

6

Neighborhoods Used: 00007.STONEYFIELD

9113 MIDDLE BIE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-300-048	07/08/2022 00007	401	687,500	80,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	81	607,300	427,492	1.421



3279 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-310-001	03/29/2022 00007	401	535,000	80,290	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	454,710	346,823	1.311



8952 E STONEYFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-410-008	07/23/2021 00007	407	460,000	78,873	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	83	381,127	319,230	1.194



3345 FIELDSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-300-055	07/09/2021 00007	401	470,000	78,120	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	94	391,880	393,762	0.995



Neighborhoods Used: 00007.STONEYFIELD

<<<<<<<<<<< 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	393,762	1,093,545	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
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,487,307  
 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	391,880	1,443,137	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
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,835,017  
 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
4	0	9.61	11.72	1.016
After Application of E.C.F.s		3.87	5.29	1.008

<<<<<<< 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	0.995( 1)	1.320( 3)	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)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.234 (4)  
 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: 00007.STONEYFIELD

<<<<<<<<<<<<<< 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): 00007 - STONEYFIELD

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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 2:05 PM

<b>Parcel:</b>	D -04-36-300-048	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JENSEN PAUL A & KARIN J	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9113 MIDDLE BIE DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5492/0322	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

JENSEN PAUL A & KARIN J  
9113 MIDDLEBIE COURT  
DEXTER MI 48130

## Description:

OWNER REQUEST 08/07/01 DE 36-9A-1A-1A-2A1-E-1A-PCL "IV-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 856.57 FT, TH S 88-29-10 W 449.37 FT TO POB, TH S 88-29-10 W 160.15 FT, TH N 01-30-50 W 281.69 FT, TH 186.62 FT ALNG CURV RT RAD =75.00 FT CH=N 32-35-43 E 142.07 FT, TH 38.06 FT ALNG CURV LFT RAD=50.00 FT CH=N 82-04-20 E 37.15 FT, TH 88.55 FT ALNG CURV RT RAD=533.00 FT CH=N 65-01-31 E 88.46 FT, TH S 20-57-11 W 93.03 FT, TH S-01-11-08 E 352.70 FT TO POB. PT OF SW 1/4 SEC 36, T15-R4E. 1.54 AC.SPLIT ON 08/07/2001 FROM D -04-36-300-047;

## Most Recent Sale Information

Sold on 07/08/2022 for 687,500 by GROSSMAN JERALYN S.

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

**Liber/Page:** 5492/0322

## Most Recent Permit Information

Permit PB22-0616 on 10/18/2022 for \$19,460 category Res. Re-Roof.

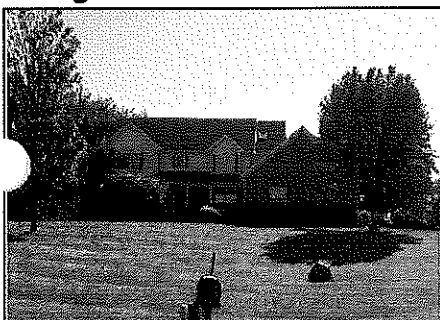
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	275,300	<b>2023 Taxable:</b>	275,300	<b>Acreage:</b>	1.54
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2002  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 1  
Floor Area: 2,891  
Ground Area: 1,472  
Garage Area: 768  
Basement Area: 1,256  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/23/2023 2:05 PM

<b>Parcel:</b>	D -04-36-310-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TAYLOR MATTHEW & KRISTY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3279 FIELDSTONE DRIVE DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5477/0739	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

TAYLOR MATTHEW & KRISTY  
3279 FIELDSTONE DRIVE  
DEXTER MI 48130

## Description:

M.D. L4160 P290 9/10/02 UNIT 1 STONEYFIELD WEST SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 03/29/2022 for 535,000 by ROBB MICHAEL & JIANG HUA.

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

**Liber/Page:** 5477/0739

## Most Recent Permit Information

Permit 10-22667 on 09/20/2010 for \$0 category MECHANICAL.

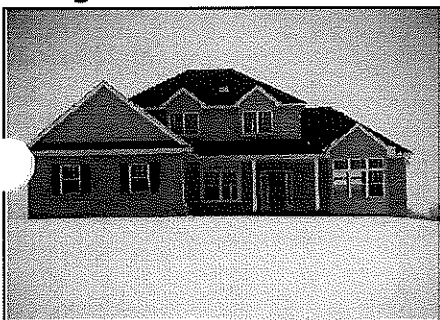
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	231,400	<b>2023 Taxable:</b>	231,400	<b>Acreage:</b>	1.31
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: C+10  
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: 2,424  
Ground Area: 1,364  
Garage Area: 726  
Basement Area: 1,364  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/23/2023 2:05 PM

<b>Parcel:</b>	D -04-36-410-008	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	KELLY SEAN & ANDREA P	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	8952 E STONEYFIELD DR DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5437/0928	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

KELLY SEAN & ANDREA P  
8952 E STONEYFIELD DR  
DEXTER MI 48130

## Description:

NEW CONDO MD L 2549 P 622 \*\*FROM 0436400008 11/15/91 UNIT 8, STONEY FIELD ACRES CONDOMINIUM #2

## Most Recent Sale Information

Sold on 07/23/2021 for 460,000 by MITZEL DANIEL J & LINDSEY A.

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

**Liber/Page:** 5437/0928

## Most Recent Permit Information

Permit P19-37583 on 06/20/2019 for \$8,000 category Res. Re-Roof.

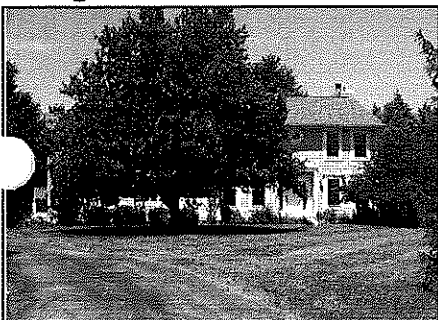
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	214,400	<b>2023 Taxable:</b>	214,305	<b>Acreage:</b>	1.03
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Wood Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,182  
Ground Area: 962  
Garage Area: 616  
Basement Area: 962  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/23/2023 2:05 PM

<b>Parcel:</b>	D -04-36-300-055	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SUYDAM CRAIG & ALICIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3345 FIELDSTONE DR DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5436/0462	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

SUYDAM CRAIG & ALICIA  
3345 FIELDSTONE DR  
DEXTER MI 48130

## Description:

M.D. L4160 P290 09/10/02 DE 36-9A-1A-1A-2A1-E-1E-1 "REMAINDER" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1995.38 FT, TH N 77-15-40 W 763.48 FT, TH N 84-39-50 W 559.94 FT, TH S 02-10-10 E 60.52 FT TO POB, TH S 84-39-50 E 171.49 FT, TH 23.46 FT ALNG CURV RT RAD=15.00 FT CH=S 39-27-47 E 21.14 FT, TH S 05-44-16 W 24.73 FT, TH 82.29 FT ALNG CURV RT RAD=192.00 FT CH=S 18-00-56 W 81.66 FT, TH S 18-37-56 W 70.87 FT, TH 113.68 FT ALNG CURV LFT RAD=263.00 FT CH=112.80 FT, TH N 86-51-10 W 117.19 FT, TH N 02-10-10 W 308.16 FT TO POB. PT OF SW 1/4 SEC 36, T1S-R4E. 1.03 AC. SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 07/09/2021 for 470,000 by HOOPER PATRICK & JAHLEH.

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

**Liber/Page:** 5436/0462

## Most Recent Permit Information

Permit P17-32789 on 03/13/2017 for \$0 category Mechanical- Pre Fab Fireplace.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	255,600	<b>2023 Taxable:</b>	254,835	<b>Acreage:</b>	1.03
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</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: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 94  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,502  
Ground Area: 1,163  
Garage Area: 704  
Basement Area: 1,163  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image





Stoneyfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-300-048	9113 MIDDLE BIE	07/08/22	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$261,700	38.07
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,600	57.15
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100	39.08
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000	36.96
<b>Totals:</b>			<b>\$2,152,500</b>			<b>\$2,152,500</b>	<b>\$909,400</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.25</b>
							<b>Std. Dev. =&gt;</b>	<b>9.60</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$588,915	\$80,200	\$607,300	\$427,492	1.421	2,891	\$210.07	00007	2 STORY	\$80,200
\$546,697	\$78,120	\$391,880	\$393,762	0.995	2,502	\$156.63	00007	2 STORY	\$78,120
\$493,009	\$80,290	\$454,710	\$346,823	1.311	2,424	\$187.59	00007	2 STORY	\$79,240
\$458,757	\$78,873	\$381,127	\$319,230	1.194	2,182	\$174.67	00007	2 STORY	\$78,120
<b>\$2,087,378</b>		<b>\$1,835,017</b>	<b>\$1,487,307</b>			<b>\$182.24</b>			
			E.C.F. =>	1.234					
			Ave. E.C.F. =>	1.230					
							Std. Deviation=>		
								0.18196269	

Land Table	Property Class	Building Dept.
STONEFIELD	401	81
STONEFIELD	401	94
STONEFIELD	401	83
STONEFIELD	407	83

0

0

0

Stoneyfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-300-048	9113 MIDDLE BIE	07/08/22	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$261,700	38.07
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,600	57.15
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100	39.08
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000	36.96
<b>Totals:</b>			<b>\$2,152,500</b>			<b>\$2,152,500</b>	<b>\$909,400</b>	
							Sale. Ratio =>	42.25
							Std. Dev. =>	9.60

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libelr/Page	Land Table
\$582,335	\$178,785	\$73,620	1.54	1.54	\$116,094	\$2.67	00007 5492/0322	STONEFIELD	
\$537,377	\$1,423	\$68,800	1.03	1.03	\$1,382	\$0.03	00007 5436/0462	STONEFIELD	
\$485,369	\$121,231	\$71,600	1.31	1.31	\$92,543	\$2.12	00007 5477/0739	STONEFIELD	
\$449,437	\$79,363	\$68,800	1.03	1.03	\$77,051	\$1.77	00007 5437/0928	STONEFIELD	
<b>\$2,054,518</b>	<b>\$380,802</b>	<b>\$282,820</b>	<b>4.91</b>	<b>4.91</b>	<b>Average</b>	<b>Average</b>			
			<b>Average</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>per SqFt=&gt;</b>			
					<b>77,556.42</b>	<b>per SqFt=&gt;</b>		<b>\$1.78</b>	

**Class**

401

401

401

407

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1

2

3