-23-100-011D -04-23-100-012D -04-23-100-013D -04-23-100-014D -04-23-100-015;

Most Recent Sale Information

Sold on 11/20/2019 for 375,000 by IGLESIAS SERGIO & MIRIAM A (LL).

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5331/0347

Most Recent Permit Information

Permit P16-30760 on 03/28/2016 for \$10,000 category Res. Re-Roof.

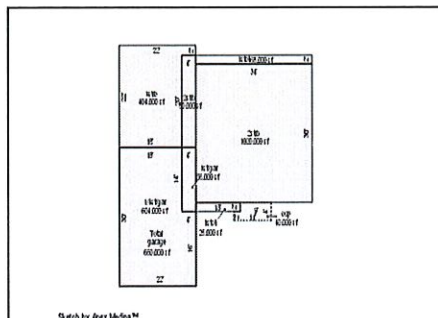
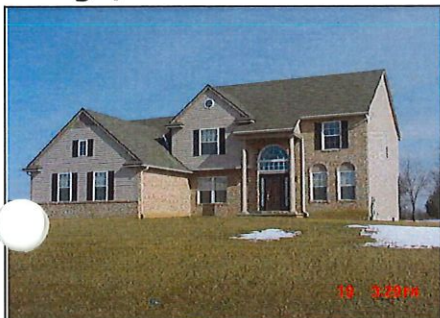
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	186,800	2021 Taxable:	186,800	Acreage:	1.14
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,905
Ground Area: 1,504
Garage Area: 660
Basement Area: 1,504
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Meadowridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-23-105-009	6475 MEADOW CREEK DRIVE	09/23/20	\$449,000	WD	03-ARMI'S LENGTH	\$449,000	\$230,900	51.43	
D-04-23-105-023	6460 MEADOW CREEK DRIVE	11/20/19	\$375,000	WD	03-ARMI'S LENGTH	\$375,000	\$187,000	49.87	
Totals:			\$824,000			\$824,000	\$417,900	50.72	
								Std. Dev. =>	1.10

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$448,072	\$51,600	\$397,400	\$450,536	0.882	3,508	\$113.28	00075	1.8260
\$388,364	\$47,100	\$327,900	\$387,800	0.846	2,905	\$112.87	00075	1.8260
\$836,436		\$725,300	\$838,336			\$113.08		
			E.C.F. =>	0.865		Std. Deviation=>	0.0258241	
			Ave. E.C.F. =>	0.864		Ave. Variance=>	1.8260	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$51,600	MEADOWRIDGE	401	83
2 STORY	\$47,100	MEADOWRIDGE	401	83

2.1139636

Meadowridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-23-105-009	6475 MEADOW CREEK DRIVE	09/23/20	\$449,000	WD	03-ARMS LENGTH	\$449,000	\$230,900	51.43	
D-04-23-105-023	6460 MEADOW CREEK DRIVE	11/20/19	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$187,000	49.87	
Totals:			\$824,000			\$824,000	\$417,900		
								Sale. Ratio =>	50.72
								Std. Dev. =>	1.10

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$448,072	\$52,528	\$51,600	1.44	1.44	\$36,478	\$0.84	00075	5384/0036
\$388,364	\$33,736	\$47,100	1.14	1.14	\$29,593	\$0.68	00075	5331/0347
\$836,436	\$86,264	\$98,700	2.58	2.58				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		33,435.66		per SqFt=>		
						\$0.77		

Land Table	Class
MEADOWRIDGE	401
MEADOWRIDGE	401

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