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Neighborhoods Used: 00009.ISLANDHILLS

3122 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-415-004	03/27/2020 00009	407	420,000	77,884	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	342,116	265,897	1.287



3051 SANDHILL DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-415-012	09/30/2019 00009	407	535,000	70,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	464,850	592,913	0.784



3029 ISLAND HILLS DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-415-017	07/09/2019 00009	407	425,000	72,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	84	352,800	385,866	0.914



Neighborhoods Used: 00009.ISLANDHILLS

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 1,244,676
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 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 1,159,766
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 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Row: After Application of E.C.F.s

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 0.932 (3)
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

07/21/2021 4:12 PM

Parcel:	D -04-36-415-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	ERICKSON KRISTOPHER & DIANE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3122 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5356/0366	Prev. Taxable Status:	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00009 ISLANDHILLS

Mailing Address:

ERICKSON KRISTOPHER & DIANE
3122 SANDHILL DRIVE
DEXTER MI 48130

Description:

M.D. L4166 P702 09/27/2002 UNIT 4 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;

Most Recent Sale Information

Sold on 03/27/2020 for 420,000 by BOLASH CHRISTOPHER M & ANDREA C TRU.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5356/0366

Most Recent Permit Information

Permit P16-30935 on 04/18/2016 for \$0 category Plumbing.

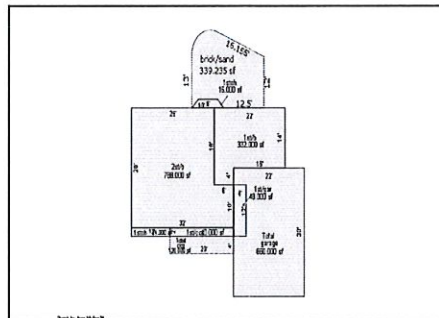
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	163,500	2021 Taxable:	163,500	Acreage:	1.20
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: 2003
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: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,036
Ground Area: 1,120
Garage Area: 660
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel: D -04-36-415-012
Owner's Name: MONTAGANO JOSEPH M & JESSICA M
Property Address: 3051 SANDHILL DRIVE
DEXTER, MI 48130
Liber/Page: 5326/0782
Split: 11/06/2002
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: 00009 ISLANDHILLS

Mailing Address:

MONTAGANO JOSEPH M & JESSICA M
3051 SANDHILL DRIVE
DEXTER MI 48130

Description:

M.D. L4166 P702 09/27/2002 UNIT 12 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;

Most Recent Sale Information

Sold on 09/30/2019 for 535,000 by GREINER KENNETH H & MARSHA L TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5326/0782

Most Recent Permit Information

Permit P21-40727 on 03/17/2021 for \$5,580 category Res. Door & Window Replace.

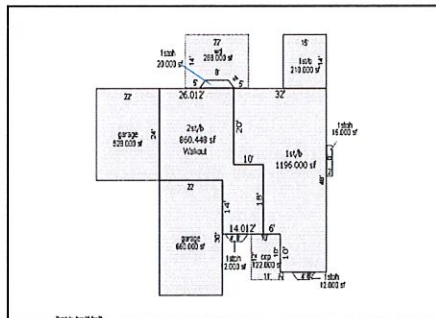
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	316,200	2021 Taxable:	316,200	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: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 3,186
Ground Area: 2,266
Garage Area: 1,188
Basement Area: 2,266
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel:	D -04-36-415-017	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DOANE CHRIS & DOANE JAMES	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3029 ISLAND HILLS DRIVE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5311/0175	Prev. Taxable Status:	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DI
		Neighborhood:	00009 ISLANDHILLS

Mailing Address:

DOANE CHRIS & DOANE JAMES
3029 ISLAND HILLS DRIVE
DEXTER MI 48130

Description:

M.D. L4166 P702 09/27/2002 UNIT 17 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;

Most Recent Sale Information

Sold on 07/09/2019 for 425,000 by ACEVES BENJAMIN & ANITA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5311/0175

Most Recent Permit Information

Permit P17-34481 on 11/07/2017 for \$0 category Mechanical.

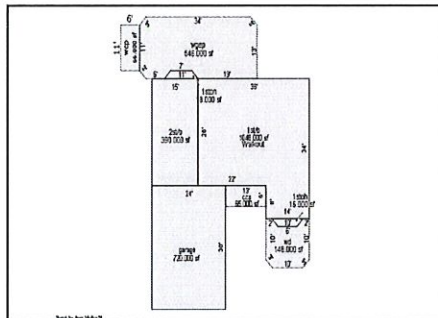
Physical Property Characteristics

2022 S.E.V.:	Tentative	2022 Taxable:	Tentative	Lot Dimensions:	
2021 S.E.V.:	218,200	2021 Taxable:	218,200	Acreeage:	1.14
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: 1993
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,862
Ground Area: 1,438
Garage Area: 720
Basement Area: 1,438
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Island Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-36-415-004	3122 SANDHILL DRIVE	03/27/20	\$420,000	WD	03-ARMI'S LENGTH	\$420,000	\$151,100	35.98
D-04-36-415-012	3051 SANDHILL DRIVE	09/30/19	\$535,000	WD	03-ARMI'S LENGTH	\$535,000	\$296,000	55.33
D-04-36-415-017	3029 ISLAND HILLS DRIVE	07/09/19	\$425,000	WD	03-ARMI'S LENGTH	\$425,000	\$202,400	47.62
Totals:			\$1,380,000			\$1,380,000	\$649,500	
							Sale. Ratio =>	47.07
							Std. Dev. =>	9.74

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Ecf Area	Dev. by Mean (%)
\$343,781	\$77,884	\$342,116	\$265,897	1.287	2,036	\$168.03	00009	29.1660
\$663,063	\$70,150	\$464,850	\$592,913	0.784	3,186	\$145.90	00009	21.0978
\$458,066	\$72,200	\$352,800	\$385,866	0.914	1,862	\$189.47	00009	8.0682
\$1,464,910		\$1,159,766	\$1,244,676			\$167.80		6.3207
				E.C.F. =>		Std. Deviation=>		0.26085133
				Ave. E.C.F. =>		Ave. Variance=>		19.4440
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$71,000	ISLAND HILLS	407	84
2 STORY	\$70,000	ISLAND HILLS	407	84
1 STORY	\$70,700	ISLAND HILLS	407	84

19.5419231

Island Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-36-415-004	3122 SANDHILL DRIVE	03/27/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$151,100	35.98	
D-04-36-415-017	3029 ISLAND HILLS DRIVE	07/09/19	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,400	47.62	
Totals:			\$845,000			\$845,000	\$353,500		
								Sale. Ratio =>	41.83
								Std. Dev. =>	8.24

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table
\$338,781	\$147,219	\$66,000	1.20	1.20	\$122,683	\$2.82	00009	5356/0366	ISLAND HILLS
\$453,066	\$37,634	\$65,700	1.14	1.14	\$33,012	\$0.76	00009	5311/0175	ISLAND HILLS
\$791,847	\$184,853	\$131,700	2.34	2.34					
	Average	Average	Average	Average	Average	Average			
	per FF=>	per Net Acre=>	78,997.01	per SqFt=>	\$1.81				

Class

407

407

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