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Neighborhoods Used: 00008.GREGORYFARMS

9017 SUNDANCE TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-205-001	02/04/2022 00008	407	540,000	66,151	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	473,849	383,351	1.236



9036 SUNDANCE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-205-008	04/08/2021 00008	407	506,500	61,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	90	445,400	391,702	1.137



Neighborhoods Used: 00008.GREGORYFARMS

<<<<<<<<<<<		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	0	775,053	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 : 775,053
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	0	919,249	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 : 919,249
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		
2	0	3.44	5.04	1.001		
After Application of E.C.F.s		3.53	5.18	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	1.000(0)	1.186(2)	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. : 1.186 (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)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 2:19 PM

Parcel:	D -04-36-205-001	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	COWEN DAVID & CASSANDRA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	9017 SUNDANCE TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5469/0549	Prev. Taxable Stat	TAXABLE
Split:	09/07/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00008 GREGORYFARMS

Mailing Address:

COWEN DAVID & CASSANDRA
9017 SUNDANCE TRAIL
DEXTER MI 48130

Description:

M.D. L4419 P567 08/24/2004 UNIT 1 GREGORY FARMS CONDUMINIUM SPLIT ON 08/25/2004 FROM D -04-36-200-018, D -04-36-200-016, D -04-35-100-001;

Most Recent Sale Information

Sold on 02/04/2022 for 540,000 by CASTAING JEREMY & STEPHANIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5469/0549

Most Recent Permit Information

Permit 05-14584 on 10/13/2005 for \$5,000 category RES. DECK CONSTRUCTION.

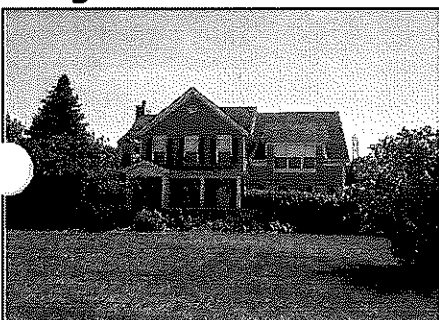
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	261,700	2023 Taxable:	261,700	Acreage:	1.23
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AE:	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): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,568
Ground Area: 1,094
Garage Area: 600
Basement Area: 1,094
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 2:19 PM

Parcel:	D -04-36-205-008	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MINTUM DANIEL & MAAS APRIL	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	9036 SUNDANCE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5422/0989	Prev. Taxable Stat	TAXABLE
Split:	09/07/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00008 GREGORYFARMS

Mailing Address:

MINTUM DANIEL & MAAS APRIL
9036 SUNDANCE CT
DEXTER MI 48130

Description:

M.D. L4419 P567 08/24/2004 UNIT 8 GREGORY FARMS CONDUMINIUM SPLIT ON 08/25/2004 FROM D -04-36-200-018, D -04-36-200-016, D -04-35-100-001;

Most Recent Sale Information

Sold on 04/08/2021 for 506,500 by ARVAN JOHN M TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5422/0989

Most Recent Permit Information

Permit P11-24127 on 12/21/2011 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	264,000	2023 Taxable:	240,975	Acreage:	1.22
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: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,492
Ground Area: 1,154
Garage Area: 484
Basement Area: 1,154
Basement Walls:
Estimated TCV: Tentative

Image



Gregory Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-205-001	9017 SUNDANCE TRAIL	02/04/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,600	41.96
D-04-36-205-008	9036 SUNDANCE CT	04/08/21	\$506,500	WD	03-ARM'S LENGTH	\$506,500	\$230,400	45.49
Totals:						\$1,046,500	\$457,000	43.67
							Sale. Ratio =>	43.67
							Std. Dev. =>	2.49

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$539,589	\$66,151	\$473,849	\$383,351	1.236	2,568	\$184.52	00008	4.9492
\$544,852	\$61,100	\$445,400	\$391,702	1.137	2,492	\$178.73	00008	4.9492
\$1,084,441		\$919,249	\$775,053			\$181.63		0.0533
		E.C.F. =>		1.186	Std. Deviation=>		0.0699918	
		Ave. E.C.F. =>		1.187	Ave. Variance=>		4.9492 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$61,150	GREGORY FARMS	407	84
2 STORY	\$61,100	GREGORY FARMS	407	90

4.170949676

Gregory Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-36-205-001	9017 SUNDANCE TRAIL	02/04/22	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$226,600	41.96	
D-04-36-205-008	9036 SUNDANCE CT	04/08/21	\$506,500	WD	03-ARM'S LENGTH	\$506,500	\$230,400	45.49	
Totals:			\$1,046,500			\$1,046,500	\$457,000	43.67	
								Std. Dev. =>	2.49

Land Table	Class
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GREGORY FARMS	407
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GREGORY FARMS	407
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1

2

3