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Neighborhoods Used: 00002.CASTLETON FARMS

11475 CASTLETON COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-305-003	09/29/2022 00002	401	635,000	66,148	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95	568,852	547,569	1.039



11474 CASTLETON COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-305-011	08/30/2022 00002	401	625,000	73,175	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	82	551,825	536,900	1.028



Neighborhoods Used: 00002.CASTLETON FARMS

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<<<<<<<<<<<    Single Family Computed Costs by Manual    >>>>>>>>>>
* Style *          91..100    81..90    71..80    61..70    51..60    0..50
1 STORY            0          0          0          0          0          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           547,569    536,900    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          0          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
  
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Total Single Family Costs by Manual : 1,084,469
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
  
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<<<<<<<<<<<    Single Family Sale Residual Values    >>>>>>>>>>
* Style *          91..100    81..90    71..80    61..70    51..60    0..50
1 STORY            0          0          0          0          0          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           568,852    551,825    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          0          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
  
```

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Total Single Family Sale Residual Values : 1,120,677
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
  
```

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<<<<<<<<<<<    Statistics for this Analysis    >>>>>>>>>>
# Valid # Invalid   Coefficient of   Coefficient of   Price Related
Sales   Sales     Dispersion (%)   Variation (%)    Differential
  2     1          0.49            0.70             1.000
After Application of E.C.F.s  0.00            0.00             1.000
  
```

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<<<<<<<    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)    1.000( 0)    1.000( 0)    1.000( 0)    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           1.039( 1)    1.028( 1)    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)    1.000( 0)    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)
  
```

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Single Family E.C.F. : 1.033 (2)
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)
  
```

Neighborhoods Used: 00002.CASTLETON FARMS

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

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
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): 00002 - CASTLETON 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

08/23/2023 1:31 PM

Parcel:	D -04-15-305-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KIMMERLY JOHN D & VELVET C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11475 CASTLETON COURT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5499/0975	Prev. Taxable Stat	TAXABLE
Split:	02/22/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00002 CASTLETON FARMS

Mailing Address:	Description:
KIMMERLY JOHN D & VELVET C 11475 CASTLETON COURT DEXTER MI 48130	M.D. L4182 P106 UNIT 3 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;

Most Recent Sale Information

Sold on 09/29/2022 for 635,000 by VLAHOS SPIRO.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5499/0975
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Most Recent Permit Information

Permit P16-30961 on 04/21/2016 for \$150,000 category Res. New Construction.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	0	2023 Taxable:	0	Acreage:	1.16
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,978
Ground Area: 1,341
Garage Area: 609
Basement Area: 1,341
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 1:31 PM

Parcel:	D -04-15-305-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUPP ANDREW & MEGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11474 CASTLETON COURT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5495/0816	Prev. Taxable Stat	TAXABLE
Split:	02/22/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00002 CASTLETON FARMS

Mailing Address:

HUPP ANDREW & MEGAN
11474 CASTLETON COURT
DEXTER MI 48130

Description:

M.D. L4182 P106 UNIT 11 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;

Most Recent Sale Information

Sold on 08/30/2022 for 625,000 by ANDERSON EDWARD T & PATRICIA A (LL).

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5495/0816

Most Recent Permit Information

Permit P18-36494 on 11/01/2018 for \$5,000 category Res. Window Replace.

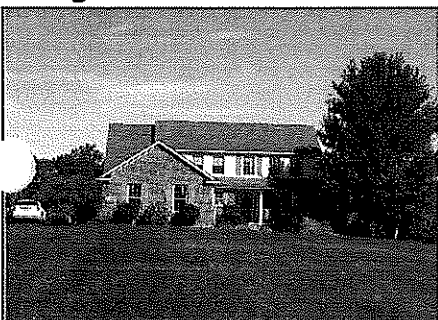
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	221,400	2023 Taxable:	221,400	Acreage:	1.99
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 4 Half Baths: 1
Floor Area: 2,907
Ground Area: 1,933
Garage Area: 702
Basement Area: 1,933
Basement Walls:
Estimated TCV: Tentative

Image



Castleton Court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-305-003	11475 CASTLETON COURT	09/29/22	\$635,000	WD	03-ARMS LENGTH	\$635,000	\$221,400	34.87
D-04-15-305-011	11474 CASTLETON COURT	08/30/22	\$625,000	WD	03-ARMS LENGTH	\$625,000	\$221,500	35.44
Totals:			\$1,260,000			\$1,260,000	\$442,900	35.15
								Std. Dev. => 0.41

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$467,516	\$66,148	\$568,852	\$547,569	1.039	2,978	\$191.02	00002	0.5535
\$466,723	\$73,175	\$551,825	\$536,900	1.028	2,907	\$189.83	00002	0.5535
\$934,239		\$1,120,677	\$1,084,469			\$190.42		0.0054
			E.C.F. =>	1.033		Std. Deviation=>	0.00782821	
			Ave. E.C.F. =>	1.033		Ave. Variance=>	0.5535	Coefficient of Var=>

1

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$66,148	CASTLETON FARMS	401	95
2 STORY	\$72,412	CASTLETON FARMS	401	82

0.535682238

Castleton Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-305-003	11475 CASTLETON COURT	09/29/22	\$635,000	WD	03-ARMS LENGTH	\$635,000	\$221,400	34.87
D-04-15-305-011	11474 CASTLETON COURT	08/30/22	\$625,000	WD	03-ARMS LENGTH	\$625,000	\$221,500	35.44
D-04-15-305-013	11490 CASTLETON COURT	02/25/22	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$30,500	43.57
Totals:						\$1,330,000	\$473,400	

Sale. Ratio => 35.59
 Std. Dev. => 4.87

Acreage Table 'A'

Description: CASTLETON FARMS

Enter the Estimated Land Value for each of these sizes.

1 Acre:	65,000	3 Acre:	77,500	10 Acre:	0	30 Acre:	0
1.5 Acre:	66,500	4 Acre:	80,000	15 Acre:	0	40 Acre:	0
2 Acre:	72,500	5 Acre:	85,000	20 Acre:	0	50 Acre:	0
2.5 Acre:	75,000	7 Acre:	90,000	25 Acre:	0	100 Acre:	0

Close

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libey/Page
\$463,008	\$233,632	\$61,640	1.16	1.16	\$200,715	\$4.61	00002	5499/0975
\$464,201	\$230,689	\$69,890	1.99	1.99	\$115,982	\$2.66	00002	5495/0816
\$66,800	\$70,000	\$66,800	1.68	1.68	\$41,667	\$0.96	00002	5471/0749
\$994,009	\$534,321	\$198,330	4.83	4.83				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		per SqFt=>				
		110,556.80				\$2.54		

Land Table	Class
CASTLETON FARMS	401
CASTLETON FARMS	401
CASTLETON FARMS	402
