

10

Neighborhoods Used: 00011.CARRIAGEHILLS

9604 HORSESHOE BEND

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-131-008	02/25/2022 00011	401	325,000	69,035
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	73	255,965	197,623
				E.C.F.
				1.295



9780 FOXWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-160-003	01/21/2022 00011	401	350,000	93,008
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	63	256,992	162,838
				E.C.F.
				1.578



9359 CHESTNUT CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-180-013	07/29/2021 00011	401	400,000	65,605
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	63	334,395	202,937
				E.C.F.
				1.648



9280 FLEMING RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-25-277-004	12/21/2020 00011	401	320,000	58,087
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	68	261,913	219,130
				E.C.F.
				1.195



9810 FOXWAY CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-26-160-004	10/23/2020 00011	401	295,000	77,698
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	73	217,302	330,235
				E.C.F.
				0.658



Neighborhoods Used: 00011.CARRIAGEHILLS

	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	219,130	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	527,858	365,775	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 : 1,112,764
 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

	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	261,913	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	473,267	591,387	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 : 1,326,567
 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

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
5	1	20.64	29.52	1.024
After Application of E.C.F.s		10.86	16.08	1.005

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.195(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)	0.897(2)	1.617(2)	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. : 1.192 (5)
 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

07/13/2022 2:11 PM

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

Mailing Address:	Description:
BELL JAMES A & AMANDA M 9280 FLEMING RD DEXTER MI 48130	*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
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Most Recent Permit Information

None Found

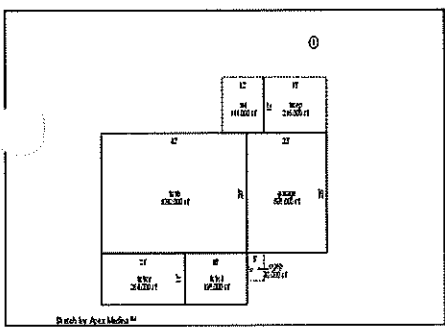
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	154,300	2022 Taxable:	154,300	Acreage:	0.81
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	234.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1965
 Occupancy: Single Family
 Class: C
 Style: 1 STORY
 Exterior: Brick/Siding
 % Good (Physical): 68
 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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:11 PM

Parcel:	D -04-26-131-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURDZINSKI CARRIE E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9604 HORSESHOE BEND DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5475/0588	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Electric, Gas	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Rolling	MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS
Mailing Address:		Description:	
BURDZINSKI CARRIE E		*OLD SID - D 04-047-094-00 DE 68-94 LOT 94 CARRIAGE HILLS NO.3	
9604 HORSESHOE BEND			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 02/25/2022 for 325,000 by ANDREOLI DIANE (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5475/0588

Most Recent Permit Information

Permit 484956431 on 04/10/2013 for \$0 category SHED.

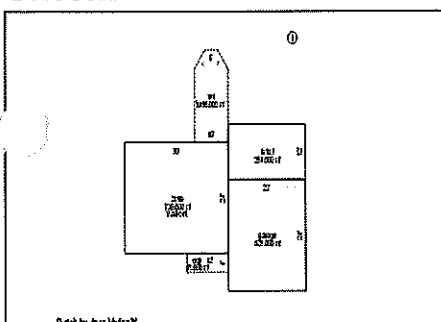
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	147,400	2022 Taxable:	94,518	Acreage:	1.03
Zoning:	RR	Land Value:	Tentative	Frontage:	165.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	273.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:11 PM

Parcel:	D -04-26-160-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MOTT JENNA & AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9780 FOXWAY CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5467/0086	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
Mailing Address:		Neighborhood:	00011 CARRIAGEHILLS
Description:	*OLD SID - D 04-046-063-00 DE 67-63 LOT 63 CARRIAGE HILLS NO. 2		

MOTT JENNA & AARON
9780 FOXWAY CT
DEXTER MI 48130

Most Recent Sale Information

Sold on 01/21/2022 for 350,000 by NEWELL KEVIN & GINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5467/0086

Most Recent Permit Information

None Found

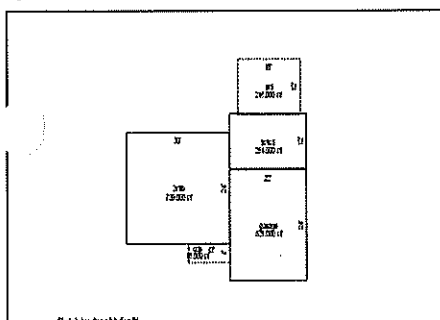
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	139,700	2022 Taxable:	90,692	Acreage:	2.03
Zoning:	RR	Land Value:	Tentative	Frontage:	135.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	308.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
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: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:11 PM

Parcel:	D -04-26-160-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SAINT JOHNS GLEN N & AMBER C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9810 FOXWAY CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5388/0746	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
Mailing Address:		Neighborhood:	00011 CARRIAGEHILLS
Description:	*OLD SID - D 04-046-062-00 DE 67-62 LOT 62 CARRIAGE HILLS NO. 2		

Most Recent Sale Information

Sold on 10/23/2020 for 295,000 by ATWELL WILLIAM S & KRISTEN J.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5388/0746

Most Recent Permit Information

Permit PM22-0040 on 01/28/2022 for \$0 category Mechanical.

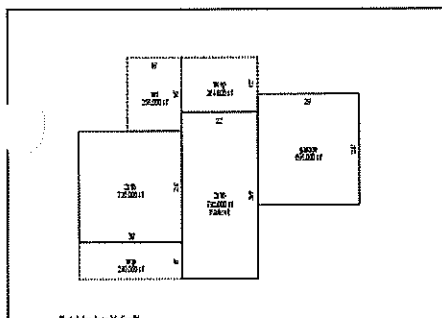
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	227,400	2022 Taxable:	227,400	Acreage:	1.59
Zoning:	RR	Land Value:	Tentative	Frontage:	113.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	327.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,024
Ground Area: 1,512
Garage Area: 696
Basement Area: 1,512
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:11 PM

Parcel:	D -04-26-180-013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BAUER JAMES & KELLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9359 CHESTNUT CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5438/0237	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:	00011 CARRIAGEHILLS
Mailing Address:		Description:	
BAUER JAMES & KELLY		*OLD SID - D 04-045-019-00 DE 66-19 LOT 19 CARRIAGE HILLS	
9359 CHESTNUT CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 07/29/2021 for 400,000 by DELAPENA JESSICA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5438/0237

Most Recent Permit Information

Permit 01-01358 on 05/14/2001 for \$20,000 category RES. ADD/ALTER/REPAIR.

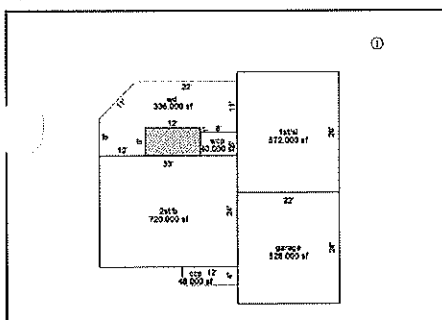
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	149,000	2022 Taxable:	149,000	Acreage:	1.21
Zoning:	RR	Land Value:	Tentative	Frontage:	81.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	249.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,012
Ground Area: 1,292
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Sketch



Carriage Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-277-004	9280 FLEMING RD	12/21/20	\$320,000	WD	03-ARMY'S LENGTH	\$320,000	\$126,300	39.47
D-04-26-131-008	9604 HORSESHOE BEND	02/25/22	\$325,000	WD	03-ARMY'S LENGTH	\$325,000	\$147,000	45.23
D-04-26-160-003	9780 FOXWAY CT	01/21/22	\$350,000	WD	03-ARMY'S LENGTH	\$350,000	\$141,500	40.43
D-04-26-160-004	9810 FOXWAY CT	10/23/20	\$295,000	WD	03-ARMY'S LENGTH	\$295,000	\$234,400	79.46
D-04-26-180-013	9359 CHESTNUT CIRCLE	07/29/21	\$400,000	WD	03-ARMY'S LENGTH	\$400,000	\$148,600	37.15
Totals:			\$1,690,000			\$1,690,000	\$797,800	
						Sale. Ratio =>		47.21
						Std. Dev. =>		17.64

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$332,000	\$58,087	\$261,913	\$219,130	1.195	1,554	\$168.54	00011	7.9654
\$316,064	\$69,035	\$255,965	\$197,623	1.295	1,704	\$150.21	00011	2.0326
\$296,556	\$93,008	\$256,992	\$162,838	1.578	1,704	\$150.82	00011	30.3311
\$490,492	\$77,698	\$217,302	\$330,235	0.658	3,024	\$71.86	00011	61.6870
\$319,276	\$65,605	\$334,395	\$202,937	1.648	2,012	\$166.20	00011	37.2887
\$1,754,388		\$1,326,567	\$1,112,764			\$141.53		8.2755
				E.C.F. =>	1.192	Std. Deviation=>	0.393169	
				Ave. E.C.F. =>	1.275	Ave. Variance=>	27.8609	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building	Depr.
1 STORY	\$57,647	CARRIAGEHILLS	401		68
2 STORY	\$66,880	CARRIAGEHILLS	401		73
2 STORY	\$93,008	CARRIAGEHILLS	401		63
2 STORY	\$77,698	CARRIAGEHILLS	401		73
2 STORY	\$64,838	CARRIAGEHILLS	401		63

21.85357547

Carriage Hills Land Value Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-25-277-001	5350 DEXTER PINKNEY RD	06/24/21	\$70,000	WD	03-ARMI'S LENGTH	\$70,000	\$48,300	69.00
D-04-25-277-004	9280 FLEMING RD	12/21/20	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$126,300	39.47
D-04-26-131-008	9604 HORSESHOE BEND	02/25/22	\$325,000	WD	03-ARMI'S LENGTH	\$325,000	\$147,000	45.23
D-04-26-160-003	9780 FOXWAY CT	01/21/22	\$350,000	WD	03-ARMI'S LENGTH	\$350,000	\$141,500	40.43
D-04-26-180-013	9359 CHESTNUT CIRCLE	07/29/21	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$148,600	37.15
Totals:			\$1,465,000			\$1,465,000	\$611,700	
							Sale. Ratio =>	41.75
							Std. Dev. =>	13.05

Cur. Appraisal	Land Residual	Est. Land Value	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$201,449	(\$44,574)	\$86,875	225.6	246.0	1.32	1.32	(\$198)	(\$33,794)	(\$0.78)
\$332,000	\$45,647	\$57,647	149.7	234.0	0.81	0.81	\$305	\$56,634	\$1.30
\$316,064	\$75,816	\$66,880	173.7	273.0	1.03	1.03	\$436	\$73,323	\$1.68
\$296,556	\$146,452	\$93,008	241.6	308.0	2.03	2.03	\$606	\$72,179	\$1.66
\$319,276	\$145,562	\$64,838	168.4	249.0	1.21	1.21	\$864	\$120,101	\$2.76
\$1,465,345	\$368,903	\$369,248	959.1		6.40	6.40			
Average									
per FF=>			\$385		per Net Acre=>	57,641.09		Average	
								per SqFt=>	\$1.32

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
285.00	00011	5436/0640	CARRIAGEHILLS	401	CARRIAGE HILLS
150.00	00011	5398/0328	CARRIAGEHILLS	401	CARRIAGE HILLS
165.00	00011	5475/0588	CARRIAGEHILLS	401	CARRIAGE HILLS
135.00	00011	5467/0086	CARRIAGEHILLS	401	CARRIAGE HILLS
81.00	00011	5438/0237	CARRIAGEHILLS	401	CARRIAGE HILLS