

5

Neighborhoods Used: 00002.CASTLETON FARMS

11495 CASTLETON COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-305-002	07/17/2020 00002	401	479,000	59,240	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	95	419,760	556,063	0.755



11448 CASTLETON COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-305-010	07/13/2020 00002	401	480,000	64,355	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	415,645	462,355	0.899



11367 CASTLETON COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-15-300-021	06/10/2020 00002	401	539,000	55,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	96	483,400	599,150	0.807



Neighborhoods Used: 00002.CASTLETON FARMS

<<<<<<<<<<<<		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	1,155,213	462,355	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	

Total Single Family Costs by Manual : 1,617,567  
 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					>>>>>>>>>>>>
* 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	903,160	415,645	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	

Total Single Family Sale Residual Values : 1,318,805  
 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			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
3	0	5.14	6.58	1.000	
After Application of E.C.F.s		1.97	2.41	1.001	

<<<<<<		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	0.782( 2)	0.899( 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)	

Single Family E.C.F. : 0.815 (3)  
 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\*\*\*

07/21/2021 3:01 PM

**Parcel:** D -04-15-300-021  
**Owner's Name:** CUSICK MATTHEW F & SUSANNE  
**Property Address:** 11367 CASTLETON COURT  
DEXTER, MI 48130  
**Liber/Page:** 5361/0928  
**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:** 81050 DEXTER COMMUNITY SCHOOL DI  
**Neighborhood:** 00002 CASTLETON FARMS

## Mailing Address:

CUSICK MATTHEW F & SUSANNE  
11367 CASTLETON COURT  
DEXTER MI 48130

## Description:

TWP REQUEST 04/01/03 DE 15-7A-1C-3A-1A PCL "B-1" COM AT SW COR SEC 15, TH N 00-03-15 W 850.34 FT, TH N 00-03-15 W 958.66 FT, TH N 88-46-55 E 466.70 FT, TH N 00-03-15 W 840.12 FT, TH N 88-46-55 E 150.03 FT, TH S 00-03-15 E 580.81 FT, TH N 88-46-55 E 150.03 FT, TH N 88-00-20 E 276.07 FT, TH N 88-46-55 E 176.00 FT TH N 00-39-45 W 576.97 FT, TH N 88-46-55 E 66.00 FT, TH S 00-39-45 E 1084.24 FT TO POB, TH S 75-58-27 W 248.02 FT, TH 94.30 FT ALNG CURV RT RAD=75.00 FT CH=S 21-59-36 W 88.21FT, TH 42.23 FT ALNG CURV LFT RAD=50.00 FT CH=S 33-48-55 W 40.99 FT, TH S 09-37-05 W 19.73 FT, TH S 86-09-58 E 302.94 FT, TH N 00-39-45 W 215.68 FT TO POB. PT OF SW 1/4 SEC 15, T1S-R4E. 1.06 AC. SPLIT ON 04/01/2003 FROM D -04-15-300-020;

## Most Recent Sale Information

Sold on 06/10/2020 for 539,000 by WILSON CORY & JENNIFER.

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

**Liber/Page:** 5361/0928

## Most Recent Permit Information

Permit P17-33924 on 08/25/2017 for \$0 category Plumbing.

## 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>	273,900	<b>2021 Taxable:</b>	273,900	<b>Acreage:</b>	1.06
<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: 2017  
Occupancy: Single Family  
Class: B  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 96  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 1  
Floor Area: 2,933  
Ground Area: 1,274  
Garage Area: 737  
Basement Area: 1,274  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/21/2021 3:01 PM

<b>Parcel:</b>	D -04-15-305-002	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MARINE JEFFREY & MARY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11495 CASTLETON COURT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5365/0819	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	02/22/2003	<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>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00002 CASTLETON FARMS

## Mailing Address:

MARINE JEFFREY & MARY  
11495 CASTLETON COURT  
DEXTER MI 48130

## Description:

M.D. L4182 P106 UNIT 2 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;

## Most Recent Sale Information

Sold on 07/17/2020 for 479,000 by KUNG THEODORE & ASHLEY.

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

**Liber/Page:** 5365/0819

## Most Recent Permit Information

Permit P15-29659 on 08/10/2015 for \$0 category Plumbing.

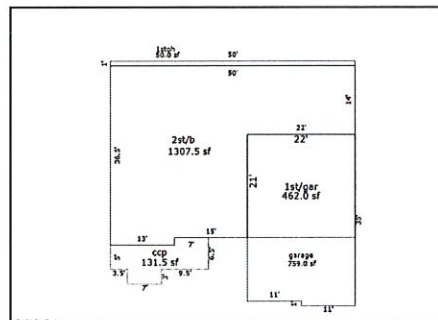
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	258,000	<b>2021 Taxable:</b>	258,000	<b>Acreage:</b>	1.42
<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: 2015  
Occupancy: Single Family  
Class: B  
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: 3,126  
Ground Area: 1,307  
Garage Area: 759  
Basement Area: 1,307  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/21/2021 3:02 PM

<b>Parcel:</b>	D -04-15-305-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	VIMAWALA ALOK & AMY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11448 CASTLETON COURT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5366/0034	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	02/22/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00002 CASTLETON FARMS

<b>Mailing Address:</b>	<b>Description:</b>
VIMAWALA ALOK & AMY 11448 CASTLETON COURT DEXTER MI 48130	M.D. L4182 P106 UNIT 10 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;

## Most Recent Sale Information

Sold on 07/13/2020 for 480,000 by SQUIRE CARL & DEBORAH.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5366/0034

## Most Recent Permit Information

Permit 04-09636 on 05/21/2004 for \$150,000 category RES. NEW CONSTRUCTION.

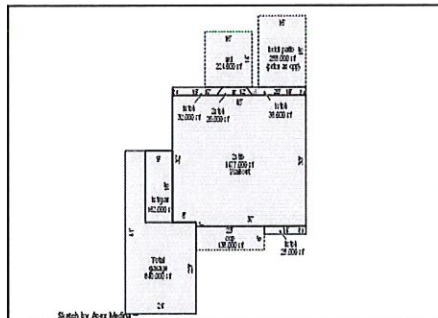
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	222,300	<b>2021 Taxable:</b>	222,300	<b>Acreage:</b>	2.37
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	187.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	566.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,254  
Ground Area: 1,477  
Garage Area: 840  
Basement Area: 1,477  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Castleton Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-300-021	11367 CASTLETON COURT	06/10/20	\$539,000	WD	03-ARMY'S LENGTH	\$539,000	\$277,000	51.39
D-04-15-305-002	11495 CASTLETON COURT	07/17/20	\$479,000	WD	03-ARMY'S LENGTH	\$479,000	\$253,100	52.84
D-04-15-305-010	11448 CASTLETON COURT	07/13/20	\$480,000	WD	03-ARMY'S LENGTH	\$480,000	\$225,800	47.04
<b>Totals:</b>			<b>\$1,498,000</b>			<b>\$1,498,000</b>	<b>\$755,900</b>	
								<b>50.46</b>
								<b>3.02</b>

Sale. Ratio =>

Std. Dev. =>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$570,869	\$55,600	\$483,400	\$599,150	0.807	2,933	\$164.81	00002	1.3411
\$537,454	\$59,240	\$419,760	\$556,063	0.755	3,126	\$134.28	00002	6.5342
\$461,980	\$64,355	\$415,645	\$462,355	0.899	3,254	\$127.73	00002	7.8753
<b>\$1,570,303</b>		<b>\$1,318,805</b>	<b>\$1,617,567</b>			<b>\$142.28</b>		<b>0.4920</b>
			E.C.F. =>	<b>0.815</b>		Std. Deviation=>	<b>0.07297798</b>	
			Ave. E.C.F. =>	<b>0.820</b>		Ave. Variance=>	<b>5.2502</b>	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$55,600	CASTLETON FARMS	401	96
2 STORY	\$59,240	CASTLETON FARMS	401	95
2 STORY	\$64,355	CASTLETON FARMS	401	85

6.400996409

Castleton Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-300-021	11367 CASTLETON COURT	06/10/20	\$539,000	WD	03-ARMY'S LENGTH	\$539,000	\$277,000	51.39
D-04-15-305-002	11495 CASTLETON COURT	07/17/20	\$479,000	WD	03-ARMY'S LENGTH	\$479,000	\$253,100	52.84
D-04-15-305-010	11448 CASTLETON COURT	07/13/20	\$480,000	WD	03-ARMY'S LENGTH	\$480,000	\$225,800	47.04
<b>Totals:</b>			<b>\$1,498,000</b>			<b>\$1,498,000</b>		
							<b>Sale. Ratio =&gt;</b>	<b>50.46</b>
							<b>Std. Dev. =&gt;</b>	<b>3.02</b>



Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00002	5361/0928	CASTLETON FARMS	401
0.00	00002	5365/0819	CASTLETON FARMS	401
187.00	00002	5366/0034	CASTLETON FARMS	401

C

.....

.....