

6

Neighborhoods Used: 00007.STONEYFIELD

3029 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-385-005 | 02/05/2021 00007 | 407 | 485,000 | 71,241 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 87 | 413,759 | 362,131 |
| | | | | E.C.F. 1.143 |



8961 STARFIELD CT

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-410-015 | 12/01/2020 00007 | 407 | 405,500 | 68,500 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1.50 STORY | 77 | 337,000 | 222,261 |
| | | | | E.C.F. 1.516 |



3137 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-385-013 | 10/28/2020 00007 | 407 | 419,000 | 68,600 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 92 | 350,400 | 285,327 |
| | | | | E.C.F. 1.228 |



8695 E STONEYFIELD DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-400-028 | 09/25/2020 00007 | 401 | 425,000 | 70,000 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 79 | 355,000 | 267,784 |
| | | | | E.C.F. 1.326 |



3100 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-385-022 | 07/10/2020 00007 | 407 | 460,000 | 69,020 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 86 | 390,980 | 316,181 |
| | | | | E.C.F. 1.237 |



3004 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-385-033 | 09/04/2019 00007 | 407 | 420,000 | 68,760 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 82 | 351,240 | 314,553 |
| | | | | E.C.F. 1.117 |



8791 E STONEYFIELD DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-410-022 | 08/20/2019 00007 | 407 | 480,000 | 76,053 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1 STORY | 76 | 403,947 | 370,606 |
| | | | | E.C.F. 1.090 |



3020 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|------------------|----------|---------------|--------------|
| D -04-36-385-031 | 07/01/2019 00007 | 407 | 425,000 | 68,520 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 2 STORY | 86 | 356,480 | 262,712 |
| | | | | E.C.F. 1.357 |



Neighborhoods Used: 00007.STONEYFIELD

3039 FIELDSTONE DRIVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|------------------|----------|---------------|--------------|--------|
| D -04-36-385-006 | 04/12/2019 00007 | 407 | 410,000 | 68,520 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 87 | 341,480 | 289,206 | 1.181 |



Neighborhoods Used: 00007.STONEYFIELD

Single Family Computed Costs by Manual

Table with columns for Style and various cost values (e.g., 91.100, 81.90, 71.80, 61.70, 51.60, 0.50).

Total Single Family Costs by Manual : 2,690,761
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

Table with columns for Style and various residual values (e.g., 91.100, 81.90, 71.80, 61.70, 51.60, 0.50).

Total Single Family Sale Residual Values : 3,300,286
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

Table with columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential.

Economic Condition Factor Estimates (# of data points)

Table with columns for Style and various E.C.F. estimates (e.g., 1.000, 1.090, 1.000, 1.516, 1.326).

Single Family E.C.F. : 1.227 (9)
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: 04/01/2019

Ending Date: 03/31/2021

Terms Selected: 1

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

| | |
|------------------------------|-------------------------------------|
| 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

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| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-385-005 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | STOLYAROV MAXIM | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 3029 FIELDSTONE DRIVE DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Liber/Page: | 5404/0624 | Prev. Taxable Status: | TAXABLE |
| Split: | 10/03/2003 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

STOLYAROV MAXIM
3029 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 5, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 02/05/2021 for 485,000 by GAYADEEN COLIN & GALLINGER ANNIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5404/0624

Most Recent Permit Information

Permit P20-39143 on 05/14/2020 for \$54,740 category Res. Add/Alter/Repair.

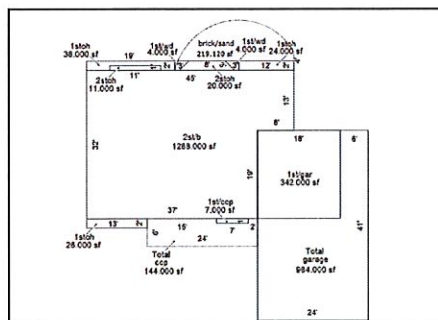
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 240,700 | 2021 Taxable: | 198,518 | Acreage: | 1.02 |
| 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: 2006
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 87
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,083
Ground Area: 1,288
Garage Area: 984
Basement Area: 1,288
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-385-006 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | FREEMAN JULIE & LEE JOHN J | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 3039 FIELDSTONE DRIVE DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Libers/Page: | 5299/0691 | Prev. Taxable Status: | TAXABLE |
| Split: | 10/03/2003 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

FREEMAN JULIE & LEE JOHN J
3039 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 6, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 04/12/2019 for 410,000 by BEAUREGARD JAMES.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5299/0691

Most Recent Permit Information

Permit 06-16289 on 05/02/2006 for \$150,000 category RES. NEW CONSTRUCTION.

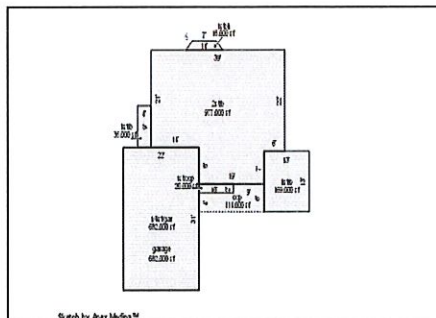
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 201,200 | 2021 Taxable: | 186,880 | Acreage: | 1.00 |
| 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: 2006
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 87
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,367
Ground Area: 1,182
Garage Area: 682
Basement Area: 1,182
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-385-013 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | TERCERO-SOSA ALFONSO T | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 3137 FIELDSTONE DRIVE DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Libers/Page: | 5392/0172 | Prev. Taxable Status: | TAXABLE |
| Split: | 10/03/2003 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

TERCERO-SOSA ALFONSO T
3137 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 13, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 10/28/2020 for 419,000 by BERNARD AARON M & MEGHAN I.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5392/0172

Most Recent Permit Information

Permit P14-27746 on 06/05/2014 for \$1,500 category Res. Deck Construction.

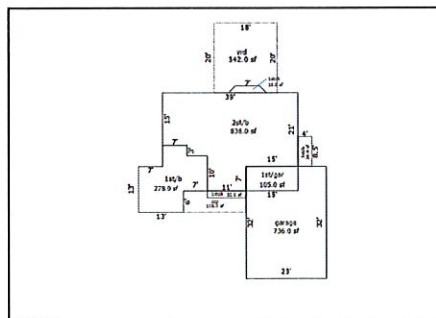
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 198,900 | 2021 Taxable: | 198,900 | Acreage: | 1.01 |
| 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: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,129
Ground Area: 1,148
Garage Area: 736
Basement Area: 1,148
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel: D -04-36-385-022
Owner's Name: CEBULA MARY E
Property Address: 3114 FIELDSTONE DRIVE
DEXTER, MI 48130
Liber/Page: 5365/0252
Split: 10/03/2003
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00007 STONEYFIELD

Mailing Address:

CEBULA MARY E
CAMERON GAVIN
3114 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 22, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 07/10/2020 for 460,000 by STROTHMAN JOHN C & LEAH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5365/0252

Most Recent Permit Information

Permit 07-18227 on 04/12/2007 for \$3,000 category RES. DECK CONSTRUCTION.

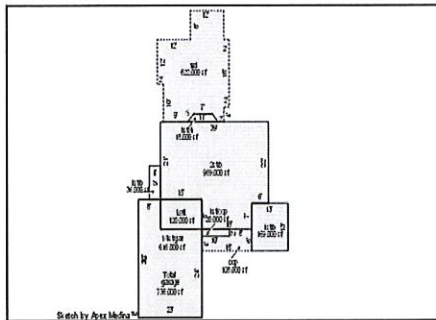
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|---------------------------|
| 2022 S.E.V.: Tentative | 2022 Taxable: Tentative | Lot Dimensions: |
| 2021 S.E.V.: 217,200 | 2021 Taxable: 217,200 | Acreage: 1.05 |
| 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: 2005
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,335
Ground Area: 1,174
Garage Area: 736
Basement Area: 1,174
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-385-031 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | FANCHER JESSIE & KIM SARAH | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 3020 FIELDSTONE DRIVE DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Liber/Page: | 5310/0451 | Prev. Taxable Status: | TAXABLE |
| Split: | 10/03/2003 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

FANCHER JESSIE & KIM SARAH
3020 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 31, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 07/01/2019 for 425,000 by WAITZ DANIEL J & LAURA A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5310/0451

Most Recent Permit Information

Permit P19-37161 on 04/11/2019 for \$0 category Mechanical.

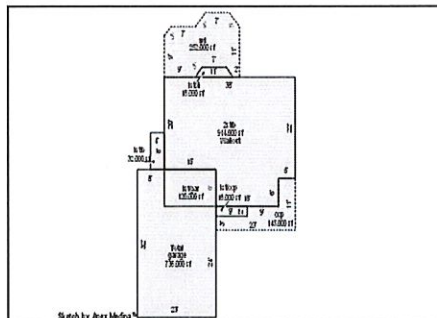
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 185,800 | 2021 Taxable: | 171,264 | Acreeage: | 1.00 |
| 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: 2005
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,016
Ground Area: 946
Garage Area: 736
Basement Area: 946
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-385-033 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | MARTIN SCOTT E | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 3004 FIELDSTONE DRIVE DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Liber/Page: | 5319/0688 | Prev. Taxable Status: | TAXABLE |
| Split: | 10/03/2003 | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

MARTIN SCOTT E
3004 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 33, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 09/04/2019 for 420,000 by JONES JAMES B & KATHY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0688

Most Recent Permit Information

Permit 03-08487 on 12/11/2003 for \$150,000 category RES. NEW CONSTRUCTION.

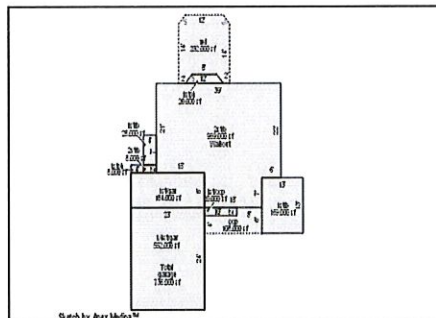
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 216,200 | 2021 Taxable: | 200,366 | Acreage: | 1.03 |
| 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: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,521
Ground Area: 1,174
Garage Area: 736
Basement Area: 1,174
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/21/2021 3:16 PM

| | | | |
|--------------------------|---|------------------------------|----------------------------------|
| Parcel: | D -04-36-400-028 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | ORLANDO NICHOLAS E | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 8695 E STONEYFIELD DR DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Liber/Page: | 5379/0944 | Prev. Taxable Status: | TAXABLE |
| Split: | / / | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

ORLANDO NICHOLAS E
WRIGHT CAITLIN
8695 E STONEYFIELD DR
DEXTER MI 48130

Description:

OWNER REQUEST DE 36-10A-1A-1B-1 PCL "II-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1584.64 FT, TH S 77-27-50 E 380.73 FT, TH N 44-00-15 E 66.13 FT, TH S 74-31-00 E 60.29 FT, TH S 72-29-25 E 282.60 FT TO A POB, TH CONT S 72-29-25 E 115.58 FT, TH S 27-27-54 E 85.12 FT, TH S 50-08-29 W 319.82 FT, TH N 33-04-39 W 75.81 FT, TH 63.17 FT ALNG ARC OF CURV-LFT RAD=230.00 FT - CH N 40-56-44 W 62.97 FT, TH N 41-11-11 E 271.31 FT TO POB. PT OF SE 1/4 SEC 36, T1S-R4E, 1.15 AC.
SPLIT ON 11/25/1997 FROM D -04-36-400-026;

Most Recent Sale Information

Sold on 09/25/2020 for 425,000 by FOX ALLISON K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5379/0944

Most Recent Permit Information

Permit P21-40970 on 04/26/2021 for \$0 category Electrical.

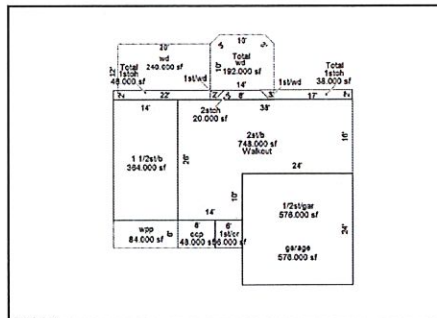
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 189,600 | 2021 Taxable: | 189,600 | Acreage: | 1.15 |
| 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: 1999
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,490
Ground Area: 1,148
Garage Area: 576
Basement Area: 1,112
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/21/2021 3:16 PM

| | | | |
|--------------------------|---------------------------------------|------------------------------|----------------------------------|
| Parcel: | D -04-36-410-015 | Current Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Owner's Name: | LAGRECA DANIEL & ERIN | Previous Class: | 407.RESIDENTIAL CONDOMINIUMS |
| Property Address: | 8961 STARFIELD CT DEXTER, MI 48130 | Taxable Status: | TAXABLE |
| Liber/Page: | 5393/0167 | Prev. Taxable Status: | TAXABLE |
| Split: | // | Gov. Unit: | 04 DEXTER TOWNSHIP |
| Public Impr.: | Paved Road, Electric, Gas | MAP #: | DAFD |
| Topography: | Rolling | School: | 81050 DEXTER COMMUNITY SCHOOL DI |
| | | Neighborhood: | 00007 STONEYFIELD |

Mailing Address:

LAGRECA DANIEL & ERIN
8961 STARFIELD CT
DEXTER MI 48130

Description:

NEW CONDO MD L P **FROM 0436400015 05/18/94 UNIT 15, STONEY FIELD ACRES CONDOMINIUM #2

Most Recent Sale Information

Sold on 12/01/2020 for 405,500 by SHAY BRIAN J & SUZAN C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5393/0167

Most Recent Permit Information

Permit P21-41306 on 06/24/2021 for \$3,430 category Res. Door & Window Replace.

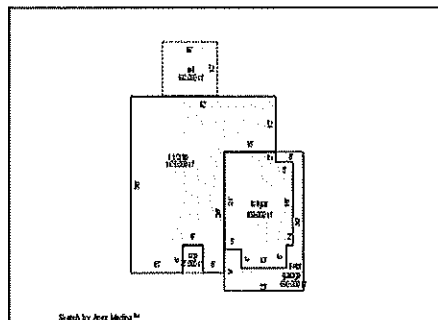
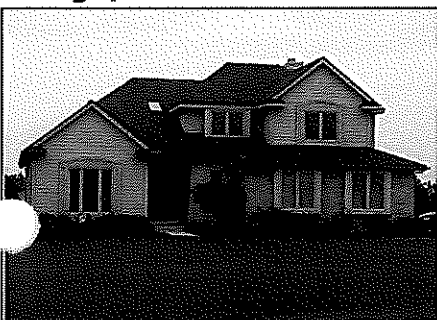
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 162,300 | 2021 Taxable: | 162,300 | Acreage: | 1.00 |
| 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: 1996
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Brick/Siding
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,215
Ground Area: 1,170
Garage Area: 690
Basement Area: 1,170
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/21/2021 3:16 PM

Parcel: D -04-36-410-022
Owner's Name: BARBARIN OSCAR A REV TRUST
Property Address: 8791 E STONEYFIELD DR
DEXTER, MI 48130
Liber/Page: 5317/0666
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Status: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81050 DEXTER COMMUNITY SCHOOL DI
Neighborhood: 00007 STONEYFIELD

Mailing Address:

BARBARIN OSCAR A REV TRUST
7400 SUN ISLAND DR SOUTH APT 705
SAINT PETERSBURG FL 33707

Description:

NEW CONDO MD L P **FROM 0436400015 05/18/94 UNIT 22, STONEY FIELD ACRES CONDOMINIUM #2

Most Recent Sale Information

Sold on 08/20/2019 for 480,000 by LAKE KATHLEEN DIANE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5317/0666

Most Recent Permit Information

Permit P18-36715 on 12/17/2018 for \$0 category Mechanical.

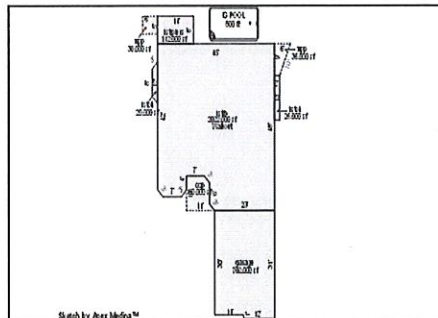
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2022 S.E.V.: | Tentative | 2022 Taxable: | Tentative | Lot Dimensions: | |
| 2021 S.E.V.: | 252,900 | 2021 Taxable: | 251,979 | Acreage: | 1.04 |
| Zoning: | RR | Land Value: | Tentative | Frontage: | 0.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 2,180
Ground Area: 2,134
Garage Area: 702
Basement Area: 2,022
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Stonyfield ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-----------------------|-----------|--------------------|--------|------------------|--------------------|--------------------|---------------|
| D-04-36-385-005 | 3029 FIELDSTONE DRIVE | 02/05/21 | \$485,000 | WD | 03-ARMY'S LENGTH | \$485,000 | \$220,600 | 45.48 |
| D-04-36-385-006 | 3039 FIELDSTONE DRIVE | 04/12/19 | \$410,000 | WD | 03-ARMY'S LENGTH | \$410,000 | \$183,900 | 44.85 |
| D-04-36-385-013 | 3137 FIELDSTONE DRIVE | 10/28/20 | \$419,000 | WD | 03-ARMY'S LENGTH | \$419,000 | \$168,000 | 40.10 |
| D-04-36-385-022 | 3114 FIELDSTONE DRIVE | 07/10/20 | \$460,000 | WD | 03-ARMY'S LENGTH | \$460,000 | \$198,900 | 43.24 |
| D-04-36-385-031 | 3020 FIELDSTONE DRIVE | 07/01/19 | \$425,000 | WD | 03-ARMY'S LENGTH | \$425,000 | \$168,200 | 39.58 |
| D-04-36-385-033 | 3004 FIELDSTONE DRIVE | 09/04/19 | \$420,000 | WD | 03-ARMY'S LENGTH | \$420,000 | \$197,800 | 47.10 |
| D-04-36-400-028 | 8695 E STONEYFIELD DR | 09/25/20 | \$425,000 | WD | 03-ARMY'S LENGTH | \$425,000 | \$174,600 | 41.08 |
| D-04-36-410-015 | 8961 STARFIELD CT | 12/01/20 | \$405,500 | WD | 03-ARMY'S LENGTH | \$405,500 | \$155,000 | 38.22 |
| D-04-36-410-022 | 8791 E STONEYFIELD DR | 08/20/19 | \$480,000 | WD | 03-ARMY'S LENGTH | \$480,000 | \$233,300 | 48.60 |
| Totals: | | | \$3,929,500 | | | \$3,929,500 | \$1,700,300 | |

Sale. Ratio => 43.27
 Std. Dev. => 3.61

| Cur. Appraisal | Land + Yaird | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|--------------------|--------------|--------------------|--------------------|--------------|------------|------------------|-------------------|----------------------|
| \$513,041 | \$71,241 | \$413,759 | \$362,131 | 1.143 | 3,083 | \$134.21 | 00007 | 10.1145 |
| \$421,351 | \$68,520 | \$341,480 | \$289,206 | 1.181 | 2,367 | \$144.27 | 00007 | 6.2960 |
| \$416,699 | \$68,600 | \$350,400 | \$285,327 | 1.228 | 2,129 | \$164.58 | 00007 | 1.5647 |
| \$454,761 | \$69,020 | \$390,980 | \$316,181 | 1.237 | 2,335 | \$167.44 | 00007 | 0.7142 |
| \$389,029 | \$68,520 | \$356,480 | \$262,712 | 1.357 | 2,016 | \$176.83 | 00007 | 11.3210 |
| \$452,515 | \$68,760 | \$351,240 | \$314,553 | 1.117 | 2,521 | \$139.33 | 00007 | 12.7080 |
| \$396,696 | \$70,000 | \$355,000 | \$267,784 | 1.326 | 2,490 | \$142.57 | 00007 | 8.1986 |
| \$339,658 | \$68,500 | \$337,000 | \$222,261 | 1.516 | 2,215 | \$152.14 | 00007 | 27.2526 |
| \$528,192 | \$76,053 | \$403,947 | \$370,606 | 1.090 | 2,180 | \$185.30 | 00007 | 15.3747 |
| \$3,911,942 | | \$3,300,286 | \$2,690,761 | | | \$156.30 | | 1.7186 |
| | | | E.C.F. => | 1.227 | | Std. Deviation=> | 0.13605448 | |
| | | | Ave. E.C.F. => | 1.244 | | Ave. Variance=> | 10.3938 | Coefficient of Var=> |

| Building Style | Land Value | Land Table | Property Class | Building Depr. |
|----------------|------------|------------|----------------|----------------|
| 2 STORY | \$68,650 | STONEFIELD | 407 | 87 |
| 2 STORY | \$68,520 | STONEFIELD | 407 | 87 |
| 2 STORY | \$68,600 | STONEFIELD | 407 | 92 |
| 2 STORY | \$69,020 | STONEFIELD | 407 | 86 |
| 2 STORY | \$68,520 | STONEFIELD | 407 | 86 |
| 2 STORY | \$68,760 | STONEFIELD | 407 | 82 |
| 2 STORY | \$70,000 | STONEFIELD | 401 | 79 |
| 1.50 STORY | \$68,500 | STONEFIELD | 407 | 77 |
| 1 STORY | \$68,900 | STONEFIELD | 407 | 76 |

8.357103647

Stonyfield Land Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd./Adj. Sale |
|-----------------|-----------------------|-----------|--------------------|--------|------------------|--------------------|--------------------|----------------|
| D-04-36-385-005 | 3029 FIELDSTONE DRIVE | 02/05/21 | \$485,000 | WD | 03-ARMY'S LENGTH | \$485,000 | \$220,600 | 45.48 |
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| D-04-36-385-033 | 3004 FIELDSTONE DRIVE | 09/04/19 | \$420,000 | WD | 03-ARMY'S LENGTH | \$420,000 | \$197,800 | 47.10 |
| D-04-36-400-028 | 8695 E STONEYFIELD DR | 09/25/20 | \$425,000 | WD | 03-ARMY'S LENGTH | \$425,000 | \$174,600 | 41.08 |
| D-04-36-410-015 | 8961 STARFIELD CT | 12/01/20 | \$405,500 | WD | 03-ARMY'S LENGTH | \$405,500 | \$155,000 | 38.22 |
| D-04-36-410-022 | 8791 E STONEYFIELD DR | 08/20/19 | \$480,000 | WD | 03-ARMY'S LENGTH | \$480,000 | \$233,300 | 48.60 |
| Totals: | | | \$3,929,500 | | | \$3,929,500 | \$1,700,300 | |

Sale. Ratio => 43.27
 Std. Dev. => 3.61

| Cur Appraisal | Land Residual | Est. Land Value | Net Acres | Total Acres | Dollars/Acre | Dollars/SqFt | ECF Area | Libers/Page | Land Table |
|--------------------|------------------|------------------|--------------------|--------------------------|--------------------------|----------------------|-----------------|---------------|------------|
| \$509,541 | \$40,609 | \$65,150 | 1.02 | 1.02 | \$40,009 | \$0.92 | 00007 5404/0624 | STONEFIELD | |
| \$417,851 | \$57,169 | \$65,020 | 1.00 | 1.00 | \$57,055 | \$1.31 | 00007 5299/0691 | STONEFIELD | |
| \$413,199 | \$70,901 | \$65,100 | 1.01 | 1.01 | \$70,199 | \$1.61 | 00007 5392/0172 | STONEFIELD | |
| \$451,261 | \$74,259 | \$65,520 | 1.05 | 1.05 | \$70,588 | \$1.62 | 00007 5365/0252 | STONEFIELD | |
| \$385,529 | \$104,491 | \$65,020 | 1.00 | 1.00 | \$104,282 | \$2.39 | 00007 5310/0451 | STONEFIELD | |
| \$449,015 | \$36,245 | \$65,260 | 1.03 | 1.03 | \$35,327 | \$0.81 | 00007 5319/0688 | STONEFIELD | |
| \$393,196 | \$98,304 | \$66,500 | 1.15 | 1.15 | \$85,482 | \$1.96 | 00007 5379/0944 | STONEFIELD | |
| \$336,158 | \$134,342 | \$65,000 | 1.00 | 1.00 | \$134,342 | \$3.08 | 00007 5393/0167 | STONEFIELD | |
| \$524,692 | \$20,708 | \$65,400 | 1.04 | 1.04 | \$19,912 | \$0.46 | 00007 5317/0666 | STONEFIELD | |
| \$3,880,442 | \$637,028 | \$587,970 | 9.30 | 9.30 | Average | Average | Average | | |
| | | | per FF=> | per Net Acre=> | per Net Acre=> | per SqFt=> | | | |
| | | | | 68,519.74 | | | | \$1.57 | |

CLASS

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