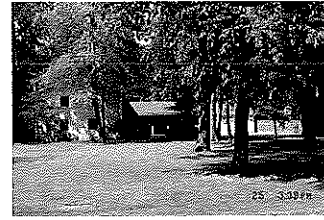


10A

Neighborhoods Used: 00065.RAMBLING OAKS/STOFER COURT

14420 FOREST CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-325-001	06/29/2020 00065	401	350,000	55,540	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	69	294,460	332,479	0.886



14413 STOFER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-300-016	04/14/2020 00065	401	335,000	57,548	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	74	277,452	270,349	1.026



Neighborhoods Used: 00065.RAMBLING OAKS/STOFER COURT

	Single Family Computed Costs by Manual					
	<<<<<<<<<					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	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	270,349	0	0	0
2 STORY	0	0	0	332,479	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 : 602,828  
 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					
	<<<<<<<<<					>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	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	277,452	0	0	0
2 STORY	0	0	0	294,460	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 : 571,912  
 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		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	0	5.86	8.80	0.999
After Application of E.C.F.s		0.00	0.00	1.000

	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)	1.000( 0)	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)	1.026( 1)	1.000( 0)	1.000( 0)	1.000( 0)
2 STORY	1.000( 0)	1.000( 0)	1.000( 0)	0.886( 1)	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. : 0.949 (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\*\*\*

07/27/2022 3:29 PM

**Parcel:** D -04-19-325-001  
**Owner's Name:** BOONSTRA ANNA K & TUCKER M  
**Property Address:** 14420 FOREST CT  
CHELSEA, MI 48118  
**Liber/Page:** 5364/0708  
**Split:** //  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Level

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81040 CHELSEA SCHOOL DISTRICT  
**Neighborhood:** 00065 RAMBLING OAKS/STOFER COURT

**Mailing Address:** BOONSTRA ANNA K & TUCKER M  
14420 FOREST COURT  
CHELSEA MI 48118  
**Description:** LOT 1 RAMBLING OAKS

## Most Recent Sale Information

Sold on 06/29/2020 for 350,000 by STEELE THOMAS M & SARAH J.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5364/0708

## Most Recent Permit Information

None Found

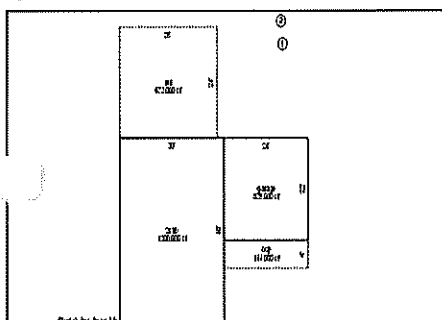
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	210,700	<b>2022 Taxable:</b>	201,848	<b>Acreage:</b>	1.05
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	150.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	306.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1989  
Occupancy: Single Family  
Class: C+5  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 2,400  
Ground Area: 1,200  
Garage Area: 2,544  
Basement Area: 1,200  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Rambling Oaks Stofer Court ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-300-016	14413 STOFER CT	04/14/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,800	34.87
D-04-19-325-001	14420 FOREST CT	06/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,000	52.00
<b>Totals:</b>			<b>\$685,000</b>			<b>\$685,000</b>	<b>\$298,800</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.62</b>
							<b>Std. Dev. =&gt;</b>	<b>12.12</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$387,374	\$57,548	\$277,452	\$270,349	1.026	2,064	\$134.42	00065	7.0311
\$461,164	\$55,540	\$294,460	\$332,479	0.886	2,400	\$122.69	00065	7.0311
\$848,538		\$571,912	\$602,828			\$128.56		
				E.C.F. =>		Std. Deviation=>		0.09943476
				Ave. E.C.F. =>		Ave. Variance=>		7.0311 Coefficient of Var=>
				0.956				



Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
1.75 STORY		\$55,370	No	/ /		RAMBLING OAKS/STOFFER COURT	401
2 STORY		\$55,540	No	/ /		RAMBLING OAKS/STOFFER COURT	401

7.355000474

Building Depr.

74

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Rambling Oaks Stofer Court Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-300-016	14413 STOFER CT	04/14/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$116,800	34.87
D-04-19-325-001	14420 FOREST CT	06/29/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,000	52.00
<b>Totals:</b>			<b>\$685,000</b>			<b>\$685,000</b>	<b>\$298,800</b>	
							Sale. Ratio =>	43.62
							Std. Dev. =>	12.12



Actual Front	ECF Area	Liber/Page	Land Table	Class
150.00	00065	5354/0653	RAMBLING OAKS/STOFER COURT	401
150.00	00065	5364/0708	RAMBLING OAKS/STOFER COURT	401

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