

7

Neighborhoods Used: 00008.GREGORYFARMS

9163 SUNDANCE TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-205-005	09/05/2019 00008	407	457,000	62,086	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	89	394,914	334,351	1.181



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/21/2021 3:47 PM

Parcel:	D -04-36-205-005	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BRICKMAN KATHRYN L REV TRUST	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	9163 SUNDANCE TRAIL DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5319/0466	Prev. Taxable Status:	TAXABLE
Split:	09/07/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	09/07/2004	MAP #:	DAFD
Active:	Active	School:	81050 DEXTER COMMUNITY SCHOOL DI
Public Impr.:	Paved Road, Electric, Gas	Neighborhood:	00008 GREGORYFARMS
Topography:	Level		

Mailing Address:	Description:
BRICKMAN KATHRYN L REV TRUST 9163 SUNDANCE TRAIL DEXTER MI 48130	M.D. L4419 P567 08/24/2004 UNIT 5 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 09/05/2019 for 457,000 by WEINMANN JASON & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5319/0466

Most Recent Permit Information

Permit 99715 on 08/22/2018 for \$0 category SHED.

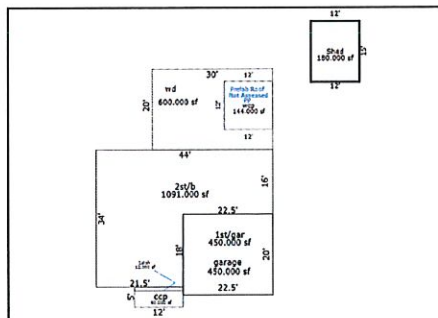
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	229,300	2021 Taxable:	201,076	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: 2008
 Occupancy: Single Family
 Class: C+10
 Style: 2 STORY
 Exterior: Brick/Siding
 % Good (Physical): 89
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 4
 Full Baths: 3 Half Baths: 1
 Floor Area: 2,644
 Ground Area: 1,091
 Garage Area: 450
 Basement Area: 1,091
 Basement Walls: Poured
 Estimated TCV: Tentative

Image/Sketch



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-04-36-205-005	9163 SUNDANCE TRAIL	09/05/19	\$457,000	WD	03-ARMS LENGTH	\$457,000	\$174,900	38.27
Totals:			\$457,000			\$457,000	\$174,900	38.27
							Sale. Ratio =>	
							Std. Dev. =>	#DIV/0!

Cur. Appraisal	Land + Yards	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$471,666	\$62,086	\$394,914	\$334,351	1.181	2,644	\$149.36	00008	0.0000
\$471,666		\$394,914	\$334,351			\$149.36		0.0000
				E.C.F. =>	1.181		Std. Deviation=>	#DIV/0!
				Ave. E.C.F. =>	1.181		Ave. Variance=>	0.0000
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$60,000	GREGORY FARMS	407	89

0

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-04-36-205-005	9163 SUNDANCE TRAIL	09/05/19	\$457,000	WD	03-ARMS LENGTH	\$457,000	\$174,900	38.27
Totals:			\$457,000			\$457,000	\$174,900	38.27
								Std. Dev. =>
								#DIV/0!

Cur Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$476,666	\$45,334	\$65,000	0.0	0.0	1.00	1.00	#DIV/0!	\$45,334	\$1.04
\$476,666	\$45,334	\$65,000	0.0		1.00	1.00			
Average									
per FF=>			#DIV/0!		per Net Acre=>	45,334.00		Average	
								per SqFt=>	\$1.04

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
0.00	00008	5319/0466		GREGORY FARMS	0	1	9/11/2019		407