

9

Neighborhoods Used: 00010.HIDDEN LAKE SUB

9474 HIDDEN LAKE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-25-331-004	10/20/2021 00010	401	490,000	65,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	74	425,000	361,333	1.176



9435 HIDDEN LAKE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-26-490-003	08/26/2021 00010	401	550,000	69,438	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	65	480,562	276,306	1.739



Neighborhoods Used: 00010.HIDDEN LAKE SUB

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<<<<<<<<<<<          Single Family Computed Costs by Manual          >>>>>>>>>>>
* Style *                91..100    81..90    71..80    61..70    51..60    0..50
1 STORY                 0         0         0         276,306   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         0        361,333   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
  
```

Total Single Family Costs by Manual : 637,639
 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

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<<<<<<<<<<<          Single Family Sale Residual Values          >>>>>>>>>>>
* Style *                91..100    81..90    71..80    61..70    51..60    0..50
1 STORY                 0         0         0         480,562   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         0        425,000   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
  
```

Total Single Family Sale Residual Values : 905,562
 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

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<<<<<<<<<<<          Statistics for this Analysis          >>>>>>>>>>>
# Valid # Invalid      Coefficient of      Coefficient of      Price Related
 Sales   Sales          Dispersion (%)      Variation (%)        Differential
  2       0              13.87              22.78              1.009
After Application of E.C.F.s  0.00              0.00              1.000
  
```

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<<<<<<<          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)   1.739( 1)   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)   1.000( 0)   1.176( 1)   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)
  
```

Single Family E.C.F. : 1.420 (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 2:49 PM

Parcel:	D -04-25-331-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OWENS JONATHAN STEWART & KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9474 HIDDEN LAKE CIRCLE DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5452/0758	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00010 HIDDEN LAKE SUB

Mailing Address:	Description:
OWENS JONATHAN STEWART & KATHRYN 9474 HIDDEN LAKE CIRCLE DEXTER MI 48130	*OLD SID - D 04-122-044-00 DE 70-44 LOT 44 HIDDEN LAKE EST.

Most Recent Sale Information

Sold on 10/20/2021 for 490,000 by GATWARD CHRISTINE L & CORWIN JUDITH.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5452/0758
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Most Recent Permit Information

Permit P21-41689 on 09/02/2021 for \$0 category Mechanical.

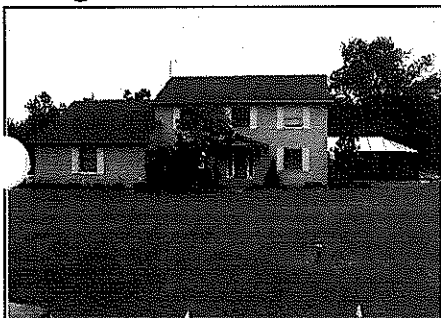
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	249,900	2023 Taxable:	229,005	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+5
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,470
Ground Area: 1,434
Garage Area: 552
Basement Area: 1,434
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/23/2023 2:49 PM

Parcel:	D -04-26-490-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KUDINOV ALEKSANDR S & VERA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9435 HIDDEN LAKE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5445/0221	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00010 HIDDEN LAKE SUB

Mailing Address:

KUDINOV ALEKSANDR S & VERA
9435 HIDDEN LAKE CT
DEXTER MI 48130

Description:

*OLD SID - D 04-122-012-00 DE 70-12 LOT 12 HIDDEN LAKE EST.

Most Recent Sale Information

Sold on 08/26/2021 for 550,000 by DAVIS WILLIAM H TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5445/0221

Most Recent Permit Information

Permit P13-26870 on 09/23/2013 for \$15,000 category Res. Door & Window Replace.

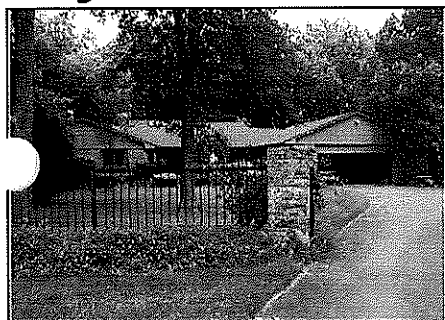
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	200,100	2023 Taxable:	184,800	Acreage:	1.66
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 1,750
Ground Area: 1,750
Garage Area: 870
Basement Area: 1,750
Basement Walls:
Estimated TCV: Tentative

Image



Hidden Lake Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-331-004	9474 HIDDEN LAKE CIRCLE	10/20/21	\$490,000	WD	03-ARMI'S LENGTH	\$490,000	\$214,100	43.69
D-04-26-490-003	9435 HIDDEN LAKE CT	08/26/21	\$550,000	WD	03-ARMI'S LENGTH	\$550,000	\$173,200	31.49
Totals:			\$1,040,000			\$1,040,000	\$387,300	37.24
								Std. Dev. =>
								8.63

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$534,733	\$65,000	\$425,000	\$361,333	1.176	2,470	\$172.06	00010	28.1519
\$428,636	\$69,438	\$480,562	\$276,306	1.739	1,750	\$274.61	00010	28.1519
\$963,369		\$905,562	\$637,639			\$223.34		3.7540
				E.C.F. =>	1.420	Std. Deviation=>		0.3981275
				Ave. E.C.F. =>	1.458	Ave. Variance=>		28.1519
						Coefficient of Var=>		

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$65,000	HIDDEN LAKE SUB	401	74
1 STORY	\$68,560	HIDDEN LAKE SUB	401	65

19.31227288

Hidden Lake Sub Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-331-004	9474 HIDDEN LAKE CIRCLE	10/20/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$214,100	43.69
D-04-26-490-003	9435 HIDDEN LAKE CT	08/26/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$173,200	31.49
Totals:						\$1,040,000	\$387,300	

Sale. Ratio => 37.24
 Std. Dev. => 8.63

Acreage Table 1A

Description: HIDDEN LAKE SUB

Enter the Estimated Land Value for each of these sizes.

1 Acre:	65,000	3 Acre:	80,000	10 Acre:	90,000	30 Acre:	0
1.5 Acre:	67,000	4 Acre:	82,500	15 Acre:	0	40 Acre:	0
2 Acre:	72,000	5 Acre:	85,000	20 Acre:	0	50 Acre:	0
2.5 Acre:	77,000	7 Acre:	37,500	25 Acre:	0	100 Acre:	0

Close

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$524,733	\$20,267	\$55,000	1.00	1.00	\$20,267	\$0.47	00010	5452/0758
\$418,636	\$189,924	\$58,560	1.66	1.66	\$114,688	\$2.63	00010	5445/0221
\$943,369	\$210,191	\$113,560	2.66	2.66				
			Average		Average			
			per Net Acre=>	79,138.18	per SqFt=>	\$1.82		

Land Table	Class
HIDDEN LAKE SUB	401
HIDDEN LAKE SUB	401

1

2

3