

8A

Dexter Township Industrial 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-ARMIS LENGTH	\$1,952,000	\$499,200	25.57
D-04-02-400-009	DEXTER PINCKNEY RD	02/24/21	\$683,000	WD	03-ARMIS LENGTH	\$666,000	\$188,000	28.23
D-04-02-402-025	9682 DEXTER PINCKNEY RD	10/30/17	\$410,000	WD	03-ARMIS LENGTH	\$410,000	\$175,600	42.83
D-04-14-400-001	9500 N TERRITORIAL RD	12/31/20	\$470,000	LC	03-ARMIS LENGTH	\$470,000	\$389,000	82.77
D-04-24-300-007	6100 DEXTER PINCKNEY RD	03/30/18	\$250,000	WD	03-ARMIS LENGTH	\$250,000	\$145,500	58.20
Totals:			\$3,964,000			\$3,748,000	\$1,397,300	
								37.28
								Std. Dev. =>
								23.62

Due to lack of sales and 1 building in the 301 class, the 201 ECF was used for the 2022 Industrial 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
\$3,329,597		\$1,558,129	\$1,513,570			\$39.09		20.9276
				E.C.F. =>	1.029	Std. Deviation=>	1.27927007	
				Ave. E.C.F. =>	1.239	Ave. Variance=>	109.1527	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$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

88.1176585

Parcel Number: G-07-20-200-008

Jurisdiction: LIMA TWP

County: WASHTEENAW

Printed on

11/09/2020

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prct. Trans.	
EDER LORETTA & DONALD TRUS	FAULKNER ALFRED	1,325,025	02/08/2019	WD	ARMS-LENGTH	5291-147	PTA	100.0	
Property Address		Class: AGRICULTURAL		Zoning: AG-1 (Building Permitt(s))		Date	Number	Status	
S FLETCHER RD		School: CHELSEA SCHOOL DISTRICT		P.R.E. 1008 07/18/2018 Qual. Ag.					
Owner's Name/Address		MAP #:		2021 Est TCV Tentative					
FAULKNER ALFRED 825 GRAZIER RD CHELSEA MI 48118		Improved		X		Vacant			
Tax Description		Public Improvements		Dirt Road		Gravel Road		Paved Road	
COMMENCING AT THE NE COR OF SEC 20, T2S, R4E TH S 00-19-57 W 2109.97 FT TO POB; TH S 00-19-57 W 556.33 FT; TH S 00-13-45 W 684.90 FT; TH S 88-33-47 W 2551.55 FT; TH N 01-23-42 E 685.45 FT; TH S 89-08-34 W 1317.88 FT; TH N 00-51-10 E 2655.45 FT; TH S 88-34-59 W 928.22 FT; TH N 01-27-41 E 613.81 FT; TH N 87-15-27 E 2866.93 FT; TH S 00-58-45 W 680.03 FT; TH S 88-35-23 W 616.11 FT; TH S 00-58-45 W 2085.85 FT; TH N 89-09-17 E 2530.34 FT TO POB CONT 196.30 AMOUL		Street Lights		Standard Utilities		Underground Utilis.			
Comments/Influences		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	
		2021		Tentative		Tentative		Tentative	
		2020		457,400		0		457,400	
		2019		452,600		0		452,600	
		2018		0		0		0	
		Board of Review		Tribunal/Other		Taxable Value			
		479,600J		479,600W		124,731C			

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
EGAN JOSEPH & LYNETTE	HILLER CURTIS & JULIA	254,100	10/06/2020	WD	ARMS-LENGTH		PTA	100.0	
PRIELIPP KEN & DENISE	EGAN JOSEPH & LYNETTE	398,755	10/13/2011	LC	FOCLOSURE SALE	L-4869 P-639	PTA	0.0	
EGAN JOSEPH F & IRENE M	PRIELIPP KEN & DENISE	750,000	11/15/2006	AF	ARMS-LENGTH	4609/775		100.0	
Property Address		Class: AGRICULTURAL		Zoning: AG-1 (Building Permit(s))		Date	Number	Status	
W LIBERTY RD		P.R.E. 100% 10/19/2020		School: DEXTER COMMUNITY SCHOOL DIST					
Owner's Name/Address		MAP #: DEXTER FIRE		2021 Est TCV Tentative		Land Value Estimates for Land Table 00101.AG LAND			
HILLER CURTIS & JULIA 851 STEINBACH RD CHELSEA MI 48118		Improved		X Vacant		Public Improvements			
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer	
BNDRY ADJST PER SURVEY 05/26/17 OWNER REQUEST LI 25-7C-2A PCL " A " BRG AT SW COR SEC 25, TH N 00-51-05 W 605.99 FT, TH N 90-00-00 E 1000.00 FT, TH N 00-51-05 W 872.16 FT, TH N 90-00-00 E 768.94 FT, TH S 00-51-05 E 1478.15 FT, TH S 90-00-00 W 1768.94 FT TO THE POB. PT OF SW 1/4 SEC 25, T2S-R4E. 40.00 AC. SPLIT ON 09/20/2000 FROM G -07-25-300-005;		Water		Sewer		Gas		Electric	
Comments/Influences		Topography of Site		Level		Rolling		Low	
2018 ROLL - REMOVED 19.98 ACRES FROM PARCEL AND ADDED IT TO 07-25-300-007...		High		Landscaped		Swamp		Wooded	
		Pond		Waterfront		Ravine		Wetland	
		Flood Plain		Who		When		What	
		Year		Land Value		Building Value		Assessed Value	
		2021		Tentative		Tentative		Tentative	
		2020		94,400		0		94,400	
		2019		93,500		0		93,500	
		2018		99,200		0		99,200	
		Board of Review		Tribunal/Other		Taxable Value		Tentative	
								49,277C	
								48,359C	
								47,226C	

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Parcel Number: G-07-29-300-011

Jurisdiction: LIMA TWP

County: WASHTEENAW

Printed on

11/09/2020

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Status	Prcnt. Trans.
SNYDER GEORGIA	POWERS JOSHUA	127,500	05/23/2018	WD	ARMS-LENGTH	5259-699	PTA		100.0
Property Address		Class: AGRICULTURAL		Zoning: AG-1 (Building Permit(s))		Date		Number	
SAGER RD		School: CHELSEA SCHOOL DISTRICT		P.R.E. 100% 02/12/2014 Qual. Ag.		MAP #:			
Owner's Name/Address		2021 Est TCV Penaltive		Land Value Estimates for Land Table 00101.AG LAND					
POWERS JOSHUA 13050 SAGER RD CHELSEA MI 48118		Improved		X Vacant					
Tax Description		Public		Improvements		Description		Value	
OWNER REQUEST LT 29-15A-1B PCL "B" BEG AT SW COR SEC 29, TH N 00-27-11 W 1205.01 FT TO PT "A", TH CONT N 00-27-11 W 30 FT +/- TO C/LN OF CREEK, TH NE'LY AING C/LN 1270 FT +/-, TH S 00-03-30 W 52 FT +/- TO PT "B" WHICH LIES N 58-25-35 E 1251.68 FT FROM PT "A", TH CONT S 00-03-30 W 1832.66 FT, TH S 88-29-48 W 1055.35 FT TO THE POB. PT OF SW 1/4 SEC 29, T2S-R4E 36.9 AC		Dirt Road		Gravel Road		Paved Road		Storm Sewer	
G-07-29-400-020		Sewer		Water		Electric		Gas	
Comments/Influences		Street Lights		Standard Utilities		Underground Utills.		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	
		Tentative		Tentative		Tentative		Tribunal/Other	
		2021		2020		2019		2018	
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