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03:42 PM

DB: Dexter Twp 2023

Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

3279 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-310-001	03/29/2022 00007	401	535,000	72,662
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	462,338	327,911
				E.C.F.
				1.410



8952 E STONEYFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-410-008	07/23/2021 00007	407	460,000	69,563
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	390,437	301,829
				E.C.F.
				1.294



3345 FIELDSTONE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-300-055	07/09/2021 00007	401	470,000	68,800
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	95	401,200	371,805
				E.C.F.
				1.079



3029 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-385-005	02/05/2021 00007	407	485,000	71,485
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	86	413,515	397,134
				E.C.F.
				1.041



85 STARFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-410-015	12/01/2020 00007	407	405,500	68,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	76	337,000	243,362
				E.C.F.
				1.385



3137 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-385-013	10/28/2020 00007	407	419,000	68,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	91	350,400	313,121
				E.C.F.
				1.119



8695 E STONEYFIELD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-400-028	09/25/2020 00007	401	425,000	70,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	78	355,000	293,324
				E.C.F.
				1.210



6475 MEADOW CREEK DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-23-105-009	09/23/2020 00075	401	449,000	56,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	392,400	493,850
				E.C.F.
				0.795



Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

3114 FIELDSTONE DRIVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-385-022	07/10/2020 00007	407	460,000	69,020	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	390,980	346,699	1.128



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Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

	91..100	81..90	71..80	61..70	51..60	0..50
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	0	0
1+ DRY	0	0	0	0	0	0
1.1 STORY	0	0	0	0	0	0
1.50 STORY	0	0	243,362	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	684,926	1,867,423	293,324	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 : 3,089,036
 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
* 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	337,000	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	751,600	2,049,670	355,000	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 : 3,493,270
 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
9	0	10.58	14.90	1.001
After Application of E.C.F.s		8.37	13.58	1.004

* 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)	1.385(1)	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	1.097(2)	1.098(5)	1.210(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. : 1.131 (9)
 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)

Neighborhoods Used: 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 04/01/2020

Ending Date: 03/31/2022

Terms Selected: 1

Analyze by Style:

Analyze by %Good: X

Show Valid Data : X

Show Invalid Data :

Show Costs and Residuals: X

Use Infl. Adj. Sale Prices:

Neighborhood(s): 00007 - STONEYFIELD, 00075 - MEADOWRIDGE

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.40

Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200

Minimum E.C.F. (Agricultural): 0.40

Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200

Minimum E.C.F. (Commercial): 0.30

Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel: D -04-23-105-009
Owner's Name: ESTES JAY W & PATRICE L
Property Address: 6475 MEADOW CREEK DRIVE
DEXTER, MI 48130
Liber/Page: 5384/0036
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00075 MEADOWRIDGE

Mailing Address:

ESTES JAY W & PATRICE L
6475 MEADOW CREEK DRIVE
DEXTER MI 48130

Description:

OWNER REQUEST DE 23-2A-1I " PCL 9 " COM AT CENTER OF SEC 23, TH N 02-53-00 W 1321.74 FT, TH N 86-08-16 E 2003.87 FT TO A POB, TH CONT N 86-08-16 E 381.28 FT TH SOUTH 163.01 FT, TH 102.57 FT ALNG ARC OF CURV-LFT-RAD 230.00 FT, TH S 85-28-25 W 101.72 FT, TH S 72-41-53 W 214.45 FT, TH N 19-33-04 W 221.93 FT TO THE POB. PT OF NE 1/4 SEC 23, T1S-R4E. 1.44 AC. SPLIT ON 08/16/2000 FROM D -04-23-100-007D -04-23-100-008D -04-23-100-009D -04-23-100-010D -04-23-100-011D -04-23-100-012D -04-23-100-013D -04-23-100-014D -04-23-100-015;

Most Recent Sale Information

Sold on 09/23/2020 for 449,000 by CANNARELLA STEPHEN J & LISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5384/0036

Most Recent Permit Information

Permit P15-29524 on 07/13/2015 for \$13,000 category Res. Re-Roof.

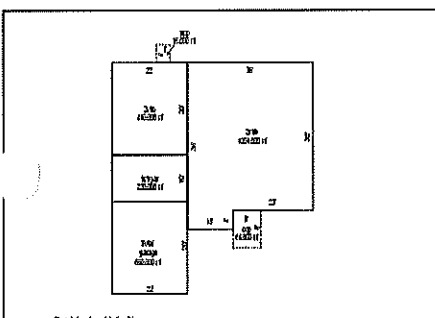
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	219,500	2022 Taxable:	219,500	Acreage:	1.44
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,508
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

07/27/2022 3:43 PM

Parcel:	D -04-36-300-055	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SUYDAM CRAIG & ALICIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3345 FIELDSTONE DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5436/0462	Prev. Taxable Stat	TAXABLE
Split:	12/21/2001	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD

Mailing Address:	Description:
SUYDAM CRAIG & ALICIA 3345 FIELDSTONE DR DEXTER MI 48130	M.D. L4160 P290 09/10/02 DE 36-9A-1A-1A-2A1-E-1E-1 "REMAINDER" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1995.38 FT, TH N 77-15-40 W 763.48 FT, TH N 84-39-50 W 559.94 FT, TH S 02-10-10 E 60.52 FT TO POB, TH S 84-39-50 E 171.49 FT, TH 23.46 FT ALNG CURV RT RAD=15.00 FT CH=S 39-27-47 E 21.14 FT, TH S 05-44-16 W 24.73 FT, TH 82.29 FT ALNG CURV RT RAD=192.00 FT CH=S 18-00-56 W 81.66 FT, TH S 18-37-56 W 70.87 FT, TH 113.68 FT ALNG CURV LFT RAD=263.00 FT CH=112.80 FT, TH N 86-51-10 W 117.19 FT, TH N 02-10-10 W 308.16 FT TO POB. PT OF SW 1/4 SEC 36, T1S-R4E. 1.03 AC. SPLIT ON 09/20/2002 FROM D -04-36-300-052;

Most Recent Sale Information

Sold on 07/09/2021 for 470,000 by HOOPER PATRICK & JAHLEH.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5436/0462

Most Recent Permit Information

Permit P17-32789 on 03/13/2017 for \$0 category Mechanical- Pre Fab Fireplace.

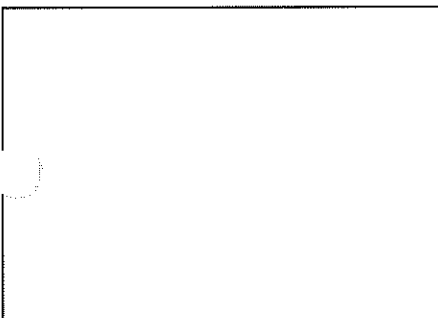
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	242,700	2022 Taxable:	242,700	Acreage:	1.03
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
SE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2017
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,502
Ground Area: 1,163
Garage Area: 704
Basement Area: 1,163
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-310-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAYLOR MATTHEW & KRISTY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3279 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5477/0739	Created:	12/21/2001
Split:	12/21/2001	Active:	Active
Public Impr.:	Paved Road, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Rolling	Gov. Unit:	04 DEXTER TOWNSHIP
Mailing Address:		MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD
Description:	M.D. L4160 P290 9/10/02 UNIT 1 STONEYFIELD WEST SPLIT ON 09/20/2002 FROM D -04-36-300-052;		

Most Recent Sale Information

Sold on 03/29/2022 for 535,000 by ROBB MICHAEL & JIANG HUA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5477/0739

Most Recent Permit Information

Permit 10-22667 on 09/20/2010 for \$0 category MECHANICAL.

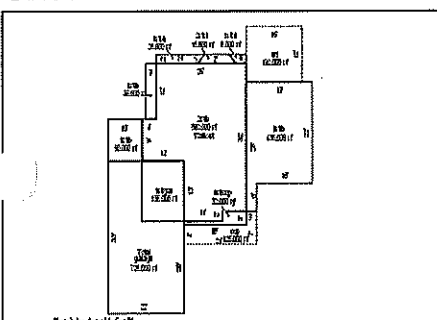
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	220,300	2022 Taxable:	161,703	Acreage:	1.31
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
FE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C+10
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: 0
Floor Area: 2,424
Ground Area: 1,364
Garage Area: 726
Basement Area: 1,364
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-385-005	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	STOLYAROV MAXIM	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3029 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5404/0624	Prev. Taxable Stat	TAXABLE
Split:	10/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD
Mailing Address:		Description:	
STOLYAROV MAXIM		M.D. L4310 P517 UNIT 5, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D	
3029 FIELDSTONE DRIVE		-04-36-300-007D -04-35-400-001;	
DEXTER MI 48130			

Most Recent Sale Information

Sold on 02/05/2021 for 485,000 by GAYADEEN COLIN & GALLINGER ANNIE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5404/0624

Most Recent Permit Information

Permit P20-39143 on 05/14/2020 for \$54,740 category Res. Add/Alter/Repair.

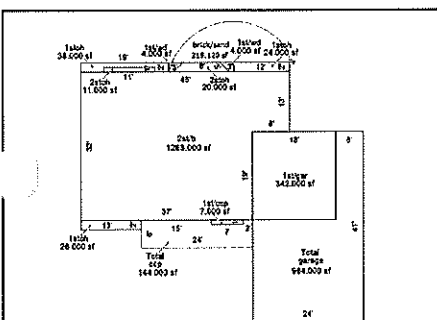
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	254,000	2022 Taxable:	254,000	Acreage:	1.02
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: 2006
Occupancy: Single Family
Class: C+10
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: 1
Floor Area: 3,083
Ground Area: 1,288
Garage Area: 984
Basement Area: 1,288
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-385-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	TERCERO-SOSA ALFONSO T	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3137 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5392/0172	Prev. Taxable Stat	TAXABLE
Split:	10/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD
Mailing Address:		Description:	
TERCERO-SOSA ALFONSO T		M.D. L4310 P517 UNIT 13, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;	
3137 FIELDSTONE DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 10/28/2020 for 419,000 by BERNARD AARON M & MEGHAN I.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5392/0172

Most Recent Permit Information

Permit P14-27746 on 06/05/2014 for \$1,500 category Res. Deck Construction.

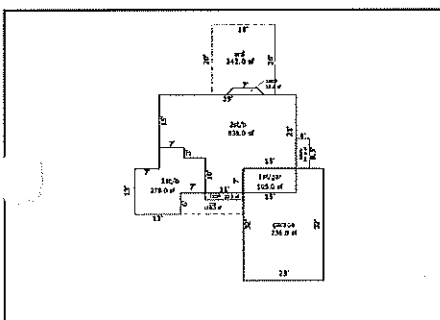
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	209,800	2022 Taxable:	205,463	Acreage:	1.01
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,129
Ground Area: 1,148
Garage Area: 736
Basement Area: 1,148
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-385-022	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	CEBULA MARY E	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3114 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5365/0252	Prev. Taxable Stat	TAXABLE
Split:	10/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD

Mailing Address:

CEBULA MARY E
CAMERON GAVIN
3114 FIELDSTONE DRIVE
DEXTER MI 48130

Description:

M.D. L4310 P517 UNIT 22, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

Most Recent Sale Information

Sold on 07/10/2020 for 460,000 by STROTHMAN JOHN C & LEAH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5365/0252

Most Recent Permit Information

Permit 07-18227 on 04/12/2007 for \$3,000 category RES. DECK CONSTRUCTION.

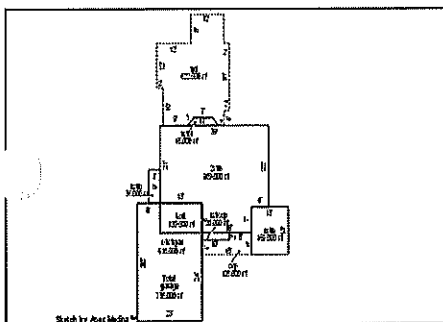
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	229,000	2022 Taxable:	224,367	Acreage:	1.05
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: 2005
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,335
Ground Area: 1,174
Garage Area: 736
Basement Area: 1,174
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-400-028	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ORLANDO NICHOLAS E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8695 E STONEYFIELD DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5379/0944	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:	00007 STONEYFIELD
Description:	OWNER REQUEST DE 36-10A-1A-1B-1 PCL "II-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1584.64 FT, TH S 77-27-50 E 380.73 FT, TH N 44-00-15 E 66.13 FT, TH S 74-31-00 E 60.29 FT, TH S 72-29-25 E 282.60 FT TO A POB, TH CONT S 72-29-25 E 115.58 FT, TH S 27-27-54 E 85.12 FT, TH S 50-08-29 W 319.82 FT, TH N 33-04-39 W 75.81 FT, TH 63.17 FT ALNG ARC OF CURV-LFT RAD=230.00 FT - CH N 40-56-44 W 62.97 FT, TH N 41-11-11 E 271.31 FT TO POB. PT OF SE 1/4 SEC 36, T1S-R4E, 1.15 AC. SPLIT ON 11/25/1997 FROM D -04-36-400-026;		

Most Recent Sale Information

Sold on 09/25/2020 for 425,000 by FOX ALLISON K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5379/0944

Most Recent Permit Information

Permit P21-40970 on 04/26/2021 for \$0 category Electrical.

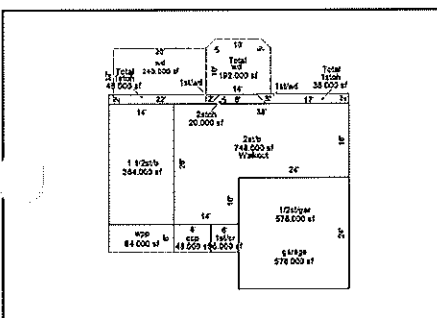
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	199,700	2022 Taxable:	195,856	Acreage:	1.15
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
 Year Built: 1999
 Occupancy: Single Family
 Class: C+10
 Style: 2 STORY
 Exterior: Brick
 % Good (Physical): 78
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 0
 # of Bedrooms: 4
 Full Baths: 2 Half Baths: 0
 Floor Area: 2,490
 Ground Area: 1,148
 Garage Area: 576
 Basement Area: 1,112
 Basement Walls:
 Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-410-008	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	KELLY SEAN & ANDREA P	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8952 E STONEYFIELD DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5437/0928	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:	00007 STONEYFIELD
Mailing Address:		Description:	
KELLY SEAN & ANDREA P		NEW CONDO MD L 2549 P 622 **FROM 0436400008 11/15/91 UNIT 8, STONEY FIELD ACRES CONDOMINIUM #2	
8952 E STONEYFIELD DR			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 07/23/2021 for 460,000 by MITZEL DANIEL J & LINDSEY A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5437/0928

Most Recent Permit Information

Permit P19-37583 on 06/20/2019 for \$8,000 category Res. Re-Roof.

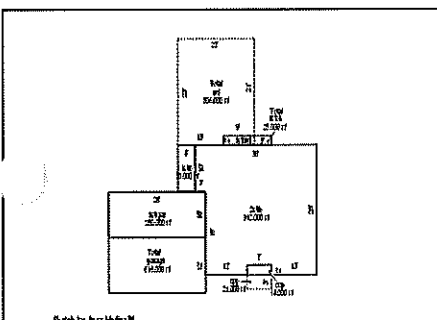
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	204,100	2022 Taxable:	204,100	Acreage:	1.03
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,182
Ground Area: 962
Garage Area: 616
Basement Area: 962
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:43 PM

Parcel:	D -04-36-410-015	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	LAGRECA DANIEL & ERIN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8961 STARFIELD CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5393/0167	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:	00007 STONEYFIELD
Mailing Address:		Description:	
LAGRECA DANIEL & ERIN		NEW CONDO MD L P **FROM 0436400015 05/18/94 UNIT 15, STONEY FIELD ACRES CONDOMINIUM #2	
8961 STARFIELD CT			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 12/01/2020 for 405,500 by SHAY BRIAN J & SUZAN C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5393/0167

Most Recent Permit Information

Permit P21-41306 on 06/24/2021 for \$3,430 category Res. Door & Window Replace.

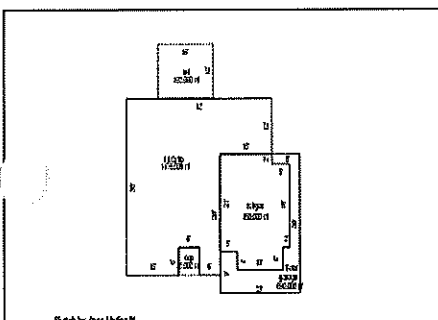
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	170,900	2022 Taxable:	167,655	Acrage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C
Style: 1.50 STORY
Exterior: Brick/Siding
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,215
Ground Area: 1,170
Garage Area: 690
Basement Area: 1,170
Basement Walls:
Estimated TCV: Tentative

Sketch



Meadow Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-009	6475 MEADOW CREEK DRIVE	09/23/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$230,900
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,600
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100
D-04-36-385-005	3029 FIELDSTONE DRIVE	02/05/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$220,600
D-04-36-385-013	3137 FIELDSTONE DRIVE	10/28/20	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$168,000
D-04-36-385-022	3114 FIELDSTONE DRIVE	07/10/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$198,900
D-04-36-400-028	8695 E STONEYFIELD DR	09/25/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$174,600
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000
D-04-36-410-015	8961 STARFIELD CT	12/01/20	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$155,000
Totals:			\$4,108,500			\$4,108,500	\$1,795,700

Sale. Ratio =>

Std. Dev. =>

Used sales in Stoneyfield to determine ECF due to lack of sales in Meadowridge neighborhood, took 20% discount due to Stoneyfield's proximity to the City of Dexter. Used 0.904 ECF for Meadow Ridge in the 2023 roll.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.43	\$481,311	\$56,600	\$392,400	\$493,850	0.795	3,508	\$111.86	00075
57.15	\$511,248	\$68,800	\$401,200	\$371,805	1.079	2,502	\$160.35	00007
39.08	\$462,876	\$72,662	\$462,338	\$327,911	1.410	2,424	\$190.73	00007
45.48	\$544,074	\$71,485	\$413,515	\$397,134	1.041	3,083	\$134.13	00007
40.10	\$441,214	\$68,600	\$350,400	\$313,121	1.119	2,129	\$164.58	00007
43.24	\$481,592	\$69,020	\$390,980	\$346,699	1.128	2,335	\$167.44	00007
41.08	\$419,056	\$70,000	\$355,000	\$293,324	1.210	2,490	\$142.57	00007
36.96	\$428,740	\$69,563	\$390,437	\$301,829	1.294	2,182	\$178.94	00007
38.22	\$358,101	\$68,500	\$337,000	\$243,362	1.385	2,215	\$152.14	00007
	\$4,128,212		\$3,493,270	\$3,089,036			\$155.86	
43.71				E.C.F. =>	1.131		Std. Deviation=>	0.19046818
6.71				Ave. E.C.F. =>	1.162		Ave. Variance=>	14.4348

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
36.7672	2 STORY	\$56,600	MEADOWRIDGE	401	82
8.3185	2 STORY	\$68,800	STONEFIELD	401	95
24.7704	2 STORY	\$71,600	STONEFIELD	401	84
12.0997	2 STORY	\$68,650	STONEFIELD	407	86
4.3189	2 STORY	\$68,600	STONEFIELD	407	91
3.4524	2 STORY	\$69,020	STONEFIELD	407	85
4.8019	2 STORY	\$70,000	STONEFIELD	401	78
13.1323	2 STORY	\$68,800	STONEFIELD	407	84
22.2522	1.50 STORY	\$68,500	STONEFIELD	407	76
3.1385					

Coefficient of Var=> 12.41978491

Meadow Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-23-105-009	6475 MEADOW CREEK DRIVE	09/23/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$230,900
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D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100
D-04-36-385-005	3029 FIELDSTONE DRIVE	02/05/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$220,600
D-04-36-385-013	3137 FIELDSTONE DRIVE	10/28/20	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$168,000
D-04-36-385-022	3114 FIELDSTONE DRIVE	07/10/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$198,900
D-04-36-400-028	8695 E STONEYFIELD DR	09/25/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$174,600
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000
D-04-36-410-015	8961 STARFIELD CT	12/01/20	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$155,000
Totals:			\$4,108,500			\$4,108,500	\$1,795,700

Sale. Ratio =>
Std. Dev. =>

Due to lack of sales, use of sales in Stoneyfield neighborhood were used in this analysis.

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
51.43	\$476,311	\$24,289	\$51,600	1.44	1.44	\$16,867	\$0.39	00075	5384/0036
57.15	\$511,248	\$27,552	\$68,800	1.03	1.03	\$26,750	\$0.61	00007	5436/0462
39.08	\$462,876	\$143,724	\$71,600	1.31	1.31	\$109,713	\$2.52	00007	5477/0739
45.48	\$544,074	\$9,576	\$68,650	1.02	1.02	\$9,434	\$0.22	00007	5404/0624
40.10	\$441,214	\$46,386	\$68,600	1.01	1.01	\$45,927	\$1.05	00007	5392/0172
43.24	\$481,592	\$47,428	\$69,020	1.05	1.05	\$45,084	\$1.03	00007	5365/0252
41.08	\$419,056	\$75,944	\$70,000	1.15	1.15	\$66,038	\$1.52	00007	5379/0944
36.96	\$428,740	\$100,060	\$68,800	1.03	1.03	\$97,146	\$2.23	00007	5437/0928
38.22	\$358,101	\$115,899	\$68,500	1.00	1.00	\$115,899	\$2.66	00007	5393/0167
43.71	\$4,123,212	\$590,858	\$605,570	10.04	10.04	Average	Average		
6.71			Average	Average	Average	Average	Average		
			per FF=>	per Net Acre=>	per Net Acre=>	per SqFt=>	per SqFt=>		
					58,867.99				\$1.35

Land Table	Class
MEADOWRIDGE	401
STONEYFIELD	401
STONEYFIELD	401
STONEYFIELD	407
STONEYFIELD	407
STONEYFIELD	407
STONEYFIELD	401
STONEYFIELD	407
STONEYFIELD	407
STONEYFIELD	407
