

14

Neighborhoods Used: 00015.WANDERING HILLS

13306 OAKRIDGE LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -29-232-051	03/25/2022 00015	401	377,000	52,085	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	72	324,915	262,181	1.239



13386 ISLAND LAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-200-005	12/13/2021 00015	401	265,000	54,545	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	60	210,455	185,361	1.135



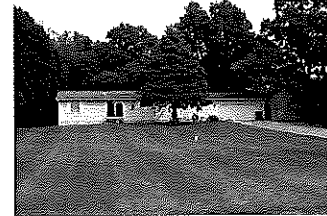
4798 COTTONWOOD LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-200-012	12/01/2021 00015	401	390,000	58,415	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	75	331,585	273,850	1.211



4830 COTTONWOOD LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-29-231-033	04/14/2020 00015	401	226,000	51,073	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	68	174,927	199,618	0.876



Neighborhoods Used: 00015.WANDERING HILLS

Single Family Computed Costs by Manual

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	273,850	199,618	185,361	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	262,181	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
	0	0	0	0	0	0

Total Single Family Costs by Manual : 921,010
 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	331,585	174,927	210,455	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	324,915	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
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,041,882
 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
4	0	9.09	12.04	1.023
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)	1.211(1)	0.876(1)	1.135(1)	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)	1.239(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)
	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 (4)
 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: 00015.WANDERING HILLS

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Settings for this Analysis

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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): 00015 - WANDERING HILLS

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 3:23 PM

Parcel:	D -04-29-200-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MORNING DOVE LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13386 ISLAND LAKE RD CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5461/0830	Created:	//
Split:	//	Active:	Active
Public Impr.:	Dirt Road, Paved Road, Electric, Gas	Gov. Unit:	04 DEXTER TOWNSHIP
Topography:	Rolling	MAP #:	DAFD
		School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00015 WANDERING HILLS

Mailing Address:

MORNING DOVE LLC
4067 ROSECREEK LANE
HOWELL MI 48843

Description:

*OLD SID - D 04-273-004-00 DE 73-4 LOT 4 WANDERING HILLS ESTATES

Most Recent Sale Information

Sold on 12/13/2021 for 265,000 by FORD KRISTINA K & SCHULER JANET M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5461/0830

Most Recent Permit Information

Permit PM22-0114 on 03/25/2022 for \$0 category Mechanical.

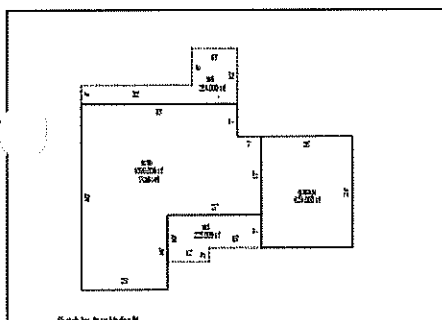
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	110,600	2022 Taxable:	110,600	Acreage:	1.30
 zoning:	RR	Land Value:	Tentative	Frontage:	160.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	291.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,599
Ground Area: 1,599
Garage Area: 624
Basement Area: 1,599
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:23 PM

Parcel: D -04-29-200-012
Owner's Name: FAGAN KYLE & KARI
Property Address: 4798 COTTONWOOD LANE
CHELSEA, MI 48118
Liber/Page: 5463/0255
Split: / /
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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

FAGAN KYLE & KARI
4798 COTTONWOOD LANE
CHELSEA MI 48118

Description:

*OLD SID - D 04-273-013-00 DE 73-13 LOT 13 WANDERING HILLS ESTATES

Most Recent Sale Information

Sold on 12/01/2021 for 390,000 by MANTEL CORNELIUS D & DEBORAH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5463/0255

Most Recent Permit Information

Permit P21-41120 on 05/20/2021 for \$0 category Electrical.

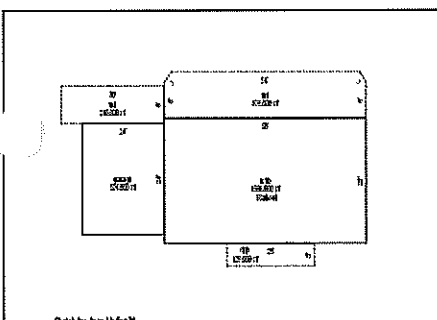
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	154,300	2022 Taxable:	154,300	Acreage:	1.56
 zoning:	RR	Land Value:	Tentative	Frontage:	300.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	340.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,566
Ground Area: 1,566
Garage Area: 576
Basement Area: 1,566
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:23 PM

Parcel:	D -04-29-231-033	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JASINSKI JULIE & KNAPP NATHANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4830 COTTONWOOD LANE CHELSEA, MI 48118	Taxable Status:	TAXABLE
Liber/Page:	5451/0571	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81040 CHELSEA SCHOOL DISTRICT
		Neighborhood:	00015 WANDERING HILLS

Mailing Address:	Description:
JASINSKI JULIE & KNAPP NATHANIEL 4830 COTTONWOOD LANE CHELSEA MI 48118	LOT 33 WANDERING HILLS ESTATES NO 2

Most Recent Sale Information

Sold on 09/24/2021 for 0 by JASINSKI JULIE.

Terms of Sale:	21-NOT USED/OTHER	Liber/Page:	5451/0571
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Most Recent Permit Information

None Found

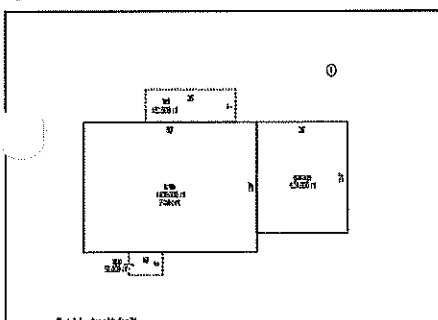
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	115,500	2022 Taxable:	115,500	Acreage:	1.00
 zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	291.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C+5
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 68
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,400
Ground Area: 1,400
Garage Area: 624
Basement Area: 1,400
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:23 PM

Parcel: D -04-29-232-051
Owner's Name: SANZ BRANDEN & PETRA
Property Address: 13306 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5476/0716
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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address: SANZ BRANDEN & PETRA
13306 OAKRIDGE LANE
CHELSEA MI 48118
Description: LOT 51, WANDERING HILLS ESTATES #3

Most Recent Sale Information

Sold on 03/25/2022 for 377,000 by MITCHELL KURTIS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5476/0716

Most Recent Permit Information

Permit P18-35865 on 07/26/2018 for \$18,000 category Res. Window Replace.

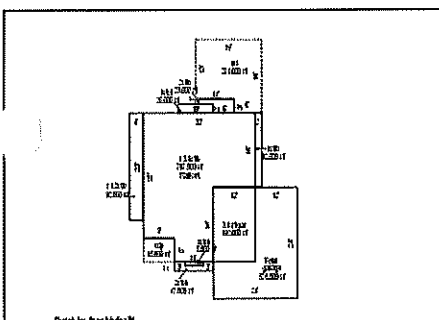
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	145,600	2022 Taxable:	96,690	Acreage:	1.14
Financing:	RR	Land Value:	Tentative	Frontage:	118.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	317.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,796
Ground Area: 934
Garage Area: 576
Basement Area: 934
Basement Walls:
Estimated TCV: Tentative

Sketch



Wandering Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-29-200-005	13386 ISLAND LAKE RD	12/13/21	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$119,100	44.94
D-04-29-200-012	4798 COTTONWOOD LANE	12/01/21	\$390,000	WD	03-ARMY'S LENGTH	\$390,000	\$169,300	43.41
D-04-29-231-033	4830 COTTONWOOD LANE	04/14/20	\$226,000	WD	03-ARMY'S LENGTH	\$226,000	\$125,700	55.62
D-04-29-232-051	13306 OAKRIDGE LANE	03/25/22	\$377,000	WD	03-ARMY'S LENGTH	\$377,000	\$150,300	39.87
Totals:						\$1,258,000	\$564,400	

Sale. Ratio => 44.86

Std. Dev. => 6.78

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$247,320	\$54,545	\$210,455	\$185,361	1.135	1,599	\$131.62	00015	1.9933
\$343,219	\$58,415	\$331,585	\$273,850	1.211	1,566	\$211.74	00015	9.5378
\$258,676	\$51,073	\$174,927	\$199,618	0.876	1,400	\$124.95	00015	23.9141
\$324,753	\$52,085	\$324,915	\$262,181	1.239	1,796	\$180.91	00015	12.3830
\$1,173,968		\$1,041,882	\$921,010			\$162.30		1.5790
			E.C.F. =>	1.131		Std. Deviation=>	0.1653447	
			Ave. E.C.F. =>	1.115		Ave. Variance=>	11.9571	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$54,545	WANDERING HILLS	401	60
1 STORY	\$58,415	WANDERING HILLS	401	75
1 STORY	\$50,030	WANDERING HILLS	401	68
2 STORY	\$52,085	WANDERING HILLS	401	72

10.71950324

Wandering Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-29-200-005	13386 ISLAND LAKE RD	12/13/21	\$265,000	WD	03-ARMY'S LENGTH	\$265,000	\$119,100	44.94
D-04-29-200-012	4798 COTTONWOOD LANE	12/01/21	\$390,000	WD	03-ARMY'S LENGTH	\$390,000	\$169,300	43.41
D-04-29-231-033	4830 COTTONWOOD LANE	04/14/20	\$226,000	WD	03-ARMY'S LENGTH	\$226,000	\$125,700	55.62
D-04-29-232-051	13306 OAKRIDGE LANE	03/25/22	\$377,000	WD	03-ARMY'S LENGTH	\$377,000	\$150,300	39.87
Totals:			\$1,258,000			\$1,258,000	\$564,400	

Sale. Ratio => 44.86

Std. Dev. => 6.78

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$237,320	\$72,225	\$44,545	180.6	291.0	1.30	1.30	\$400	\$55,430	\$1.27
\$333,219	\$105,196	\$48,415	248.4	340.0	1.56	1.56	\$423	\$67,390	\$1.55
\$248,676	\$17,354	\$40,030	147.7	291.0	1.00	1.00	\$117	\$17,319	\$0.40
\$314,753	\$104,332	\$42,085	147.7	317.0	1.14	1.14	\$706	\$91,600	\$2.10
\$1,133,968	\$299,107	\$175,075	724.4		5.01	5.01			
Average			Average		Average		Average		
per FF=>			\$413		per Net Acre=>		59,761.64		
							per SqFt=>		
							\$1.37		

Actual Front	EGF Area	Liber/Page	Land Table	Class
160.00	00015	5461/0830	WANDERING HILLS	401
300.00	00015	5463/0255	WANDERING HILLS	401
150.00	00015	5353/0524	WANDERING HILLS	401
118.00	00015	5476/0716	WANDERING HILLS	401