

9

Neighborhoods Used: 00011 - CARRIAGEHILLS, 00010 - HIDDEN LAKE SUB

9280 FLEMING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-25-277-004		12/21/2020		00011	401	320,000 64,089
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		255,911	200,443	1.277



9600 DAISY LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-130-019		01/17/2020		00011	401	280,000 71,946
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64		208,054	220,626	0.943



9280 FLEMING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-25-277-004		11/05/2019		00011	401	305,000 64,089
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	69		240,911	200,443	1.202



9700 TIMBER HILL CT						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-132-004		09/12/2019		00011	401	310,000 77,829
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64		232,171	158,276	1.467



9 HORSESHOE BEND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-130-010		08/21/2019		00011	401	325,000 83,373
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69		241,627	194,678	1.241



9613 HORSESHOE BEND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-130-007		08/16/2019		00011	401	334,000 89,819
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	TRI-LEVEL	69		215,613	166,276	1.297
Agricultural Buildings:		ResidualValue		CostByManual	E.C.F.	
		28568		22031	1.297	



9790 DAISY LANE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-130-012		08/12/2019		00011	401	350,000 78,015
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69		271,985	198,270	1.372



9889 HORSESHOE BEND						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
D -04-26-180-009		07/23/2019		00011	401	295,000 94,030
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64		200,970	175,490	1.145



Neighborhoods Used: 00011 - CARRIAGEHILLS, 00010 - HIDDEN LAKE SUB

5335 CARRIAGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-25-276-004	05/24/2019 00011	401	273,100	91,001	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	64	182,099	173,814	1.048



Neighborhoods Used: 00011 - CARRIAGEHILLS, 00010 - HIDDEN LAKE SUB

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 : 1,688,316
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 22,031
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 : 2,049,341
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 28,568
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. Rows: 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. : 1.214 (9)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.297 (1)
Commercial E.C.F. : 1.000 (0)



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-25-276-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOUGHER JONATHAN & LAURA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	5335 CARRIAGE LANE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5306/0178	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

<b>Mailing Address:</b>	<b>Description:</b>
BOUGHER JONATHAN & LAURA 5335 CARRIAGE LANE DEXTER MI 48130	*OLD SID - D 04-045-030-00 DE 66-30 LOT 30 CARRIAGE HILLS

## Most Recent Sale Information

Sold on 05/24/2019 for 273,100 by KALIMAN ROGER & NATALIE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5306/0178

## Most Recent Permit Information

Permit P14-27754 on 06/09/2014 for \$0 category Mechanical.

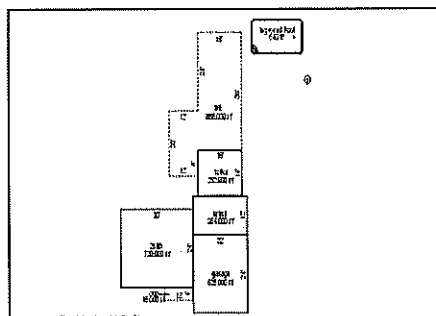
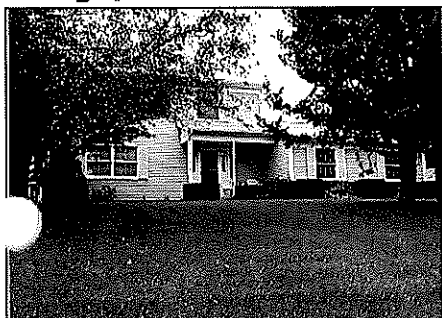
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	150,700	<b>2021 Taxable:</b>	149,058	<b>Acreage:</b>	1.20
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	189.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	260.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1976  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,956  
Ground Area: 1,236  
Garage Area: 528  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-25-277-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BELL JAMES A & AMANDA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9280 FLEMING RD DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5398/0328	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS
<b>Created:</b>	//		
<b>Active:</b>	Active		

**Mailing Address:**

BELL JAMES A & AMANDA M  
9280 FLEMING RD  
DEXTER MI 48130

**Description:**

\*OLD SID - D 04-025-021-00 DE 25-5 D COM AT NW 1/4 CORNER, TH S 33 DEG 42' 10" E 1660.80 FT ALONG CENTER OF DEXTER-PINCKNEY ROAD, TH CONT ALONG CENT OF ROAD S 33DEG 27' 40" E 1675.95 FT, TH S 76 DEG 02' 00" W 519.85FT ALONG CENTER OF FLEMING ROAD TO PL OF BEG, TH N 13 DEG 58' 00" W 300.0 FT, TH N76 DEG 02' 00" E 150 FT, TH S 13 DEG 58' 00" E 300.0 FT, TH S 76 DEG 02' 00" W 150.0 FT TO PL OF BEG, BEING PART OF NW 1/4 OFNW 1/4 SEC 25 T1S-R4E 1.03 AC.

## Most Recent Sale Information

Sold on 12/21/2020 for 320,000 by BYRD CHARLES D.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5398/0328

## Most Recent Permit Information

None Found

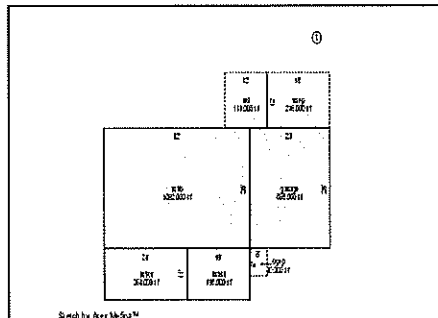
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	153,200	<b>2021 Taxable:</b>	153,200	<b>Acreage:</b>	0.81
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	150.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	234.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1965  
 Occupancy: Single Family  
 Class: C  
 Style: 1 STORY  
 Exterior: Brick/Siding  
 % Good (Physical): 69  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,554  
 Ground Area: 1,554  
 Garage Area: 598  
 Basement Area: 1,092  
 Basement Walls:  
 Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-130-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BRADSHAW NATHAN A & CHERYL D	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9613 HORSESHOE BEND DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Librer/Page:</b>	5317/0091	<b>Prev. Taxable Status</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

<b>Mailing Address:</b>	<b>Description:</b>
BRADSHAW NATHAN A & CHERYL D 9613 HORSESHOE BEND DEXTER MI 48130	*OLD SID - D 04-047-082-00 DE 68-82 LOT 82 CARRIAGE HILLS NO.3

## Most Recent Sale Information

Sold on 08/16/2019 for 334,000 by JONES THOMAS M & LORI.

**Terms of Sale:** 03-ARM'S LENGTH

**Librer/Page:** 5317/0091

## Most Recent Permit Information

Permit P19-36947 on 02/25/2019 for \$0 category Electrical.

## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	156,200	<b>2021 Taxable:</b>	153,215	<b>Acreage:</b>	1.53
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	160.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	415.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1977

Occupancy: Single Family

Class: C+5

Style: TRI-LEVEL

Exterior: Brick/Siding

% Good (Physical): 69

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,760

Ground Area: 1,144

Garage Area: 576

Basement Area: 0

Basement Walls:

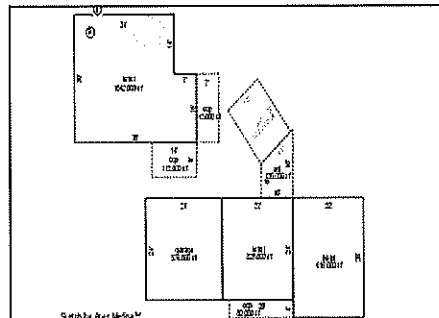
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image/Sketch





# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-130-010	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CHEDRICK LYNN & ADLER JASON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9765 HORSESHOE BEND DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	5319/0461	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

## Mailing Address:

CHEDRICK LYNN & ADLER JASON  
9765 HORSESHOE BEND  
DEXTER MI 48130

## Description:

\*OLD SID - D 04-046-066-00 DE 67-66 LOT 66 CARRIAGE HILLS NO. 2

## Most Recent Sale Information

Sold on 08/21/2019 for 325,000 by SCHRADER EDWARD E & ELLA M.

**Terms of Sale:** 03-ARM'S LENGTH

**Librer/Page:** 5319/0461

## Most Recent Permit Information

Permit P12-25366 on 10/15/2012 for \$10,000 category RES. ADD/ALTER/REPAIR.

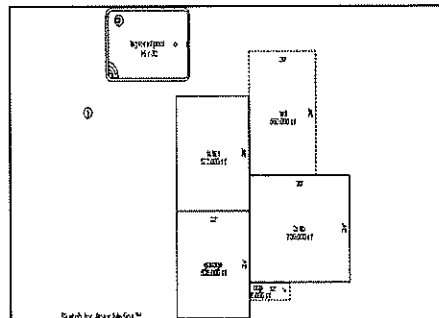
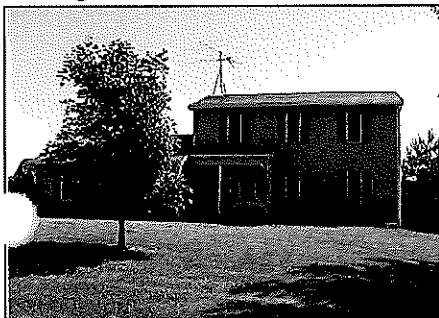
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	159,300	<b>2021 Taxable:</b>	159,299	<b>Acreage:</b>	0.93
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	223.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	333.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,012  
Ground Area: 1,292  
Garage Area: 836  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-130-012	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DILLEY JARED & LARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9790 DAISY LANE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5315/0469	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

## Mailing Address:

DILLEY JARED & LARA  
9790 DAISY LN  
DEXTER MI 48130

## Description:

\*OLD SID - D 04-046-068-00 DE 67-68 LOT 68 CARRIAGE HILLS NO. 2

## Most Recent Sale Information

Sold on 08/12/2019 for 350,000 by REEVES JACK N & TONI L.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5315/0469

## Most Recent Permit Information

Permit P17-33181 on 05/16/2017 for \$0 category Electrical.

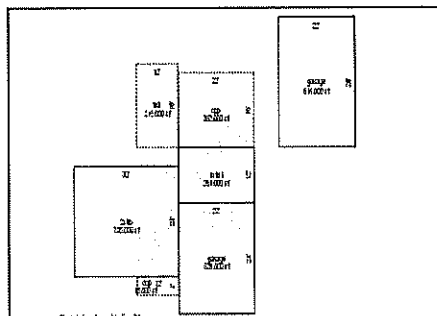
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	158,800	<b>2021 Taxable:</b>	158,285	<b>Acreage:</b>	1.16
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	165.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	303.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1979  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,704  
Ground Area: 984  
Garage Area: 1,144  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-130-019	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SCOTT ELIZABETH & MATTHEW	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9600 DAISY LANE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5338/0371	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

<b>Mailing Address:</b>	<b>Description:</b>
SCOTT ELIZABETH & MATTHEW 9600 DAISY LANE DEXTER MI 48130	*OLD SID - D 04-046-075-00 DE 67-75 LOT 75 CARRIAGE HILLS NO. 2

## Most Recent Sale Information

Sold on 01/17/2020 for 280,000 by WESTHOFF MARY & MARKOV'S MARA.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5338/0371

## Most Recent Permit Information

Permit 10-21878 on 01/13/2010 for \$0 category ELECTRICAL.

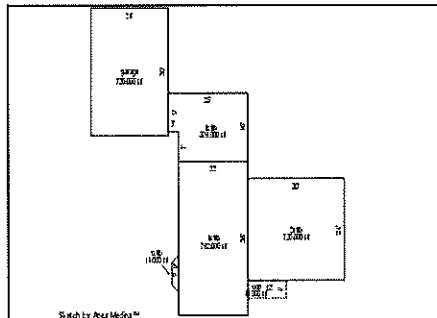
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	169,400	<b>2021 Taxable:</b>	169,400	<b>Acreage:</b>	0.95
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	178.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	234.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1979  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,625  
Ground Area: 1,905  
Garage Area: 720  
Basement Area: 1,905  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-132-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CUNNINGHAM JEREMIAH & SARAH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9700 TIMBER HILL CT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5320/0786	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

<b>Mailing Address:</b>	<b>Description:</b>
CUNNINGHAM JEREMIAH & SARAH 9700 TIMBER HILL CT DEXTER MI 48130	*OLD SID - D 04-047-087-00 DE 68-87 LOT 87 CARRIAGE HILLS NO.3

## Most Recent Sale Information

Sold on 09/12/2019 for 310,000 by RODRIGUEZ STEVEN & MICHELLE M (LE).

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	5320/0786
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## Most Recent Permit Information

Permit 09-21617 on 10/15/2009 for \$3,000 category RES. RE-ROOF.

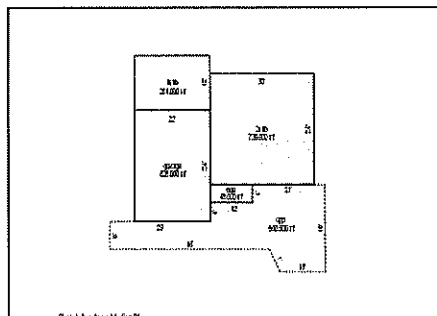
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	134,600	<b>2021 Taxable:</b>	132,428	<b>Acreage:</b>	1.15
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	163.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	380.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,704  
Ground Area: 984  
Garage Area: 528  
Basement Area: 984  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

07/14/2021 3:32 PM

<b>Parcel:</b>	D -04-26-180-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	POIRIER TRAVIS & ASHLEY E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9889 HORSESHOE BEND DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5313/0318	<b>Prev. Taxable Status:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DI
		<b>Neighborhood:</b>	00011 CARRIAGEHILLS

## Mailing Address:

POIRIER TRAVIS & ASHLEY E  
9889 HORSESHOE BEND  
DEXTER MI 48130

## Description:

\*OLD SID - D 04-046-050-00 DE 67-50 LOT 50 CARRIAGE HILLS NO. 2

## Most Recent Sale Information

Sold on 07/23/2019 for 295,000 by SUTHERLAND PETER & MARY CAPLON.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5313/0318

## Most Recent Permit Information

Permit P18-34790 on 01/22/2018 for \$0 category Mechanical.

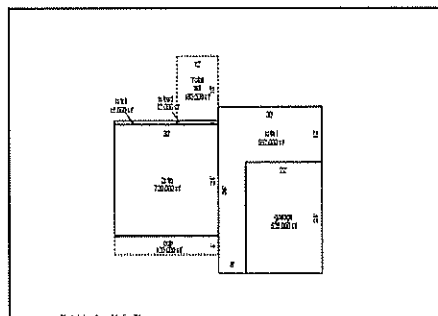
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	153,200	<b>2021 Taxable:</b>	149,666	<b>Acreage:</b>	1.61
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	178.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	373.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: C  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,022  
Ground Area: 1,272  
Garage Area: 528  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Hidden Lake Subdivision ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-276-004	5335 CARRIAGE LANE	05/24/19	\$273,100	WD	03-ARM'S LENGTH	\$273,100	\$141,300	51.74
D-04-25-277-004	9280 FLEMING RD	11/05/19	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,600	39.87
D-04-25-277-004	9280 FLEMING RD	12/21/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$126,300	39.47
D-04-26-130-007	9613 HORSESHOE BEND	08/16/19	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$144,800	43.35
D-04-26-130-010	9765 HORSESHOE BEND	08/21/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,300	46.55
D-04-26-130-012	9790 DAISY LANE	08/12/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,100	42.89
D-04-26-130-019	9600 DAISY LANE	01/17/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$163,900	58.54
D-04-26-132-004	9700 TIMBER HILL CT	09/12/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$125,100	40.35
D-04-26-180-009	9889 HORSESHOE BEND	07/23/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,100	47.83
<b>Totals:</b>			<b>\$2,792,100</b>			<b>\$2,792,100</b>	<b>\$1,265,500</b>	

Sale. Ratio => 45.32  
 Std. Dev. => 6.34

Used Hidden Lakes and Carriage Hills in this analysis. Hidden Lakes had no sales in the time frame used for this study.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$310,007	\$91,001	\$182,099	\$173,814	1.048	1,956	\$93.10	00011	17.3563
\$316,647	\$64,089	\$240,911	\$200,443	1.202	1,554	\$155.03	00011	1.9333
\$316,647	\$64,089	\$255,911	\$200,443	1.277	1,554	\$164.68	00011	5.5501
\$321,358	\$89,819	\$244,181	\$188,307	1.297	1,760	\$138.74	00011	7.5489
\$328,667	\$83,373	\$241,627	\$194,678	1.241	2,012	\$120.09	00011	1.9937
\$327,835	\$78,015	\$271,985	\$198,270	1.372	1,704	\$159.62	00011	15.0565
\$349,935	\$71,946	\$208,054	\$220,626	0.943	2,625	\$79.26	00011	27.8211
\$277,257	\$77,829	\$232,171	\$158,276	1.467	1,704	\$136.25	00011	24.5646
\$315,147	\$94,030	\$200,970	\$175,490	1.145	2,022	\$99.39	00011	7.6031
<b>\$2,863,500</b>		<b>\$2,077,909</b>	<b>\$1,710,347</b>			<b>\$127.35</b>		<b>0.6322</b>
			E.C.F. =>	1.215		Std. Deviation=>	0.16041668	
			Ave. E.C.F. =>	1.221		Ave. Variance=>	12.1586	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class
2 STORY	\$82,398	CARRIAGEHILLS	401
1 STORY	\$63,637	CARRIAGEHILLS	401
1 STORY	\$63,637	CARRIAGEHILLS	401
TRI-LEVEL	\$89,228	CARRIAGEHILLS	401
2 STORY	\$78,055	CARRIAGEHILLS	401
2 STORY	\$78,015	CARRIAGEHILLS	401
2 STORY	\$71,946	CARRIAGEHILLS	401
2 STORY	\$77,829	CARRIAGEHILLS	401
2 STORY	\$94,030	CARRIAGEHILLS	401

9.95607634



Hidden Lakes Subdivision Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-276-004	5335 CARRIAGE LANE	05/24/19	\$273,100	WD	03-ARM'S LENGTH	\$273,100	\$141,300	51.74
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D-04-26-130-007	9613 HORSESHOE BEND	08/16/19	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$144,800	43.35
D-04-26-130-010	9765 HORSESHOE BEND	08/21/19	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$151,300	46.55
D-04-26-130-012	9790 DAISY LANE	08/12/19	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$150,100	42.89
D-04-26-130-019	9600 DAISY LANE	01/17/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$163,900	58.54
D-04-26-132-004	9700 TIMBER HILL CT	09/12/19	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$125,100	40.35
D-04-26-180-009	9889 HORSESHOE BEND	07/23/19	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,100	47.83
<b>Totals:</b>			<b>\$2,792,100</b>			<b>\$2,792,100</b>	<b>\$1,265,500</b>	<b>45.32</b>
							<b>Std. Dev. =&gt;</b>	<b>6.34</b>

Used Hidden Lakes and Carriage Hills in this analysis. Hidden Lakes had no sales in the time frame used for this study.

Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$310,007	\$45,491	\$82,398	193.9	260.0	1.20	1.20	\$235	\$37,815	\$0.87	
\$316,647	\$51,990	\$63,637	149.7	234.0	0.81	0.81	\$347	\$64,504	\$1.48	
\$316,647	\$66,990	\$63,637	149.7	234.0	0.81	0.81	\$447	\$83,114	\$1.91	
\$321,358	\$101,870	\$89,228	209.9	415.0	1.53	1.53	\$485	\$66,408	\$1.52	
\$328,667	\$74,388	\$78,055	183.7	333.0	0.93	0.93	\$405	\$79,730	\$1.83	
\$327,835	\$100,180	\$78,015	183.6	303.0	1.16	1.16	\$546	\$86,736	\$1.99	
\$349,935	\$2,011	\$71,946	169.3	234.0	0.95	0.95	\$12	\$2,128	\$0.05	
\$277,257	\$110,572	\$77,829	183.1	380.0	1.15	1.15	\$604	\$96,401	\$2.21	
\$315,147	\$73,883	\$94,030	221.2	373.0	1.61	1.61	\$334	\$45,776	\$1.05	
<b>\$2,863,500</b>	<b>\$627,375</b>	<b>\$698,775</b>	<b>1,644.2</b>		<b>10.14</b>	<b>10.14</b>				
Average		Average		Average		Average		Average		
per FF=>		\$382		per Net Acre=>		61,853.00		per SqFt=>		\$1.42

Actual Front	ECF Area	Liber/Page	Land Table	Class
189.00	00011	5306/0178	CARRIAGEHILLS	401
150.00	00011	5329/0152	CARRIAGEHILLS	401
150.00	00011	5398/0328	CARRIAGEHILLS	401
160.00	00011	5317/0091	CARRIAGEHILLS	401
223.00	00011	5319/0461	CARRIAGEHILLS	401
165.00	00011	5315/0469	CARRIAGEHILLS	401
178.00	00011	5338/0371	CARRIAGEHILLS	401
163.00	00011	5320/0786	CARRIAGEHILLS	401
178.00	00011	5313/0318	CARRIAGEHILLS	401

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