

13

Neighborhoods Used: 00014.FOX RIDGE

7024 FOX RIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-205-002	03/04/2022 00014	401	799,990	79,999
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	719,991	668,699
				E.C.F. 1.077



7465 TIMBER RIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-205-016	09/04/2019 00014	401	580,000	71,940
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	92	508,060	651,245
				E.C.F. 0.780



7109 RIDGE LINE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-205-027	07/22/2019 00014	401	537,000	75,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	85	461,700	567,064
				E.C.F. 0.814



7235 RIDGE LINE CIRCLE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-205-019	07/22/2019 00014	401	643,000	109,785
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	84	533,215	744,135
				E.C.F. 0.717



7615 TIMBER RIDGE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-205-014	01/11/2019 00014	401	675,000	67,080
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	86	607,920	675,197
				E.C.F. 0.900



Neighborhoods Used: 00014.FOX RIDGE

	Single Family Computed Costs by Manual					
	<<<<<<<<<<<					>>>>>>>>>>>
Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	1,242,261	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	651,245	1,412,834	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 : 3,306,340
 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	1,069,620	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	508,060	1,253,206	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 : 2,830,886
 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
5	2	9.02	12.00	1.013
After Application of E.C.F.s		8.89	11.55	1.010

	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)	0.861(2)	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	0.780(1)	0.887(2)	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. : 0.856 (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)

Neighborhoods Used: 00014.FOX RIDGE

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

Starting Date: 01/01/2019
 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): 00014 - FOX RIDGE

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

07/13/2022 3:14 PM

Parcel:	D -04-15-205-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GREEN PHILIP J JR & LINDA M TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7024 FOX RIDGE DR DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5474/0123	Prev. Taxable Stat:	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	09/03/2003	MAP #:	DAFD
Active:	Active	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Public Impr.:	Paved Road, Electric, Gas	Neighborhood:	00014 FOX RIDGE
Topography:	Level, Landscaped		
Mailing Address:		Description:	
GREEN PHILIP J JR & LINDA M TRUST		M.D. L4299 P817 08/18/2003 UNIT 2 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;	
PO BOX 86			
KILAUEA HI 96754			

Most Recent Sale Information

Sold on 03/09/2022 for 0 by GREEN PHILIP J & LINDA M.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5474/0123

Most Recent Permit Information

Permit 2255871 on 03/16/2022 for \$0 category MISC..

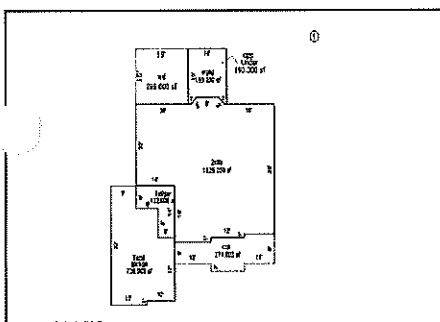
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	277,400	2022 Taxable:	262,764	Acreage:	2.30
Financing:	RR	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2003
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,384
Ground Area: 1,626
Garage Area: 726
Basement Area: 1,626
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:14 PM

Parcel:	D -04-15-205-014	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CONNOR TIMOTHY & JACQUELINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7615 TIMBER RIDGE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5288/0327	Created:	09/03/2003
Split:	09/03/2003	Active:	Active
Public Impr.:	Paved Road, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Level, Landscaped	Gov. Unit:	04 DEXTER TOWNSHIP
Mailing Address:		MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00014 FOX RIDGE
Description:	M.D. L4299 P817 08/18/2003 UNIT 14 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;		

Most Recent Sale Information

Sold on 01/11/2019 for 675,000 by BACON MARK S & LORI A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5288/0327

Most Recent Permit Information

Permit 04-10569 on 08/09/2004 for \$235,000 category RES. NEW CONSTRUCTION.

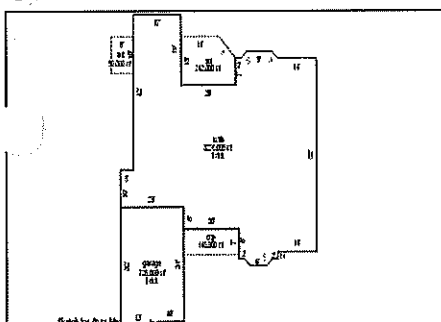
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	293,500	2022 Taxable:	293,500	Acreage:	1.06
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: B
Style: 1 STORY
Exterior: Brick
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 3,276
Ground Area: 3,276
Garage Area: 726
Basement Area: 3,276
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:14 PM

Parcel:	D -04-15-205-016	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KOVARIK DANA A & ELIZABETH A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7465 TIMBER RIDGE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5319/0274	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	09/03/2003	MAP #	DAFD
Active:	Active	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Public Impr.:	Paved Road, Electric, Gas	Neighborhood:	00014 FOX RIDGE
Topography:	Level		
Mailing Address:		Description:	
KOVARIK DANA A & ELIZABETH A 7465 TIMBER RIDGE CT DEXTER MI 48130		M.D. L4299 P817 08/18/2003 UNIT 16 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;	

Most Recent Sale Information

Sold on 09/04/2019 for 580,000 by MARTIN SCOTT & WENDY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5319/0274

Most Recent Permit Information

Permit P14-28147 on 08/22/2014 for \$0 category Mechanical.

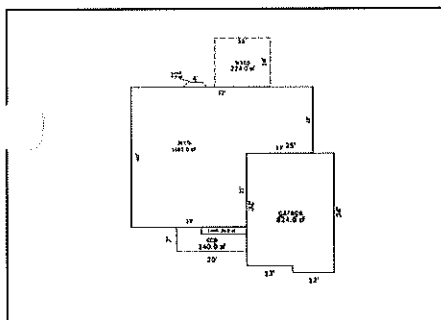
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	286,700	2022 Taxable:	286,700	Acreage:	1.33
 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: 2014
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,396
Ground Area: 1,681
Garage Area: 824
Basement Area: 1,681
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:14 PM

Parcel:	D -04-15-205-019	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WUERTZ MICHAEL & BAGGE COURTNEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7235 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5314/655	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00014 FOX RIDGE
Description:	M.D. L4299 P817 08/18/2003 UNIT 19 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;		

Most Recent Sale Information

Sold on 07/22/2019 for 643,000 by MCCOY ANTHONY & ALICIA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5314/655

Most Recent Permit Information

Permit P20-39629 on 08/18/2020 for \$0 category Mechanical.

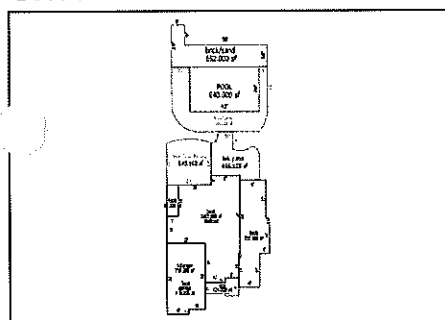
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	341,400	2022 Taxable:	341,400	Acreage:	1.04
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: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 5 Half Baths: 1
Floor Area: 4,137
Ground Area: 2,316
Garage Area: 716
Basement Area: 2,316
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:14 PM

Parcel:	D -04-15-205-027	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAU SHERI L & JAY T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7109 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5313/0717	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00014 FOX RIDGE
Description:	M.D. L4299 P817 08/18/2003 UNIT 27 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;		
LAU SHERI L & JAY T			
BRICE MICHAEL J			
7109 RIDGE LINE CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 07/22/2019 for 537,000 by JARBOE MARCUS & SARAH.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5313/0717

Most Recent Permit Information

Permit P11-24005 on 11/28/2011 for \$0 category ELECTRICAL.

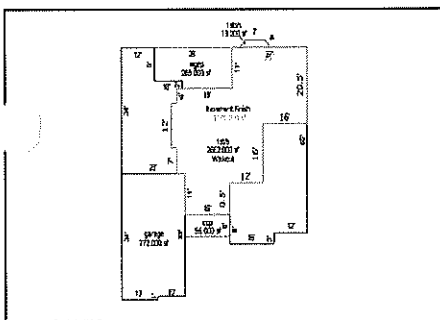
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	256,000	2022 Taxable:	256,000	Acreage:	1.53
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: B
Style: 1 STORY
Exterior: Brick
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,680
Ground Area: 2,662
Garage Area: 772
Basement Area: 2,662
Basement Walls:
Estimated TCV: Tentative

Sketch



Fox Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-205-002	7024 FOX RIDGE DR	03/04/22	\$799,990	WD	03-ARM'S LENGTH	\$799,990	\$293,400	36.68
D-04-15-205-014	7615 TIMBER RIDGE CT	01/11/19	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$304,900	45.17
D-04-15-205-016	7465 TIMBER RIDGE CT	09/04/19	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$299,600	51.66
D-04-15-205-019	7235 RIDGE LINE CIRCLE	07/22/19	\$643,000	WD	03-ARM'S LENGTH	\$643,000	\$341,200	53.06
D-04-15-205-027	7109 RIDGE LINE CIRCLE	07/22/19	\$537,000	WD	03-ARM'S LENGTH	\$537,000	\$253,700	47.24
Totals:			\$3,234,990			\$3,234,990	\$1,492,800	
							Sale. Ratio =>	46.15
							Std. Dev. =>	6.48

Due to limited number of sales in this neighborhood, an expanded sales period was used to capture more sales data. January 1, 2019 through March 31, 2022 was used.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$594,897	\$79,999	\$719,991	\$668,699	1.077	3,384	\$212.76	00014	21.9115
\$586,982	\$67,080	\$607,920	\$675,197	0.900	3,276	\$185.57	00014	4.2769
\$573,399	\$71,940	\$508,060	\$651,245	0.780	3,396	\$149.61	00014	7.7454
\$682,769	\$109,785	\$533,215	\$744,135	0.717	4,137	\$128.89	00014	14.1033
\$511,939	\$75,300	\$461,700	\$567,064	0.814	2,680	\$172.28	00014	4.3396
\$2,949,986		\$2,830,886	\$3,306,340			\$169.82		0.1391
			E.C.F. =>	0.856		Std. Deviation=>	0.13929565	
			Ave. E.C.F. =>	0.858		Ave. Variance=>	10.4753	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$76,500	FOX RIDGE	401	83
1 STORY	\$67,080	FOX RIDGE	401	86
2 STORY	\$71,940	FOX RIDGE	401	92
2 STORY	\$66,720	FOX RIDGE	401	84
1 STORY	\$75,300	FOX RIDGE	401	85

12.21484845

Fox Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-205-001	7010 FOX RIDGE DR	03/04/22	\$70,000	WD	03-ARMY'S LENGTH	\$70,000	\$39,500	56.43
D-04-15-205-028	7068 EAGLE POINT DR	08/25/20	\$74,000	WD	03-ARMY'S LENGTH	\$74,000	\$38,400	51.89
Totals:						\$144,000	\$77,900	
							Sale. Ratio =>	54.10
							Std. Dev. =>	3.21

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Libert/Page	Land Table
\$78,930	\$70,000	\$78,930	1.89	1.89	\$36,978	\$0.85	00014	5474/0092	FOX RIDGE
\$76,800	\$74,000	\$76,800	1.68	1.68	\$44,048	\$1.01	00014	5379/0881	FOX RIDGE
\$155,730	\$144,000	\$155,730	3.57	3.57	Average	Average			
Average			Average		Average				
per FF=>			per Net Acre=>		per SqFt=>		\$0.93		
			40,302.27						

Class

402

401

C

C

C