

7A

Dexter Township Commercial ECF Analysis

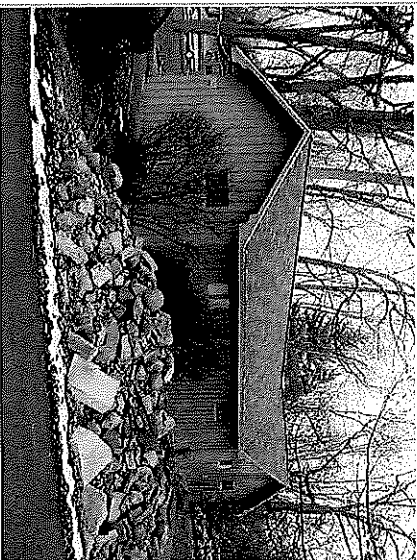
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-470-005	8789 MCGREGOR RD	02/24/21	\$2,151,000	WD	03-ARM'S LENGTH	\$1,952,000	\$499,200	25.57
D-04-02-400-009	DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000	28.23
D-04-02-402-025	9682 DEXTER PINCKNEY RD	10/30/17	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$175,600	42.83
D-04-14-400-001	9500 N TERRITORIAL RD	12/31/20	\$470,000	LC	03-ARM'S LENGTH	\$470,000	\$389,000	82.77
D-04-24-300-007	6100 DEXTER PINCKNEY RD	03/30/18	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$145,500	58.20
<b>Totals:</b>			<b>\$3,964,000</b>			<b>\$3,748,000</b>	<b>\$1,397,300</b>	
								<b>37.28</b>
								<b>Std. Dev. =&gt; 23.62</b>

The 2022 commercial ECF was skewed by the two sales of the marina property on Portage Lake. Discounted the developed ECF of 1.029 by 75% and used 0.771 for the 2022 Commercial ECF.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	ECF Area	Dev. by Mean (%)
\$1,391,290	\$1,137,293	\$814,707	\$315,020	2.586	13,770	\$59.17	00201	134.7492
\$377,064	\$236,172	\$429,828	\$164,054	2.620	8,736	\$49.20	00201	138.1326
\$388,914	\$159,962	\$250,038	\$317,989	0.786	5,760	\$43.41	00201	45.2405
\$760,212	\$475,877	(\$5,877)	\$394,910	(0.015)	8,774	(\$0.67)	00201	125.3598
\$412,117	\$180,567	\$69,433	\$321,597	0.216	1,566	\$44.34	00201	102.2815
<b>\$3,329,597</b>		<b>\$1,558,129</b>	<b>\$1,513,570</b>			<b>\$39.09</b>		<b>20.9276</b>
			<b>E.C.F. =&gt;</b>	<b>1.029</b>		<b>Std. Deviation=&gt;</b>	<b>1.27927007</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.239</b>		<b>Ave. Variance=&gt;</b>	<b>109.1527</b>	<b>Coefficient of Var=&gt;</b>

Land Value	Other Parcel	in Sale	Land Table	Property Class	Building Depr.
\$1,122,500			DEXTER COMMERCIAL	201	49
\$220,613	D -04-02-400-010, D -04-02-400-011, D -04-02-400-013		DEXTER COMMERCIAL	202	29
\$159,962			DEXTER COMMERCIAL	201	0
\$472,044	D -04-14-400-030		DEXTER COMMERCIAL	201	0
\$142,831			DEXTER COMMERCIAL	201	0

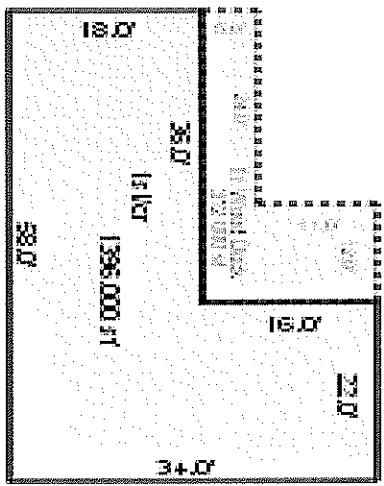
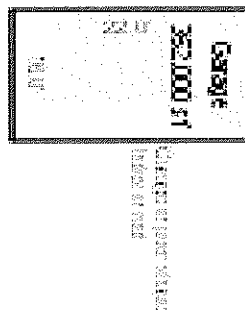
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pct. Trans.				
KLAVES MARINA INC	WONDERLAND MARINE SOUTH I	2,151,000	02/24/2021	WD	03-ARM'S LENGTH	5408/0056	PROBERTY TRANSFER	100.0				
Klave, Norman		121,352	07/01/1988	WD	03-ARM'S LENGTH	2245/460	DEED	0.0				
Property Address	Class: COMMERCIAL-IMPROV	Zoning: RR		Building Permit(s)		Date	Number	Status				
8789 MCGREGOR RD	School: DEXTER COMMUNITY SCHOOL DIST	Electrical		06/04/2021		P21-41192	CLOSED					
Owner's Name/Address	WONDERLAND MARINE SOUTH LLC	5796 E GRAND RIVER		HOMEILL MI 48843								
Tax Description	REWRITE PER SURVEY 10/14/20 DE 1-41H COM AT S 1/4 COR SEC 1, TH S 84-18-51 E 750.98 FT TO A POB, TH N 05-12-00 E 388.20 FT, TH S 84-48-00 E 200.00 FT, TH S 05-12-00 W 561.10 FT, TH S 59-05-00 W 247.58 FT, TH N 05-12-00 E 318.83 FT TO POB. PT OF SE 1/4 SEC 1, T1S-R4E, 2.91 AC.											
Comments/Influences	X	Public Improvements	X	Improved	Vacant	2022 Est TCV Tentative						
	X	Gravel Road		Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL								
	X	Paved Road		* Factors *								
	X	Storm Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Sidewalk		PORTAGE LR-EF	200.00	595.00	1.0000	1.8708	3000	100	ROAD ROW	1,122,497
	X	Water		ROAD ROW AND EASEMEN				0.180	Acres	0	ROAD ROW	0
	X	Sewer		DEX TWP CO DEX-PINK/ERRIT				2	Sqft	1.60500	100	3
	X	Electric		200 Actual Front Feet, 2.91 Total Acres							Total Est.	Land Value = 1,122,500
	X	Gas		Land Improvement Cost Estimates								
	X	Curb		Description								
	X	Street Lights		Unit in Place Item(s)								
	X	Standard Utilities		Description								
	X	Underground Utils.		ASPHALT PAVING								
		Topography of Site		CONC PAVING 5"-6"								
		Level		CONC WALKS								
		Rolling		Ad-Hoc Unit-In-Place Items								
		Low		Description								
		High		/C16/YARI/CHALE/06/GATW20								
		Landscaped		Total Estimated Land Improvements True Cash Value =								
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	CRR 08/25/2015	INSPECTED	2022	Tentative	Tentative	Tentative			Tentative			
	CRR 07/12/2011	INSPECTED	2021	467,700	128,300	596,000			283,206C			
	CAM 02/02/1998	INSPECTED	2020	360,800	138,400	499,200			279,296C			
			2019	306,600	127,300	433,900			274,089C			



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Dexter, County of Washtenaw, Michigan

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





Sketch by Apex Medina™

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

Desc. of Bldg/Section: 30X117 MTL P.B. - MARINA RETAIL  
 Calculator Occupancy: Stores - Retail

Class: D, Pole  
 Floor Area: 3,510  
 Gross Bldg Area: 12,374  
 Stories Above Grd: 1  
 Average Sty Hght: 10  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Low Cost  
 Heat#1: Forced Air Furnace 100  
 Heat#2: Forced Air Furnace 0%

Ave. SqFt/Story: 3510  
 Ave. Perimeter: 294  
 Has Elevators:

Dep. Table : 2.5%  
 Effective Age : 54  
 Physical %Good: 35  
 Func. %Good : 100  
 Economic %Good: 100

1962 Year Built  
 1981 Remodeled  
 Area: Perimeter:  
 Type: Heat: No Heating or Cooling

10 Overall Bldg Height  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*

Comments:  
 25 DOCKS (16X30)/40  
 BOAT SLIPS 30 SLIPS @  
 \$1000 YR/10 SLIPS @  
 \$1100 YR

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:

Area:  
 Type:  
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:  
 X Site Prep

(2) Foundation:  
 X Footings  
 X Poured Conc Brick/Stone Block  
 X Class D, Pole Frame Construction

(3) Frame:  
 X Wood, Light Pole Construction

(4) Floor Structure:  
 X Concrete, On Ground

(5) Floor Cover:  
 X Hardener and Sealer, Concrete

(6) Ceiling:  
 X Ceiling Insulation, Add  
 X Acoustical Ceilings, Mineral/Fiber

(7) Interior:  
 X Frame, Retail Store  
 X Plumbing:

(8) Plumbing:  
 Many Above Ave. Average Typical X Few None  
 Potal Fixtures  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Stalls Water Heaters  
 Toilets Wash Fountains  
 Water Softeners

(9) Sprinklers:  
 X Typical, Retail Stores

(10) Heating and Cooling:  
 X Gas Oil Coal Coal Hand Fired  
 Oil Stoker Boiler  
 X Space Heaters, Gas, with Fan

(11) Electric and Lighting:  
 X Typical, Retail Stores, Class C,  
 Outlets: Fixtures:  
 X Few Average X Few Average  
 Many Unfinished Many Unfinished  
 Typical Typical

(12) Roof Structure:  
 X Slope=4  
 X Open Wood System for Corrugated

(13) Roof Cover:  
 X Alum./Steel Corrugated or Crimpe

(14) Exterior Wall:  
 8 Thickness Bsmnt Insul.  
 X Aluminum or Steel Siding

(39) Miscellaneous:  
 666 Steel Frame  
 Total Cost of Jump-Sum Items = 24,096  
 Total Cost New = 24,096

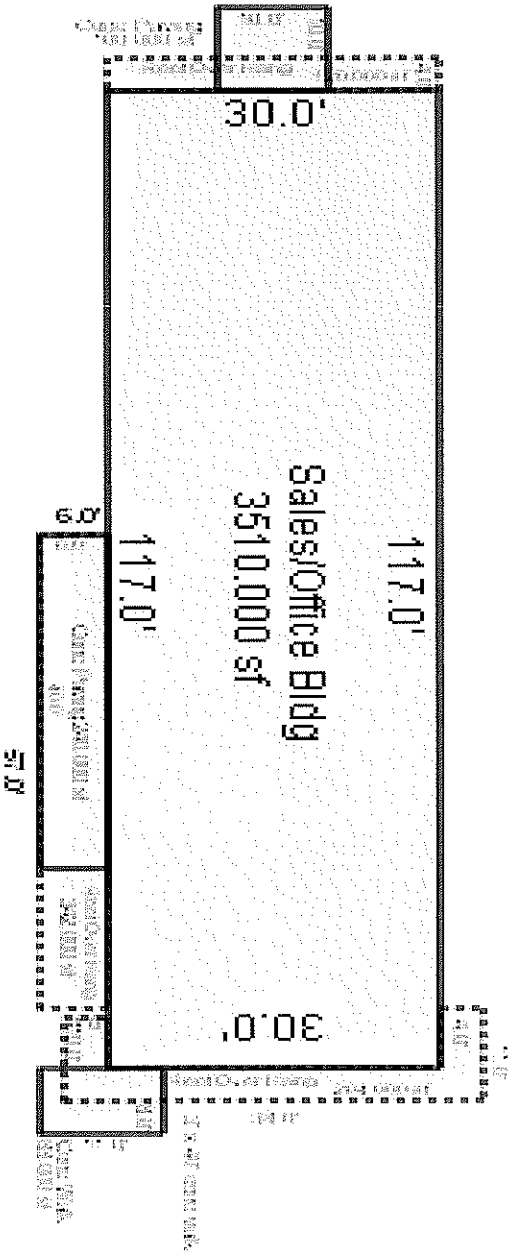
Segregated Cost Computations  
 Costs taken from Segregated Cost Section 3: Stores & Commercial's  
 Item Description Cost Col. Rate Sqft Adj. Adj. Cost  
 (39) Miscellaneous  
 Canopies & Marquees: 1 Up 36.18 666 1.000 1.000 24,096  
 Steel Frame  
 Total Depreciated Cost = 85,774  
 Base Cost New of Upper Floors = 245,068  
 Reproduction/Replacement Cost = 245,068  
 Effic.Age:54 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 85,774

Base Rate for Upper Floors = 61.34  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 8.48 100%  
 Adjusted Square Foot Cost for Upper Floors = 69.82  
 Total Floor Area: 3,510  
 Base Cost New of Upper Floors = 245,068

Calculator Cost Computations  
 Class: D Pole Quality: Low Cost  
 Stories: 1 Story Height: 10 Perimeter: 294  
 Overall Building Height: 10  
 >>>>>

\*\*\* Informatic rein deemed reliable but not guaranteed\*\*\*



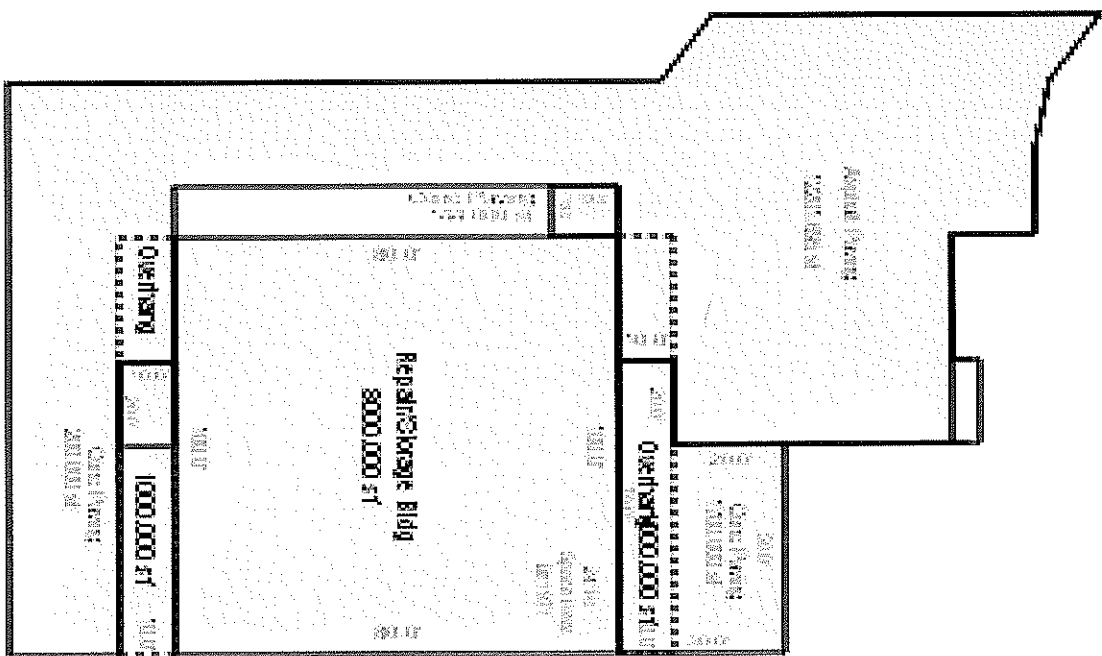


Sketch by Apex Medina™

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

Desc. of Bldg/Section: 80X100 MTL P.B./BOAT REPAIR Calculator Occupancy: Garages - Service/Repair Shed		Construction Cost		Calculator Cost Computations	
Class: S Floor Area: 8,000 Gross Bldg Area: 12,374 Stories Above Grd: 1 Average Sty Hght: 24 Bsmnt Wall Hght		High Above Ave. X Ave. Low		<<<<<< Class: S Quality: Low Cost Stories: 1 Story Height: 24 Overall Building Height: 24 Base Rate for Upper Floors = 24.72	
Depr. Table : 4% Effective Age : 41 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 30% Heat#2: No Heating or Cooling 70% Ave. SqFt./Story: 8000 Ave. Perimeter: 360 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.31 30% (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 70% Adjusted Square Foot Cost for Upper Floors = 26.31 Total Floor Area: 8,000 Base Cost New of Upper Floors = 210,504 Base Cost New of Upper Floors = 210,504 Reproduction/Replacement Cost = 210,504 Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Bcon./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 73,676	
1971 Year Built Remodeled		Area: Perimeter: Type:		Segregated Cost Computations Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost Col. Rate SqFt Adj. Adj. Cost	
24 Overall Bldg Height		Heat: Hot Water, Radiant Floor		<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>	
Comments: 2-22'X24'SLDG DOORS/INSUL CELL/SPAC HTR		Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * * Sprinkler Info *		(39) Miscellaneous Canopies & Marquees: Steel Frame 1 Up 35.05 2000 1.000 1.000 70,100	
(1) Excavation/Site Prep: X Site Prep		(7) Interior: X Frame, Garages, Service shed		(11) Electric and Lighting: X Typical, Garages, Service shed	
(2) Foundation: X Poured Conc Brick/Stone Block X Class S		(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-piece Baths Urinals Wash Bowls 2-piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		Outlets: Fixtures: X Few Average X Few Average Many Unfinished Many Unfinished Typical Typical Typical	
(3) Frame: X Steel, Class S		(9) Sprinklers: X		(13) Roof Structure: Slope=2 X Open Steel System for Corrugated	
(4) Floor Structure: X Concrete, On Ground		(10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired X Space Heaters, Gas, with Fan		(14) Roof Cover: X Alum./Steel Corrugated or Crimpe	
(5) Floor Cover: X Hardener and Sealer, Concrete		(11) Roof Structure: Slope=2 X Open Steel System for Corrugated		(40) Exterior Wall: Thickness Bsmnt Insul.	
(6) Ceiling: X Acoustical Ceilings, Mineral/Fiber		(12) Roof Structure: Slope=2 X Open Steel System for Corrugated		(39) Miscellaneous: 2000 Steel Frame	

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



Sketch by Apex Medina TM

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

Desc. of Bldg/Section: 24X36 CB BLDG NV  
 Calculator Occupancy: Shed - Utility Light Commercial Building  
 Class: C  
 Floor Area: 864  
 Gross Bldg Area: 12,374  
 Stories Above Grd: 1  
 Average Sty Hght: 8  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 864  
 Ave. Perimeter: 120  
 Has Elevators:  
 \*\*\* Basement Info \*\*\*

Area: Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling  
 \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: Office (No Rates)  
 Type #2: Office (No Rates)  
 \* Sprinkler Info \*  
 Area: Type: Low

<<<<<<  
 Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 120  
 Base Rate for Upper Floors = 35.12  
 Adjusted Square Foot Cost for Upper Floors = 35.12  
 Total Floor Area: 864  
 Base Cost New of Upper Floors = 30,344  
 Eff. Age: 11 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 80 /100/100/0 /0.0  
 Total Depreciated Cost = 0

Year Built Remodeled  
 Overall Bldg Height  
 Comments: NO VALUE ROOF GONE

(1) Excavation/Site Prep: (7) Interior: (11) Electric and Lighting: (39) Miscellaneous:

(2) Foundation: Footings  
 X Poured Conc Brick/Stone Block  
 (8) Plumbing: Many Above Ave. Average Typical Few None  
 Total Fixtures: Urinals Wash Bowls 2-Piece Baths Shower Stalls Toilets  
 (9) Sprinklers: (10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

(3) Frame: Total Fixtures: 3-Piece Baths 2-Piece Baths Shower Stalls Toilets  
 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners  
 (4) Floor Structure: (9) Sprinklers: (11) Electric and Lighting: Outlets: X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

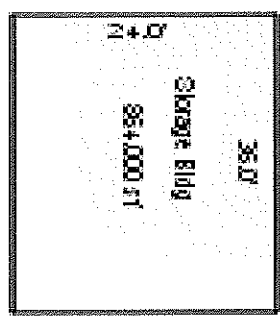
(5) Floor Cover: (10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

(6) Ceiling: (10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler  
 (13) Roof Structure: Slope=0  
 (14) Roof Cover:

(40) Exterior Wall: Thickness Bsmnt Insul.

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

THIS DOCUMENT IS THE PROPERTY OF THE COUNTY OF LOS ANGELES. IT IS TO BE RETURNED TO THE COUNTY OF LOS ANGELES OFFICE OF THE COUNTY CLERK, 400 WEST 1ST STREET, LOS ANGELES, CALIFORNIA 90012.



Sketch by Apex Medina™

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

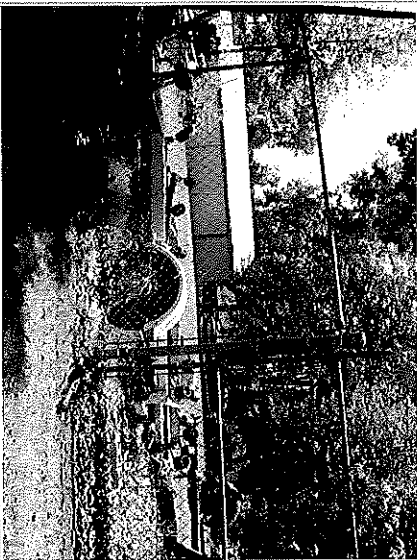
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
KRAVE KERRY B & NORMA B D	WONDERLAND MARINE SOUTH I	683,000	02/24/2021	WD	03-ARM'S LENGTH	5416/0563	PROPERTY TRANSFER	100.0
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1		Building Permit(s)		Status
DEXTER PINCKNEY RD		School: DEXTER COMMUNITY SCHOOL DIST		P.R.E. 0%		MAP #: DARD		
Owner's Name/Address		2022 Est TCV Tentative		Improved		X Vacant		
WONDERLAND MARINE SOUTH LLC 5796 E GRAND RIVER HOWELL MI 48843		Public Improvements		Dirt Road		Gravel Road		
Tax Description		Paved Road		Storm Sewer		Sidewalk		
*OID SID - D 04-120-005-00 DE 55-6 LOTS 6 & 7 HELLS ACRES.		Water		Sewer		Electric		
Comments/Influences		Gas		Curb		Street Lights		
		Standard Utilities		Underground Utilis.		Topography of Site		
		X Level		Rolling		Low		
		X High		Landscaped		Swamp		
		X Wooded		Pond		Waterfront		
		X Ravine		Wetland		Flood Plain		
		Who		When		What		
		CRR 08/25/2015		INSPECTED		2022		Tentative
		CEM 01/07/2008		INSPECTED		2021		51,200
		CEM 01/15/2008		DATA ENTER		2020		52,100
						2019		52,100

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DEX TWP CO MCGREGOR/DEXTER	32452	SqFt	3.21000	100				104,171
0.75 Total Acres								104,171
* Factors *								
Land Improvement Cost Estimates								
Ad-Hoc Unit-In-Place Items								
Description								
Rate								
Size % Good								
Cash Value								
Rate								
Size % Good								
Cash Value								
Total Estimated Land Improvements True Cash Value =								8,523

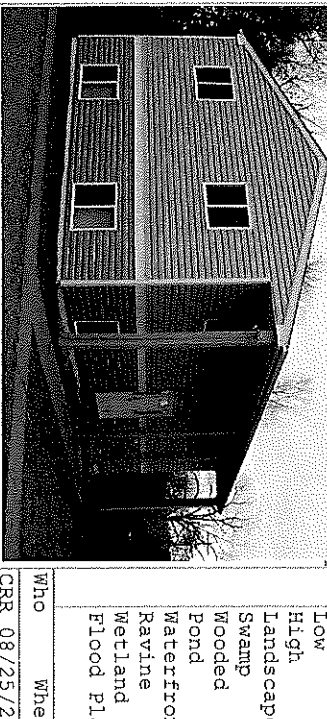
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2022	Tentative	Tentative	Tentative			Tentative
2021	51,200	4,300	55,500			19,672C
2020	52,100	4,200	56,300			19,401C
2019	52,100	4,200	56,300			19,040C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Dexter, County of Washtenaw, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Percent Trans.	
PORTAGE POINT PROPERTIES	PORTAGE PASS LLC	410,000	10/30/2017	WD	03-ARM'S LENGTH	5232/0346	PROPERTY TRANSFER	100.0	
REPUBLIC BANK/CITIZENS BA	PORTAGE POINT PROPERTIES	165,000	10/22/2010	WD	12-FROM LENDING INSTITUT	4852/0228	PROPERTY TRANSFER	100.0	
NORTH LAKE INVESTMENT, LL	REPUBLIC BANK/CITIZENS BA	205,647	09/24/2009	SD	10-FORECLOSURE	4754/0466	DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROV		Zoning: LR	Building Permit(s)		Date	Number	Status	
9682 DEXTER PINCKNEY RD	School: DEXTER COMMUNITY SCHOOL DIST		Res. Window Replace	12/11/2015		P15-30365	CLOSED		
	P.R.E. 08		Res. Window Replace	12/11/2015		P15-30366	CLOSED		
Owner's Name/Address	MAP #: DAPE		ELECTRICAL	12/07/2011		P11-24050	CLOSED		
PORTAGE PASS LLC 13312 OAK RIDGE LN CHELSEA MI 48118	2022 Est TCV Tentative		PLUMBING	11/09/2011		P11-23968	CLOSED		
Tax Description	Public Improvements		Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL						
OMNER REQUEST 04/28/99 D 2-5A-1B-1B PCL	Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
"B" COM AT W 1/4 COR OF SEC 2, TH S	Gravel Road		<Site Value I>						
89-57-45 E 3474.28 FT TO POB, TH S	Paved Road		DEX TWP CO MISC AREAS 282269 SqFt 0.566701 100						
89-57-45 E 567.31 FT, TH S 12-49-45 W	Storm Sewer		! Rates have been adjusted due to the large size of the parcel.						
186.26 FT, TH S 08-28-45 W 207.51 FT, TH	Sidewalk		6.48 Total Acres Total Est. Land Value = 159,962						
S 36-03-00 W 249.94 FT, TH S 03-40-00 W	Water								
169.44 FT, TH S 05-32-00 E 95.26 FT, TH S	Sewer								
63-36-00 W 93.40 FT, TH N 46-52-00 W	Electric								
125.35 FT, TH 230.00 FT ALNG CURVE RT	Gas								
RAD-326.63 FT, CH=N 26-42-45 W 225.08 FT,	Curb								
TH N 06-53-30 W 282.05 FT, TH S 89-36-15	Street Lights								
E 210.00 FT, TH N 06-33-30 W 148.85 FT TH	Standard Utilities								
N 51-20-09 295.95 FT TO POR. PT. OP. SF. 1/4	Underground Utilis.								
	Topography of Site								
	Level								
X	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	CRR 08/25/2015	INSPECTED	2022	Tentative	Tentative	Tentative			Tentative
	CRR 08/20/2013	INSPECTED	2021	80,000	109,100	189,100			176,274C
	CRR 11/06/2012	INSPECTED	2020	74,600	112,300	186,900			173,841C
			2019	74,600	96,000	170,600			170,600S



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Dexter, County of Washtenaw, Michigan

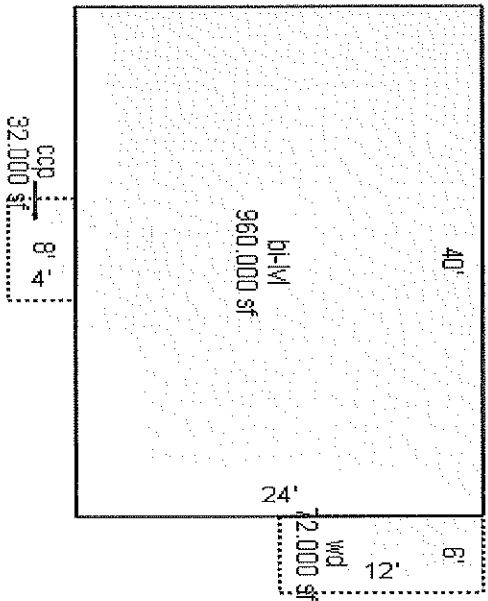
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences		Construction Cost High Above Ave. Ave. X Low		<<<<<< Class: D,Siding Quality: Average Total Floor Area: 1920 # of Units: 2 Overall Building Height: 12 Base Rate for Upper Floors = 75.57		Calculator Cost Computations >>>>>>			
Class: D,Siding Floor Area: 1,920 Gross Bldg Area: 5,760 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace Heat#2: Package Heating & Cooling Ave. SqFt/Story: 960 Total # Units: 2 Has Elevators:		100 0% (10) Heating system: Forced Air Furnace Adjusted Square Foot Cost for Upper Floors = 82.20 Total Floor Area: 1,920 Base Cost New of Upper Floors =		Cost/SqFt: 6.63 100% Reproduction/Replacement Cost = 157,824 %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 126,259		157,824	
Depr. Table : 1.5% Effective Age : 15 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost =		Rate Quantity Arch %Good Depr.Cost 61.18 32 1.00 80 1,566 11.37 72 1.00 80 655		98,930	
1966/Year Built 2011/Remodeled 12/Overall Bldg Height		Area: Type: Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * * Sprinkler Info *		ECF (DEXTER TWP COMMERCIAL) Replacement Cost/Floor Area= 83.65 0.770 => TCV of Bldg: 1 = Est. TCV/Floor Area= 51.53		98,930			
(1) Excavation/Site Prep: Type: Average		(7) Interior: (8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		(11) Electric and Lighting: Outlets: Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Fixtures: Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer		(39) Miscellaneous: (40) Exterior Wall: Thickness Bsmnt Insul.			
(2) Foundation: X Poured Conc Brick/Stone Block		(3) Frame: (4) Floor Structure: (5) Floor Cover: (6) Ceiling:		(9) Sprinklers: (10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:			

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



### Building 1 of 3



Sketch by Apex Mediana™

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

Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences

Class: D,Siding Construction Cost

Floor Area: 1,920 High Above Ave. Ave. X Low

Gross Bldg Area: 5,760 \*\* \*\* Calculator Cost Data \*\* \*\*

Stories Above Grd: 2 Average Sty Hght: 8 Bsmnt Wall Hght

Quality: Average Heat#1: Forced Air Furnace 100

Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 960

Depr. Table : 1.58 Total # Units: 2 Has Elevators:

Effective Age : 35 \*\*\* Basement Info \*\*\*

Physical %Good: 59 Area: Perimeter:

Func. %Good : 100 Type: Type: Area #1: Area #2: Type #2:

Economic %Good: 100 Area: Perimeter: Type: Heat: Hot Water, Radiant Floor

1966 Year Built Remodeled

12 Overall Bldg Height

Comments: \* Mezzanine Info \* \* Sprinkler Info \*

(1) Excavation/Site Prep: Area: Average Type: Average

(2) Foundation: Footings

X Poured Conc Brick/Stone Block

(3) Frame: Total Fixtures Above Ave. Average Typical Few None

(4) Floor Structure: Urinals Wash Bowls Water Heaters Wash Stalls Water Softeners Toilets

(5) Floor Cover: (9) Sprinklers:

(6) Ceiling: (10) Heating and Cooling: Gas Oil Coal Stoker Hand Fired Boiler

(7) Interior: (11) Electric and Lighting: Outlets: Fixtures: Few Average Many Unfinished Typical

(8) Plumbing: (13) Roof Structure: Slope=0

(9) Sprinklers: (14) Roof Cover:

(10) Heating and Cooling: Hand Fired Boiler

(11) Electric and Lighting: Outlets: Fixtures: Few Average Many Unfinished Typical

(12) Roof Structure: Slope=0

(13) Roof Structure: Slope=0

(14) Roof Cover:

(15) Exterior Wall: Thickness Bsmnt Insul.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average

Total Floor Area: 1920 # of Units: 2

Overall Building Height: 12

Base Rate for Upper Floors = 75.57

(10) Heating system: Forced Air Furnace Cost/SqFt: 6.63 100%

Adjusted Square Foot Cost for Upper Floors = 82.20

Total Floor Area: 1,920 Base Cost New of Upper Floors = 157,824

Eff. Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0

Reproduction/Replacement Cost = 157,824

Total Depreciated Cost = 93,116

Unit in Place Items Rate Quantity Arch %Good Depr.Cost

CCP 61.18 32 1.00 59 1,155

WOOD DECK 11.37 72 1.00 59 483

ECF (DEXTER TWP COMMERCIAL) 0.770 => TCV of Bldg: 2 = 72,961

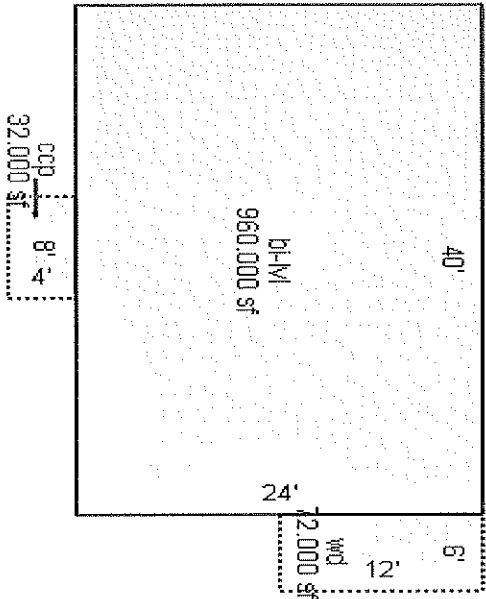
Replacement Cost/Floor Area= 83.65 Est. TCV/Floor Area= 38.00

(39) Miscellaneous:

(40) Exterior Wall: Thickness Bsmnt Insul.

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

### Building 2 of 3



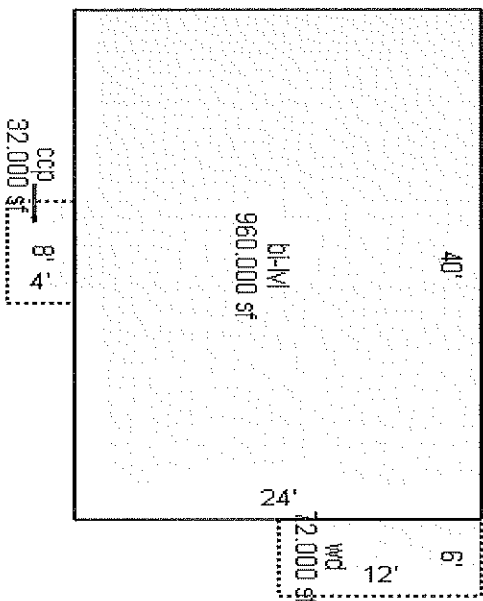
Sketch by Apex Medina™

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

Desc. of Bldg/Section:		Multiple Residences		Calculator Cost Computations		<<<<<
Calculator Occupancy:		Multiple Residences		Class: D,Siding		Quality: Average
Class: D,Siding		Construction Cost		Total Floor Area: 1920		# of Units: 2
Floor Area: 1,920		High		Above Ave.		Ave.
Gross Bldg Area: 5,760		** **		Calculator Cost Data		** **
Stories Above Grd: 2		Quality: Average		Heat#1: Forced Air Furnace		100
Average Sty Hght: 8		Heat#2: Package Heating & Cooling		Total # Units: 2		0%
Bsmnt Wall Hght		Ave. SgFt/Story: 960		Has Elevators:		
Depr. Table : 1.5%		*** Basement Info ***		Total Floor Area: 1,920		Base Cost New of Upper Floors = 157,824
Effective Age : 35		Area: Perimeter:		Eff. Age: 35		Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Physical %Good : 59		Type: Hot Water, Radiant Floor		Reproduction/Replacement Cost =		157,824
Func. %Good : 100		* Mezzanine Info *		Total Depreciated Cost =		93,116
Economic %Good: 100		* Sprinkler Info *		Rate Quantity Arch %Good		Depr. Cost
1966 Year Built		Area: #1:		Unit in Place Items		61.18
Remodeled		Area #2:		CCP		32 1.00
12 Overall Bldg Height		Type #2:		WOOD DECK		11.37
Comments:		Area: Average		ECF (DEXTER TWP COMMERCIAL)		0.770 => TCV of Bldg: 3 = 72,961
(1) Excavation/Site Prep:		(7) Interior:		Replacement Cost/Floor Area= 83.65		Est. TCV/Floor Area= 38.00
(2) Foundation:		(8) Plumbing:		Outlets:		(39) Miscellaneous:
X Poured Conc		Many Above Ave.		Average Typical		Few Average
Brick/Stone		Total Fixtures		Urinals		Many
Block		3-Piece Baths		Wash Bowls		Unfinished
(3) Frame:		2-Piece Baths		Water Heaters		Unfinished
(4) Floor Structure:		Shower Stalls		Wash Fountains		Typical
(5) Floor Cover:		Toilets		Water Softeners		Typical
(6) Ceiling:		(9) Sprinklers:		Flex Conduit		Incandescent
(7) Heating and Cooling:		(10) Heating and Cooling:		Rigid Conduit		Fluorescent
Gas		Coal		Armored Cable		Mercury
Oil		Stoker		Non-Metallic		Sodium Vapor
Hand Fired		Boiler		Bus Duct		Transformer
(14) Roof Cover:		(13) Roof Structure:		Slope=0		(40) Exterior Wall:
						Thickness
						Bsmnt Insul.

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

### Building 3 of 3



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.	
HASTINGS STEPHEN G TRUSTE	HANSEN RUTH	470,000	12/31/2020	LC	03-ARM'S LENGTH	5396/0794	PROPERTY TRANSFER	100.0	
HASTINGS STEPHEN G	WASHTEENAW COUNTY ROAD COM	0	12/06/2002	WD	03-ARM'S LENGTH	4197 865	DEED	0.0	
STIDHAM GLENN M & W LAURA	EDDINGS GARY	0	04/01/1997	SD	03-ARM'S LENGTH	3420-0286	DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROV	Zoning: C-1	Building Permit(s)	Date	Number	Status			
9500 N TERRITORIAL RD	School: DEXTER COMMUNITY SCHOOL DIST	P.R.E. 08	MAP #: DAED	2022 Est TCV Tentative	Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL				
Owner's Name/Address	HANSEN RUTH 4100 W M 61 GLADWIN MI 48624								
Tax Description	BNDRY ADJST PRR WD I4197 P865 12/06/02 DE 14-8A-1B COM AT E 1/4 COR SEC 14, TH S 00-48-26 W 100.00 FT TO A POB, TH CONT S 00-48-26 W 1770.04 FT IN E/L OF SEC, TH N 73-45-45 W 243.77 FT, TH N 00-48-26 E 1701.87 FT, TH DUE E 235.01 FT TO THE POB. PT OF CE 1/4 SEC 14 T1S-R4E 9.36 AC								
Improvements	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.								
Topography of Site	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
CEM 01/16/2008	INSPECTED	2022	Tentative	236,000	153,900	389,900	374,800M		374,800S
CEM 01/18/2008	DATA ENTER	2020	229,300	159,700	389,000				246,964C
B&T 05/31/2001	INSPECTED	2019	229,300	138,700	368,000				242,360C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Dexter, County of Washtenaw, Michigan

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

Desc. of Bldg/Section: VETERINARY CLINIC  
 Calculator Occupancy: Hospitals - Veterinary  
 Class: D  
 Floor Area: 4,678  
 Gross Bldg Area: 8,774  
 Stories Above Gnd: 1  
 Average Sty Hght: 9  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 4678  
 Ave. Perimeter: 350  
 Has Elevators:

Dep. Table : 3%  
 Effective Age : 33  
 Physical %Good : 37  
 Func. %Good : 100  
 Economic %Good: 100

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type:  
 Heat: No Heating or Cooling

Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Mezzanine Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

Area:  
 Type:  
 Heat: No Heating or Cooling  
 \* Sprinkler Info \*

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Average  
 Stories: 1 Story Height: 9 Perimeter: 350  
 Overall Building Height: 12

Base Rate for Upper Floors = 150.91  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 23.17 100%  
 Adjusted Square Foot Cost for Upper Floors = 174.08

Total Floor Area: 4,678  
 Base Cost New of Upper Floors = 814,346  
 Effic.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0  
 Total Depreciated Cost = 301,308

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals  
 Item Description Cost Col. Rate Sqft Adj. Adj. Cost

(39) Miscellaneous  
 Canopies & Marquees: 2 Up 38.99 88 1.000 1.000 3,431  
 Wood Frame

Total Cost of Lump-Sum Items = 3,431  
 Total Cost New = 3,431  
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(1) Excavation/Site Prep: X Site Prep

(2) Foundation: X Footings  
 X Poured Conc Brick/Stone Block  
 X Class D, Masonry

(3) Frame:  
 X Bearing Walls, Wood or Steel suppo

(4) Floor Structure:  
 X Concrete, On Ground

(5) Floor Cover:  
 X Linoleum  
 X Tile, Ceramic or Quarry

(6) Ceiling:  
 X Gypsum Board, Taped and Painted

(7) Interior:  
 X Frame, Veterinary Hospitals, Kennels

(8) Plumbing:  
 Many Above Ave. X Average Typical Few None  
 Total Fixtures  
 3-Piece Baths Urinals Wash Bowls  
 2-Piece Baths Water Heaters  
 Shower Stalls Wash Fountains  
 Toilets Water Softeners  
 X Typical, Veterinary Hospitals, Kennel

(9) Sprinklers:  
 X Typical, Veterinary Hospitals, Kennel

(10) Heating and Cooling:  
 X Gas Coal Hand Fired  
 Oil Stoker Boiler  
 X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting:  
 X Typical, Veterinary Hospitals, K

Outlets: Fixtures:  
 Few Average X Many Typical  
 Unfinished Unfinished  
 Typical Typical  
 Flex Conduit X Incandescent  
 Rigid Conduit X Fluorescent  
 Armored Cable X Mercury  
 Non-Metallic Sodium Vapor  
 Bus Duct Transformer

(13) Roof Structure: Slope=3  
 X Timber Trusses

(14) Roof Cover:  
 X Composition Shingles, to 235#

(40) Exterior Wall:  
 8 Thickness Bsmnt Insul.  
 X Veneer, Face Brick  
 X Wood Siding

(39) Miscellaneous:  
 88 Wood Frame

(13) Roof Structure: Slope=3  
 X Timber Trusses

(14) Roof Cover:  
 X Composition Shingles, to 235#

(40) Exterior Wall:  
 8 Thickness Bsmnt Insul.  
 X Veneer, Face Brick  
 X Wood Siding

(39) Miscellaneous:  
 88 Wood Frame

(13) Roof Structure: Slope=3  
 X Timber Trusses

(14) Roof Cover:  
 X Composition Shingles, to 235#

(40) Exterior Wall:  
 8 Thickness Bsmnt Insul.  
 X Veneer, Face Brick  
 X Wood Siding

(39) Miscellaneous:  
 88 Wood Frame

(13) Roof Structure: Slope=3  
 X Timber Trusses

(14) Roof Cover:  
 X Composition Shingles, to 235#

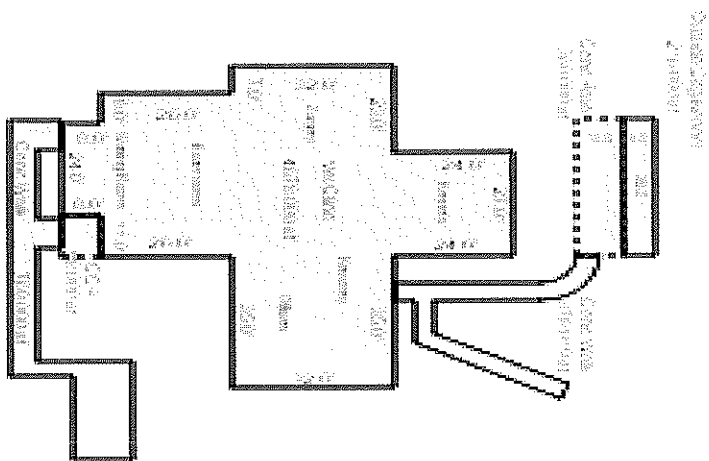
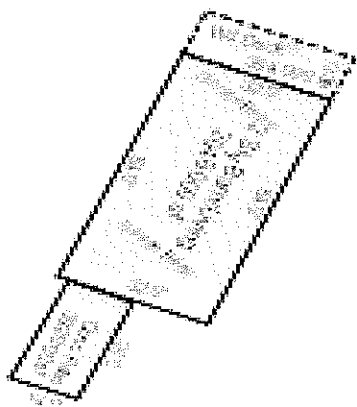
(40) Exterior Wall:  
 8 Thickness Bsmnt Insul.  
 X Veneer, Face Brick  
 X Wood Siding

(39) Miscellaneous:  
 88 Wood Frame

(13) Roof Structure: Slope=3  
 X Timber Trusses

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

Map Reference



Sketch by Apex Medina™

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



Desc. of Bldg/Section: BARN  
 Calculator Occupancy: Warehouses - Storage  
 Class: D,Pole  
 Floor Area: 4,096  
 Gross Bldg Area: 8,774  
 Stories Above Gnd: 2  
 Average Sty Hght: 12  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Package Heating & Cooling 50%  
 Heat#2: No Heating or Cooling 50%  
 Ave. SqFt/Story: 2048  
 Ave. Perimeter: 192  
 Has Elevators:

\*\*\* Basement Info \*\*\*  
 Area: Perimeter:  
 Type:  
 Heat: No Heating or Cooling

20 Overall Bldg Height  
 Area #1:  
 Type #1:  
 Area #2:  
 Type #2:  
 \* Mezzanine Info \*  
 \* Sprinkler Info \*

Area: Average  
 Type: Average  
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>  
 Reproduction/Replacement Cost = 0

(1) Excavation/Site Prep:  
 (2) Foundation: Footings  
 X Poured Conc Brick/Stone Block

(3) Frame:  
 (4) Floor Structure:  
 X Concrete, On Ground  
 X Wood Joists and Sheathing

(5) Floor Cover:  
 X Carpet and Pad  
 X Linoleum

(6) Ceiling:  
 (7) Interior:  
 (8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures 3-piece Baths 2-piece Baths Shower Stalls Toilets  
 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:  
 (10) Heating and Cooling:  
 X Gas Oil Coal Stoker Hand Fired  
 X Package Heating/Cooling, Short Ducts  
 X Ventilation Only, with Ducts and Blow

(11) Electric and Lighting:  
 Outlets: Few Average Many Unfinished Typical  
 Fixtures: Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

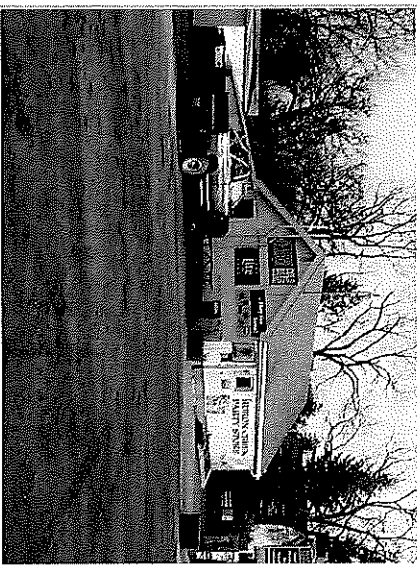
(13) Roof Structure: Slope=6  
 X Timber Trusses  
 (14) Roof Cover:  
 X Composition Shingles, to 235#

(39) Miscellaneous:  
 (40) Exterior Wall:  
 8 Thickness X Bsmnt Insul.

Calculator Cost Computations  
 Class: D,Pole Quality: Average  
 Stories: 2 Story Height: 12 Perimeter: 192  
 Overall Building Height: 20  
 Base Rate for Upper Floors = 45.30  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 19.90 50%  
 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 50%  
 Combined Heating System adjustment: 9.95 100%  
 Adjusted Square Foot Cost for Upper Floors = 55.25  
 Total Floor Area: 4,096 Base Cost New of Upper Floors = 226,303  
 Eff. Age: 33 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 51 /100/80 /100/40.8  
 Total Depreciated Cost = 92,332  
 Segregated Cost Computations  
 Costs taken from Segregated Cost Section 2: Multiplies & Motels  
 Item Description Cost Col. Rate SqFt Adj. Adj. Cost  
 Architectural Multiplier: 1.00  
 Total Cost New = 0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prct. Trans.	
EXPRESS STOP REAL ESTATE	GPM SOUTHEAST LLC	650,000	05/18/2021	WD	03-ARM'S LENGTH	5427/0506	PROPERTY TRANSFER	100.0	
MRJP LLC	EXPRESS STOP REAL ESTATE	250,000	03/30/2018	WD	03-ARM'S LENGTH	5253/0052	PROPERTY TRANSFER	100.0	
OPTIMA OIL ENTERPRISES IN	MRJP LLC	0	06/27/2008	QC	21-NOT USED	4736/0299	PROPERTY TRANSFER	100.0	
SINGLER JOHN JEFFERSON	OPTIMA OIL ENTERPRISES IN	250,000	06/06/2002	WD	03-ARM'S LENGTH	4135 587	DEED	0.0	
Property Address	Class: COMMERCIAL-IMPROV	Zoning: RR	Building Permit(s)	Date	Number	Status			
6100 DEXTER PINCKNEY RD	School: DEXTER COMMUNITY SCHOOL DIST	P.R.E. 0%	Electrical	06/30/2021	28744	OPEN			
Owner's Name/Address	MAP #: CAFD	2022 Est TCV Tentative	COMMERCIAL, ADD/ALTER/REPA	12/19/2019	P19-38723	CLOSED			
GPM SOUTHEAST LLC 1410 COMMONWEALTH DR SUITE 202 WILMINGTON NC 28403				08/01/2009	09-21418	CLOSED			
Tax Description	Public Improvements	Improved	Vacant	Land Value Estimates for Land Table COM1.DEXTER COMMERCIAL					
*OLD STD - D 04-024-022-00 DE 24-4D COM AT W 1/4 POST OF SEC, THS 1269 FT IN W LINE OF SEC FOR PL OF BEG, TH S 200 FT IN W LINE OF SEC, TH DEFL 90DEG LEFT 436 FT, TH DEFL 90 DEG LEFT 200 FT, TH W 436 FT TO PL OF BEG, BEING PART OF SW FRI 1/4 SEC 24 T1S-R4E 2.00 AC.	Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	X	X	<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate &amp;Adj. Reason Value</p> <p>ROAD ROW AND EASEMEN 0.152 Acres 0 ROAD ROW 0</p> <p>DEX TWP CO DEX-PINK/TERRIT 80600 SqFt 1.51894 100</p> <p>! Rates have been adjusted due to the large size of the parcel.</p> <p>2.00 Total Acres Total Est. Land Value = 122,426</p>					
Comments/Influences	Topography of Site	X	X	<p>Land Improvement Cost Estimates</p> <p>Description Unit in Place Item(s) Rate Size % Good Cash Value</p> <p>ASPHALT PAVING 2.25 2700 84 5,103</p> <p>CONC PAVING 5"-6" 4.00 7246 84 24,347</p> <p>CONC PUMP ISLANDS 8.75 128 84 941</p> <p>CONC WALKS 3.25 352 84 961</p> <p>HP SODIUM LIGHTS 1,075.00 4 84 3,612</p> <p>12' POLE 825.00 4 84 2,772</p> <p>Total Estimated Land Improvements True Cash Value = 37,736</p>					
	Level Rolling	X	X						
	Low	X	X						
	High	X	X						
	Landscaped	X	X						
	Swamp	X	X						
	Wooded	X	X						
	Pond	X	X						
	Waterfront	X	X						
	Ravine	X	X						
	Wetland	X	X						
	Flood Plain	X	X						
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2022	Tentative	Tentative	Tentative			Tentative
			2021	71,400	99,600	171,000			165,115C
			2020	69,400	102,200	171,600			162,836C
			2019	69,400	90,400	159,800			159,800S



The Equalizer: Copyright (c) 1999 - 2009, Licensed To: Township of Dexter, County of Washtenaw, Michigan

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

Desc. of Bldg/Section: Calculator Occupancy: Markets - Convenience Construction Cost

Class: D Floor Area: 1,470 Gross Bldg Area: 1,566 Stories Above Grd: 1 Average Sty Hght: 8 Bsmnt Wall Hght

High Above Ave. X/Ave. Low

Calculator Cost Data \*\* \*\* Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 1470 Ave. Perimeter: 160 Has Elevators: \*\*\* Basement Info \*\*\*

Area: Perimeter: Heat: No Heating or Cooling

Area #1: Type #1: Area #2: Type #2: \* Mezzanine Info \* \* Sprinkler Info \*

Area: Average

(1) Excavation/Site Prep: X Site Prep

(2) Foundation: X Footings X Poured Conc Brick/Stone Block X Class D, Siding or Stucco

(3) Frame: X Bearing Walls, Wood or Steel suppo

(4) Floor Structure: X Concrete, On Ground

(5) Floor Cover: X Asphalt Tile X Hardener and Sealer, Concrete

(6) Ceiling: X Acoustical Ceilings, Tile or Panel X Suspended Ceiling, Add

(7) Interior: X Frame, Markets, Convenience

(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Urinals Wash Bowls Water Heaters Wash Fountains Toilet Softeners X Typical, Markets, Conveniencee Stores

(9) Sprinklers: X Typical, Markets, Conveniencee Stores

(10) Heating and Cooling: X Gas Oil Coal Stoker Hand Fired Boiler X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting: X Typical, Markets, Convenience St

Outlets: Few Average Many Unfinished Typical X Fixtures: Few Average Many Unfinished Typical

(13) Roof Structure: Slope=4 X Wood Joists, Wood or Composition X Wood Joists, Exposed Rafter, 2"

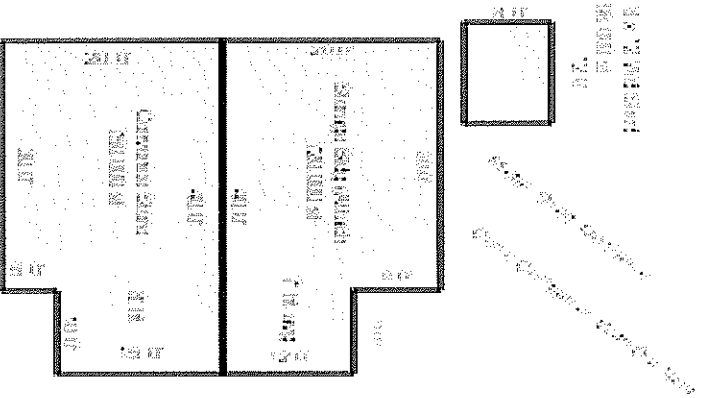
(14) Roof Cover: X Composition Shingles, to 235#

(39) Miscellaneous: (40) Exterior Wall: 6 Thickness Bsmnt Insul. X Wood Siding

Unit in Place Items /C111/UNDFS/FTB/DOW/M20000 102304.76 Rate Quantity Arch %Good Depr.Cost 81,844 /C111/UNDFS/FTB/DOW/J10000 61258.09 1 1.00 80 49,006 /C111/UNDFS/FTB/DOW/H6000 44290.47 1 1.00 80 35,432 ECF (DEXTER TWP COMMERCIAL) 0.770 => TCV of Bldg: 1 = 245,567 Replacement Cost/Floor Area= 269.59 Est. TCV/Floor Area= 167.05

<<<<<< Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 160 Base Rate for Upper Floors = 110.08 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.11 100% Adjusted Square Foot Cost for Upper Floors = 128.19 Total Floor Area: 1,470 Base Cost New of Upper Floors = 188,440 Eff. Age: 7 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 81/100/100/100/81.0 Total Depreciated Cost = 152,636 Reproduction/Replacement Cost = 188,440 Total Depreciated Cost = 152,636

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 8 X 12 SHED  
 Calculator Occupancy: Shed - Utility Light Commercial Building  
 Class: C  
 Floor Area: 96  
 Gross Bldg Area: 1,566  
 Stories Above Grd: 1  
 Average Sty Hght: 8  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: No Heating or Cooling 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqrFt/Story: 96  
 Ave. Perimeter  
 Has Elevators:

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

<<<<<<  
 Class: C Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 0  
 Base Rate for Upper Floors = 60.66  
 Adjusted Square Foot Cost for Upper Floors = 60.66  
 Total Floor Area: 96 Base Cost New of Upper Floors = 5,824  
 Eff. Age: 38 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0  
 Total Depreciated Cost = 2,679  
 ECF (DEXTER TWP COMMERCIAL) 0.770 => TCV of Bldg: 2 = 2,063  
 Replacement Cost/Floor Area= 60.67 Est. TCV/Floor Area= 21.49

>>>>>>

Calculator Cost Computations

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area: \* Mezzanine Info \*  
 Area #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 Area: \* Sprinkler Info \*  
 Type: Low

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

Parcel Number: C-03-32-300-010

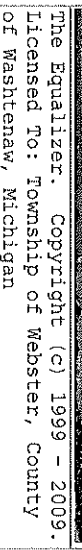
Jurisdiction: WEBSTER TOWNSHIP

County: WASHTEENAW

Printed on

12/29/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
THOMSON-SHORE INC	7300 JOY RD LLC	2,600,000	05/10/2019	QCD	ARMS LENGTH	5303 198	DEED	100.0
Property Address	7300 JOY RD	Class: INDUSTRIAL	Zoning: IND	Building Permit(s)	Date	Number	Status	
Owner's Name/Address	7300 JOY RD LLC 3323 OAK STREET BRAINE RD MN 56401	School: DEXTER COMMUNITY SCHOOL DIST P.R.E. 0%	MAP #: C-9 32-3	2021 Est TCV 4,100,273 TCV/TFA: 37.27	ACCESSORY BLDG	02/08/2007	2007-00056	
Taxpayer's Name/Address	7300 JOY RD LLC 3323 OAK STREET BRAINE RD MN 56401	Public Improvements	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
Tax Description	REWRITE PER SURVEY 12/05/2003 WE 32-17B PCL " 6 " COM AT S 1/4 COR SEC 32, TH NORTH 739.20 FT, TH S 88-48-43 W 172.78 FT TO A POB, TH COM S 88-48-43 W 152.60 FT, TH S 36-14-40 W 345.30 FT, TH N 49-23-24 W 437.58 FT, TH N 86-26-04 W	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Topography of Site	Level
		Level	Rolling	Low	High	Landscaped	Swamp	Wooded
		Pond	Waterfront	Ravine	Wetland	Flood Plain	Who	When
		What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other
		RJK 12/04/2019 FIELD INSP	2021	600,500	1,449,600	2,050,100		2,050,100S
			2020	577,900	1,463,400	2,041,300		2,041,300S
			2019	550,800	1,455,300	2,006,100		2,006,100S
			2018	451,500	1,704,000	2,155,500		1,987,822C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Webster, County Of Washtenaw, Michigan

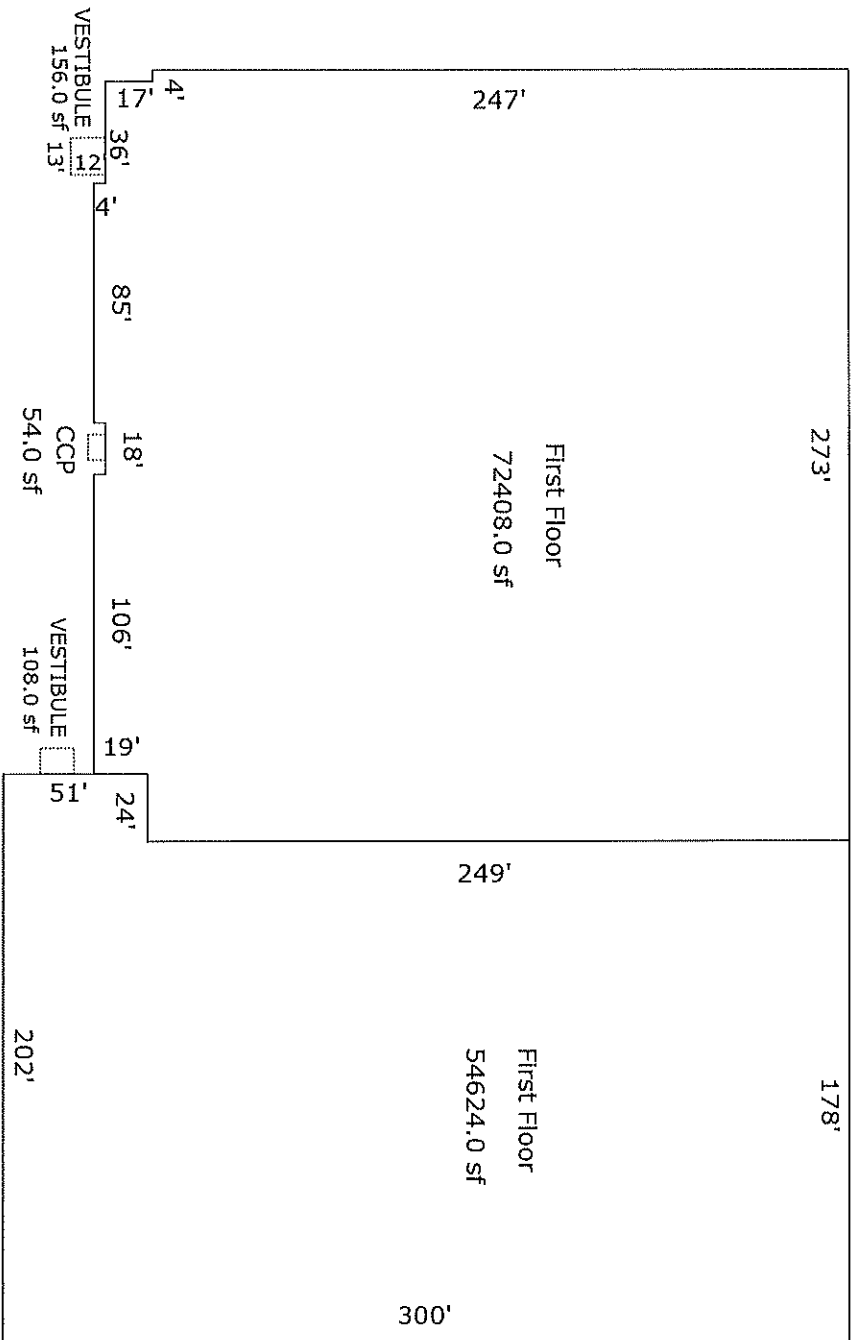
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\* Factors \*  
Description Frontage Depth Front Depth Rate %Adj. Reason Value  
RATE TABLE INDUSTRIAL 18.06 Acres 66500 100  
Total Est. Land Value = 1,200,990

Desc. of Bldg/Section:		Industrial - Light Manufacturing		<<<<<		Calculator Cost Computations		>>>>>	
Calculator Occupancy:		Industrial		Class: C		Quality: Good		Stories: 1	
Class: C		Construction Cost		Story Height: 14		Perimeter: 0		Base Rate for Upper Floors = 70.79	
Floor Area: 61,760		High		Above Ave.		Ave.		X	
Gross Bldg Area: 115,800		Above Ave.		Ave.		X		Low	
Stories Above Grd: 1		*** Calculator Cost Data ***		Adjusted Square Foot Cost for Upper Floors = 70.79		Base Cost New of Upper Floors = 4,371,990		Total Floor Area: 61,760	
Average Sty Hght : 14		Quality: Good		Heat#1: Space Heaters, Gas with Fan		0%		Eff. Age: 40	
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan		Ave. SqFt/Story: 61760		Ave. Perimeter		Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 36 /100/100/90 /32.4	
Depr. Table : 2.5%		Has Elevators:		*** Basement Info ***		Weighting Factor (%): 95.00		Contribution to Total Building Cost = 1,345,699	
Effective Age : 40		Area:		ECF (C-COMM/INDUSTRIAL/UTILITY)		0.970 => TCV of Bldg: 1 = 1,305,328		Reproduction/Replacement Cost = 4,371,990	
Physical %Good: 36		Perimeter:		Replacement Cost/Floor Area= 70.79		Est. TCV/Floor Area= 21.14		Total Depreciated Cost = 1,416,525	
Func. %Good : 100		Heat: Hot Water, Radiant Floor		Outlets:		Few		Fixtures:	
Economic %Good: 90		Year Built		Average		Many		Unfinished	
Remodeled		Remodeled		Typical		Typical		Typical	
Overall Bldg Height		Mezzanine Info *		Flex Conduit		Rigid Conduit		Armored Cable	
Comments:		Area #1:		Non-Metallic		Bus Duct		Slope=0	
		Type #1:		Sodium Vapor Transformer					
		Area #2:							
		Type #2:							
		* Sprinkler Info *							
		Area:							
		Type:							
		Sprinkler Info *							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:			
X Poured Conc.		Many Above Ave.		Average		Few			
Brick/Stone		Total Fixtures		Many		Many			
Block		3-Piece Baths		Unfinished		Unfinished			
		Shower Stalls		Typical		Typical			
		Toilets		Urinals		Incandescent			
				Wash Bowls		Fluorescent			
				Water Heaters		Mercury			
				Wash Fountains		Sodium Vapor			
				Water Softeners		Transformer			
(3) Frame:		(9) Sprinklers:		(13) Roof Structure:		Slope=0		(40) Exterior Wall:	
								Thickness	
(4) Floor Structure:								Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:							
		Gas		Coal		Hand Fired			
		Oil		Stoker		Boiler			
(6) Ceiling:									

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

Storage 33' 24'  
363.0 sf 11 384.0 sf 16



Sketch by: Apur Shekh  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Desc. of Bldg/Section: Industrial - Light Manufacturing		Calculator Cost Computations		>>>>
Calculator Occupancy: Industrial		Class: C Quality: Good		>>>>
Class: C		Stories: 1 Story Height: 14		Perimeter: 0
Floor Area: 54,040		Overall Building Height: 14		
Gross Bldg Area: 115,800		Base Rate for Upper Floors = 71.13		
Stores Above Grd: 1		Adjusted Square Foot Cost for Upper Floors = 71.13		
Average Sty Hght : 14		Total Floor Area: 54,040		Base Cost New of Upper Floors = 3,843,865
Bsmnt Wall Hght		Eff. Age: 27		Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 50 /100/100/90 /45.0
Depr. Table : 2.5%		Weighting Factor (%): 95.00		Contribution to Total Building Cost = 1,643,252
Effective Age : 27		Reproduction/Replacement Cost = 3,843,865		Total Depreciated Cost = 1,729,739
Physical %Good : 50		Total Depreciated Cost = 1,729,739		
Func. %Good : 100		Reproduction/Replacement Cost = 3,843,865		
Economic %Good: 90		Total Depreciated Cost = 1,729,739		
1995 Year Built		Segregated Cost Computations		>>>>
Remodeled		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses		
14 Overall Bldg Height		Item Description		Cost
Comments:		Architectural Multiplier: 0.00		Total Cost New = 0
-5 & FOR COMMON WALL - THIS IS AN ADDITION ON THE EXISTING BUILDING		Reproduction/Replacement Cost = 0		
Area #1: Type #1: Area #2: Type #2:		Total Depreciated Cost = 0		
Area: Type:		Total Depreciated Cost = 0		
* Sprinkler Info *		Total Depreciated Cost = 0		
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:
(2) Foundation:		(8) Plumbing:		(13) Roof Structure: Slope=0
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		(14) Roof Cover:
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		(40) Exterior Wall: Thickness Bsmnt Insul.
(5) Floor Cover:		(9) Sprinklers:		
(6) Ceiling:		(10) Heating and Cooling:		
		Gas Oil Coal Stoker Hand Fired Boiler		

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

Dexter Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale
D-04-01-470-005	8789 MCGREGOR RD	02/24/21	\$2,151,000	WD	03-ARM'S LENGTH	\$1,952,000	\$499,200	25.57
D-04-02-400-009	DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000	28.23
D-04-02-400-010	9641 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000	28.23
D-04-02-400-011	9615 DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARM'S LENGTH	\$666,000	\$188,000	28.23
D-04-14-400-001	9500 N TERRITORIAL RD	12/31/20	\$470,000	LC	03-ARM'S LENGTH	\$470,000	\$389,000	82.77
<b>Totals:</b>			<b>\$4,670,000</b>			<b>\$4,420,000</b>	<b>\$1,452,200</b>	
							<b>Sale. Ratio =&gt;</b>	<b>32.86</b>
							<b>Std. Dev. =&gt;</b>	<b>24.71</b>

Cur-Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$1,204,207	\$1,683,210	\$935,417	374.2	595.0	2.91	2.91	\$4,499	\$578,025	\$13.27
\$377,064	\$509,549	\$220,613	0.0	0.0	1.60	0.75	#DIV/0!	\$317,674	\$7.29
\$377,064	\$509,549	\$220,613	0.0	0.0	1.60	0.67	#DIV/0!	\$317,674	\$7.29
\$377,064	\$509,549	\$220,613	0.0	0.0	1.60	0.19	#DIV/0!	\$317,674	\$7.29
\$760,212	\$181,832	\$472,044	0.0	0.0	9.37	9.37	#DIV/0!	\$19,416	\$0.45
<b>\$3,095,611</b>	<b>\$3,393,689</b>	<b>\$2,069,300</b>	<b>374.2</b>		<b>17.09</b>	<b>13.88</b>			
Average			Average		Average		Average		Average
per FF=>			\$9,070		per Net Acre=>		198,589.09		per SqFt=>
									\$4.56

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
200.00	00201	5408/0056		DEXTER COMMERCIAL	201
0.00	00201	5416/0563	D -04-02-400-010, D -04-02-400-011, D -04-02-400-013	DEXTER COMMERCIAL	202
0.00	00201	5416/0563	D -04-02-400-009, D -04-02-400-011, D -04-02-400-013	DEXTER COMMERCIAL	201
0.00	00201	5416/0563	D -04-02-400-010, D -04-02-400-009, D -04-02-400-013	DEXTER COMMERCIAL	202
0.00	00201	5396/0794	D -04-14-400-030	DEXTER COMMERCIAL	201