

11

Neighborhoods Used: 00012.INVERNESS WOODS

13366 REDMONDS HILL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-022 09/02/2021 00012 407 425,000 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 86 383,400 402,338 0.953



6396 WOODVINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-040 07/09/2021 00012 407 461,000 41,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 84 419,300 400,714 1.046



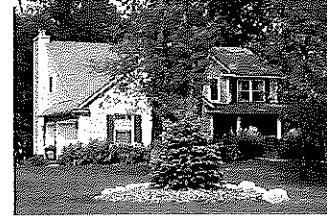
6626 WOODVINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-013 05/28/2021 00012 407 549,900 44,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 83 505,400 502,577 1.006



13497 REDMONDS HILL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-033 12/18/2020 00012 407 487,450 43,900
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 84 443,550 504,313 0.880



13450 REDMONDS HILL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-019 12/17/2020 00012 407 429,900 44,167
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 385,733 370,798 1.040



6526 WOODVINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-035 11/10/2020 00012 407 425,000 41,600
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 85 383,400 436,516 0.878



6385 WOODVINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-043 10/23/2020 00012 407 415,000 41,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 84 373,500 396,041 0.943



13693 W QUAIL HOLLOW CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
D -04-19-110-063 07/31/2020 00012 407 415,000 46,797
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 84 368,203 418,443 0.880



Neighborhoods Used: 00012.INVERNESS WOODS

13243 REDMONDS HILL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -19-110-027	07/31/2020 00012	407	409,150	46,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	362,550	397,261	0.913



6419 STILLWATER DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-19-110-055	05/28/2020 00012	407	495,000	47,200	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	84	447,800	580,444	0.771



13778 RIKER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-20-200-040	04/29/2020 00012	401	434,000	83,298	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	86	350,702	426,733	0.822



Neighborhoods Used: 00012.INVERNESS WOODS

	Single Family Computed Costs by Manual					
	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	402,338	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	0	0	0	0
2 STORY	0	4,433,841	0	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 : 4,836,180
 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					
	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	383,400	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	0	0	0	0
2 STORY	0	4,040,138	0	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 : 4,423,538
 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
11	0	6.66	8.20	1.000
After Application of E.C.F.s		6.33	8.11	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)	0.953(1)	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)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	0.911(10)	1.000(0)	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. : 0.915 (11)
 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 2:29 PM

Parcel:	D -04-19-110-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SMITH JERRY W & DEBORAH M REV TR	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6626 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	5478/0544	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:	Gov. Unit:	04 DEXTER TOWNSHIP
SMITH JERRY W & DEBORAH M REV TRUST	M.D. L4153 P988 UNIT 13 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	MAP #	DAFD
SMITH JOHN G		School:	81040 CHELSEA SCHOOL DISTRICT
822 ASA GRAY DRIVE		Neighborhood:	00012 INVERNESS WOODS
ANN ARBOR MI 48105			

Most Recent Sale Information

Sold on 04/05/2022 for 0 by SMITH JERRY W & DEBORAH M REV TRUST.

Terms of Sale: 09-FAMILY **Liber/Page:** 5478/0544

Most Recent Permit Information

Permit 11-23702 on 08/25/2011 for \$1,500 category RES. DECK CONSTRUCTION.

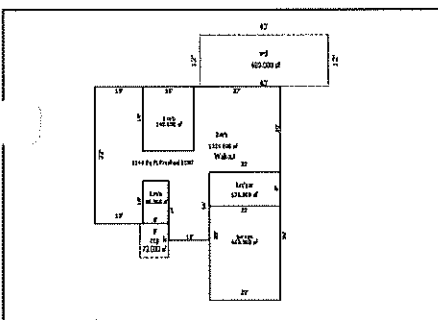
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	249,200	2022 Taxable:	249,200	Acreage:	1.30
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 3,144
Ground Area: 1,644
Garage Area: 660
Basement Area: 1,644
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-019	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DEL VALLE JOHN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13450 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5394/0740	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	11/06/2002	MAP #	DAFD
Active:	Active	School:	81040 CHELSEA SCHOOL DISTRICT
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	Neighborhood:	00012 INVERNESS WOODS
Topography:	Rolling, Landscaped		
Mailing Address:		Description:	
DEL VALLE JOHN		M.D. L4153 P988 UNIT 19 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	
13450 REDMONDS HILL CT			
CHELSEA MI 48118			

Most Recent Sale Information

Sold on 12/17/2020 for 429,900 by LACASSE RANDALL L & CAROL A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5394/0740

Most Recent Permit Information

Permit P12-24759 on 06/07/2012 for \$0 category MECHANICAL.

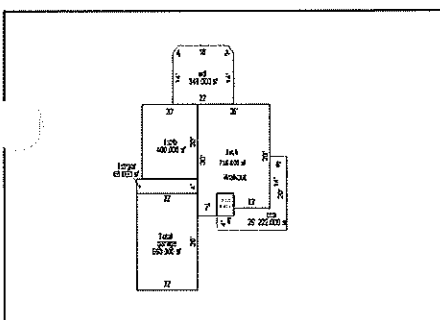
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	189,500	2022 Taxable:	189,500	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 4 Half Baths: 0
Floor Area: 1,960
Ground Area: 1,154
Garage Area: 660
Basement Area: 1,154
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS		
Owner's Name:	SPIEWAK ARIANA NICOLE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS		
Property Address:	13366 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status	TAXABLE		
Liber/Page:	5446/0350	Created:	11/06/2002	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Active:	Active	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		MAP #	DAFD	
Topography:	Rolling, Landscaped, GENERATOR		School:	81040 CHELSEA SCHOOL DISTRICT	
Mailing Address:			Neighborhood:	00012 INVERNESS WOODS	
Description:	M.D. L4153 P988 UNIT 22 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;				

Most Recent Sale Information

Sold on 09/02/2021 for 425,000 by LAMORTE VIVIAN I. TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5446/0350

Most Recent Permit Information

Permit 08-20143 on 07/22/2008 for \$0 category MECHANICAL.

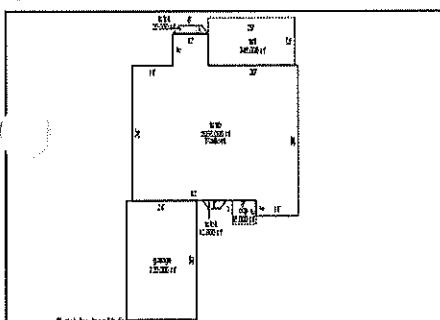
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	202,400	2022 Taxable:	202,400	Acreage:	1.01
 zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,088
Ground Area: 2,056
Garage Area: 720
Basement Area: 2,056
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-027	Current Class:	407.RESIDENTIAL CONDOMINIUMS		
Owner's Name:	HEISS JAMES A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS		
Property Address:	13243 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status:	TAXABLE		
Liber/Page:	5377/0677	Created:	11/06/2002	Prev. Taxable Stat:	TAXABLE
Split:	11/06/2002	Active:	Active	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		MAP #:	DAFD	
Topography:	Rolling, Landscaped		School:	81040 CHELSEA SCHOOL DISTRICT	
Mailing Address:			Neighborhood:	00012 INVERNESS WOODS	
Description:	M.D. L4153 P988 UNIT 27 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;				

Most Recent Sale Information

Sold on 07/31/2020 for 409,150 by BARNES MATTHEW B & JOELEN M TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5377/0677

Most Recent Permit Information

Permit 04-10115 on 07/06/2004 for \$150,000 category RES. NEW CONSTRUCTION.

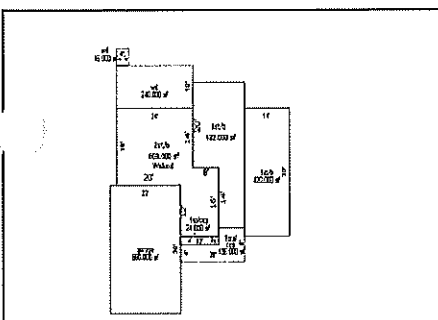
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	202,700	2022 Taxable:	202,700	Acreage:	1.51
 zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000 (Cond. 1st)	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,092
Ground Area: 1,460
Garage Area: 660
Basement Area: 1,460
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-033	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	NYE PAUL & LINDA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13497 REDMONDS HILL CT CHELSEA, MI 48118	Taxable Status:	TAXABLE
		Prev. Taxable Stat:	TAXABLE
Liber/Page:	5394/0742	Gov. Unit:	04 DEXTER TOWNSHIP
Split:	11/06/2002	MAP #:	DAFD
	Created: 11/06/2002	School:	81040 CHELSEA SCHOOL DISTRICT
	Active: Active	Neighborhood:	00012 INVERNESS WOODS
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:		
NYE PAUL & LINDA	M.D. L4153 P988 UNIT 33 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200		
13497 REDMONDS HILL CT	-029;		
CHELSEA MI 48118			

Most Recent Sale Information

Sold on 12/18/2020 for 487,450 by JONES ROBERT M & VIRGINIA D.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5394/0742

Most Recent Permit Information

Permit P21-41961 on 10/19/2021 for \$0 category Electrical.

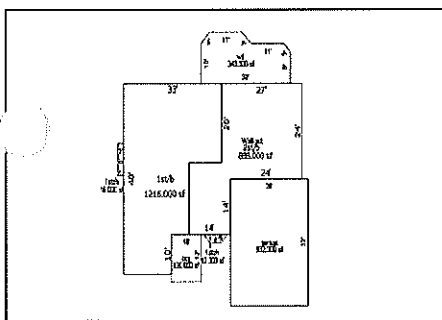
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	249,600	2022 Taxable:	249,600	Acreage:	1.24
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 3,020
Ground Area: 2,104
Garage Area: 832
Basement Area: 2,104
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-035	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HERZOG MARK P & PAMELA J TRUST	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6526 WOODVINE DR CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5397/0673	Prev. Taxable Stat:	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00012 INVERNESS WOODS
Description:	M.D. L4153 P988 UNIT 35 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 11/10/2020 for 425,000 by BECKER MARK & PATIENCE J TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5397/0673

Most Recent Permit Information

Permit P21-41895 on 10/06/2021 for \$0 category Electrical.

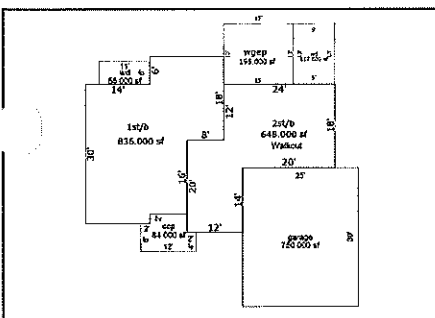
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	217,900	2022 Taxable:	217,900	Acreage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,132
Ground Area: 1,484
Garage Area: 750
Basement Area: 1,484
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-040	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MUNOZ ARMANDO & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6396 WOODVINE DR CHELSEA, MI 48118	Taxable Status:	TAXABLE
		Prev. Taxable Stat:	TAXABLE
Liber/Page:	5435/0222	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:		
MUNOZ ARMANDO & SARAH 6396 WOODVINE DR CHELSEA MI 48118	M.D. L4153 P988 UNIT 40 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 07/09/2021 for 461,000 by GORENFLO JOHN B & JUDITH M.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5435/0222

Most Recent Permit Information

Permit P21-40391 on 01/05/2021 for \$0 category Mechanical.

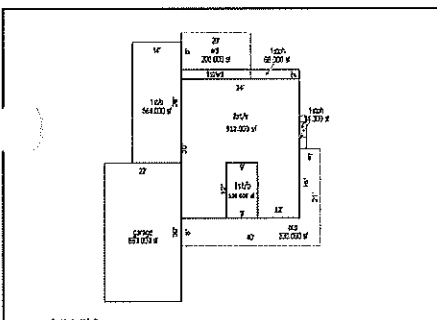
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	201,800	2022 Taxable:	201,800	Acreage:	1.02
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Sliding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,378
Ground Area: 1,384
Garage Area: 660
Basement Area: 1,384
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-043	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HAMILTON URIAH & VU SUZANNE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6385 WOODVINE DR CHELSEA, MI 48118	Taxable Status	TAXABLE
Liber/Page:	5388/0564	Created:	11/06/2002
Split:	11/06/2002	Active:	Active
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Rolling, Landscaped	MAP #	DAFD
Mailing Address:		School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Description:	M.D. L4153 P988 UNIT 43 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 10/23/2020 for 415,000 by WALKER LARRY A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5388/0564

Most Recent Permit Information

Permit 03-07584 on 09/02/2003 for \$150,000 category RES. NEW CONSTRUCTION.

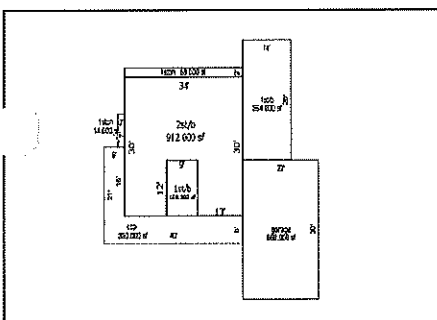
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	199,600	2022 Taxable:	199,600	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,378
Ground Area: 1,384
Garage Area: 660
Basement Area: 1,384
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-055	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	CIGAN CHRISTIAN G & LAURIE A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6419 STILLWATER DR CHELSEA, MI 48118	Taxable Status:	TAXABLE
		Prev. Taxable Stat:	TAXABLE
Liber/Page:	5358/0458	Gov. Unit:	04 DEXTER TOWNSHIP
Split:	11/06/2002	MAP #:	DAFD
		School:	81040 CHELSEA SCHOOL DISTRICT
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.		
Topography:	Rolling, Landscaped		
Mailing Address:	Description:		
CIGAN CHRISTIAN G & LAURIE A 6419 STILLWATER DR CHELSEA MI 48118	M.D. L4153 P988 UNIT 55 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;		

Most Recent Sale Information

Sold on 05/28/2020 for 495,000 by SIMONOV ANDREI Y.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5358/0458

Most Recent Permit Information

Permit P18-35448 on 05/17/2018 for \$0 category Mechanical.

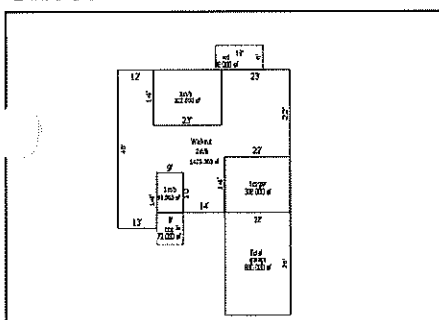
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	285,700	2022 Taxable:	285,700	Acreage:	1.57
 zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,560
Ground Area: 1,832
Garage Area: 880
Basement Area: 1,832
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel:	D -04-19-110-063	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DEWEY DANIEL & JENNIFER	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	13693 W QUAIL HOLLOW CT CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5368/0508	Prev. Taxable Stat:	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Underground Utils.	MAP #:	DAFD
Topography:	Rolling, Landscaped	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00012 INVERNESS WOODS
Mailing Address:		Description:	
DEWEY DANIEL & JENNIFER 13693 W QUAIL HOLLOW CT CHELSEA MI 48118		M.D. L4153 P988 UNIT 63 INVERNESS WOODS SPLIT ON 08/26/2002 FROM D -04-19-100-001D -04-18-400-005D -04-20-200-029;	

Most Recent Sale Information

Sold on 07/31/2020 for 415,000 by HARMES MICHAEL & KATHRYN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5368/0508

Most Recent Permit Information

Permit P18-34868 on 02/06/2018 for \$0 category Electrical.

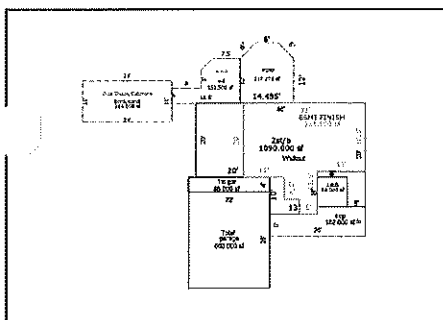
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	212,100	2022 Taxable:	212,100	Acreage:	1.00
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,332
Ground Area: 1,154
Garage Area: 660
Basement Area: 1,154
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 2:29 PM

Parcel: D -04-20-200-040
Owner's Name: SUMINSKI JASON M & MANDY
Property Address: 13778 RIKER RD
CHELSEA, MI 48118
Liber/Page: 5355/0046
Split: 08/31/2004
Created: 08/31/2004
Active: Active
Public Impr.: Dirt Road, Electric, Gas
Topography: Rolling, Wooded

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: 00012 INVERNESS WOODS

Mailing Address:

SUMINSKI JASON M & MANDY
13778 RIKER RD
CHELSEA MI 48118

Description:

BNDRY ADJ 10/14/04 DE 20-5F-3C-1B-1 PCL "B" COM AT NW COR SEC 20, TH N 88-51-32 E 1291.57 FT, TH S 00-32-19 E 1189.54 FT, TH S 88-31-33 W 300.00 FT, TH S 00-15-47 E 260.47 FT, TH N 78-23-07 W 293.22 FT TO POB, TH CONT N 78-23-07 W 222.34 FT, TH N 11-53-45 E 446.71 FT, TH S 88-56-40 E 147.02 FT, TH S 73-03-24 E 81.08 FT, TH S 12-14-33 W 466.15 FT TO POB. PT OF NW 1/4 SEC 20, T1S-R4E. 2.38 AC. SPLIT ON 06/17/2004 FROM D -04-20-200-038;

Most Recent Sale Information

Sold on 04/29/2020 for 434,000 by DEPAOLI KIMBERLEE A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5355/0046

Most Recent Permit Information

Permit P21-41552 on 08/09/2021 for \$0 category Electrical.

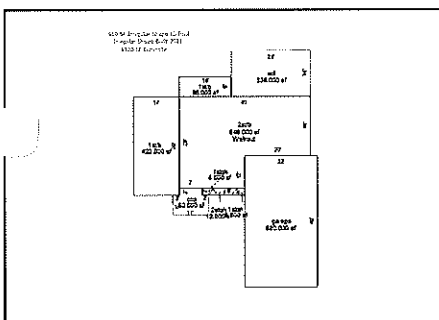
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	233,000	2022 Taxable:	233,000	Acreage:	2.38
 zoning:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,446
Ground Area: 1,462
Garage Area: 880
Basement Area: 1,462
Basement Walls:
Estimated TCV: Tentative

Sketch



Inverness Woods ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-110-013	6626 WOODVINE DR	05/28/21	\$549,900	WD	03-ARMIS LENGTH	\$549,900	\$248,400	45.17
D-04-19-110-019	13450 REDMONDS HILL CT	12/17/20	\$429,900	WD	03-ARMIS LENGTH	\$429,900	\$181,000	42.10
D-04-19-110-022	13366 REDMONDS HILL CT	09/02/21	\$425,000	WD	03-ARMIS LENGTH	\$425,000	\$202,200	47.58
D-04-19-110-027	13243 REDMONDS HILL CT	07/31/20	\$409,150	WD	03-ARMIS LENGTH	\$409,150	\$197,800	48.34
D-04-19-110-033	13497 REDMONDS HILL CT	12/18/20	\$487,450	WD	03-ARMIS LENGTH	\$487,450	\$243,800	50.02
D-04-19-110-035	6526 WOODVINE DR	11/10/20	\$425,000	WD	03-ARMIS LENGTH	\$425,000	\$204,100	48.02
D-04-19-110-040	6396 WOODVINE DR	07/09/21	\$461,000	WD	03-ARMIS LENGTH	\$461,000	\$200,000	43.38
D-04-19-110-043	6385 WOODVINE DR	10/23/20	\$415,000	WD	03-ARMIS LENGTH	\$415,000	\$194,700	46.92
D-04-19-110-055	6419 STILLWATER DR	05/28/20	\$495,000	WD	03-ARMIS LENGTH	\$495,000	\$278,800	56.32
D-04-19-110-063	13693 W QUAIL HOLLOW CT	07/31/20	\$415,000	WD	03-ARMIS LENGTH	\$415,000	\$206,700	49.81
D-04-20-200-040	13778 RIKER RD	04/29/20	\$434,000	WD	03-ARMIS LENGTH	\$434,000	\$211,900	48.82
Totals:			\$4,946,400			\$4,946,400	\$2,369,400	
						Sale. Ratio =>		47.90
						Std. Dev. =>		3.78

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$542,051	\$44,500	\$505,400	\$502,577	1.006	3,144	\$160.75	00012	8.4528
\$411,257	\$44,167	\$385,733	\$370,798	1.040	1,960	\$196.80	00012	11.9188
\$439,915	\$41,600	\$383,400	\$402,338	0.953	2,088	\$183.62	00012	3.1839
\$439,888	\$46,600	\$362,550	\$397,261	0.913	2,092	\$173.30	00012	0.8465
\$543,170	\$43,900	\$443,550	\$504,313	0.880	3,020	\$146.87	00012	4.1577
\$473,751	\$41,600	\$383,400	\$436,516	0.878	2,132	\$179.83	00012	4.2772
\$438,407	\$41,700	\$419,300	\$400,714	1.046	2,378	\$176.32	00012	12.5292
\$433,581	\$41,500	\$373,500	\$396,041	0.943	2,378	\$157.06	00012	2.1993
\$621,840	\$47,200	\$447,800	\$580,444	0.771	3,560	\$125.79	00012	14.9612
\$461,056	\$46,797	\$368,203	\$418,443	0.880	2,332	\$157.89	00012	4.1155
\$505,764	\$83,298	\$350,702	\$426,733	0.822	2,446	\$143.38	00012	9.9260
\$5,310,680		\$4,423,538	\$4,836,180			\$163.78		0.6414
			E.C.F. =>	0.915		Std. Deviation=>	0.08723882	
			Ave. E.C.F. =>	0.921		Ave. Variance=>	6.9607	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building	Depr.
2 STORY	\$43,000	INVERNESS WOODS	407		83
2 STORY	\$40,000	INVERNESS WOODS	407		85
1 STORY	\$40,100	INVERNESS WOODS	407		86
2 STORY	\$45,100	INVERNESS WOODS	407		84
2 STORY	\$42,400	INVERNESS WOODS	407		84
2 STORY	\$40,100	INVERNESS WOODS	407		85
2 STORY	\$40,200	INVERNESS WOODS	407		84
2 STORY	\$40,000	INVERNESS WOODS	407		84
2 STORY	\$45,700	INVERNESS WOODS	407		84
2 STORY	\$40,000	INVERNESS WOODS	407		84
2 STORY	\$53,800	INVERNESS WOODS	401		86

7.557068538

Inverness Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-19-110-013	6626 WOODVINE DR	05/28/21	\$549,900	WD	03-ARMIS LENGTH	\$549,900	\$248,400	45.17
D-04-19-110-019	13450 REDMONDS HILL CT	12/17/20	\$429,900	WD	03-ARMIS LENGTH	\$429,900	\$181,000	42.10
D-04-19-110-022	13366 REDMONDS HILL CT	09/02/21	\$425,000	WD	03-ARMIS LENGTH	\$425,000	\$202,200	47.58
D-04-19-110-027	13243 REDMONDS HILL CT	07/31/20	\$409,150	WD	03-ARMIS LENGTH	\$409,150	\$197,800	48.34
D-04-19-110-033	13497 REDMONDS HILL CT	12/18/20	\$487,450	WD	03-ARMIS LENGTH	\$487,450	\$243,800	50.02
D-04-19-110-035	6526 WOODVINE DR	11/10/20	\$425,000	WD	03-ARMIS LENGTH	\$425,000	\$204,100	48.02
D-04-19-110-040	6396 WOODVINE DR	07/09/21	\$461,000	WD	03-ARMIS LENGTH	\$461,000	\$200,000	43.38
D-04-19-110-043	6385 WOODVINE DR	10/23/20	\$415,000	WD	03-ARMIS LENGTH	\$415,000	\$194,700	46.92
D-04-19-110-055	6419 STILLWATER DR	05/28/20	\$495,000	WD	03-ARMIS LENGTH	\$495,000	\$278,800	56.32
D-04-19-110-063	13693 W QUAIL HOLLOW CT	07/31/20	\$415,000	WD	03-ARMIS LENGTH	\$415,000	\$206,700	49.81
D-04-20-200-040	13778 RIKER RD	04/29/20	\$434,000	WD	03-ARMIS LENGTH	\$434,000	\$211,900	48.82
Totals:			\$4,946,400			\$4,946,400	\$2,369,400	47.90
								3.78

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$542,051	\$50,849	\$43,000	1.30	1.30	\$39,115	\$0.90	00012	5427/0693
\$411,257	\$58,643	\$40,000	1.00	1.00	\$58,643	\$1.35	00012	5394/0740
\$439,915	\$25,185	\$40,100	1.01	1.01	\$24,936	\$0.57	00012	5446/0350
\$439,888	\$14,362	\$45,100	1.51	1.51	\$9,511	\$0.22	00012	5377/0677
\$543,170	(\$13,320)	\$42,400	1.24	1.24	(\$10,742)	(\$0.25)	00012	5394/0742
\$473,751	(\$8,651)	\$40,100	1.01	1.01	(\$8,565)	(\$0.20)	00012	5397/0673
\$438,407	\$62,793	\$40,200	1.02	1.02	\$61,562	\$1.41	00012	5435/0222
\$433,581	\$21,419	\$40,000	1.00	1.00	\$21,419	\$0.49	00012	5388/0564
\$621,840	(\$81,140)	\$45,700	1.57	1.57	(\$51,682)	(\$1.19)	00012	5358/0458
\$461,056	(\$6,056)	\$40,000	1.00	1.00	(\$6,056)	(\$0.14)	00012	5368/0508
\$505,764	(\$17,964)	\$53,800	2.38	2.38	(\$7,548)	(\$0.17)	00012	5355/0046
\$5,310,680	\$106,120	\$470,400	14.04	14.04	Average	Average	Average	
			per FF=>	per Net Acre=>	7,558.40	per SqFt=>	\$0.17	

0

0

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