

15

Neighborhoods Used: 00016.COPPER MEADOWS

6613 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -15-310-050	01/21/2022 00016	401	484,000	47,790
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	92	436,210	376,844
				E.C.F. 1.158



11112 PATINA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-310-004	04/09/2021 00016	401	515,000	49,410
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	93	465,590	546,710
				E.C.F. 0.852



11091 PATINA DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-310-014	04/02/2021 00016	401	462,000	46,980
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	92	415,020	433,178
				E.C.F. 0.958



6176 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-310-026	12/29/2020 00016	401	467,000	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	90	426,500	504,697
				E.C.F. 0.845



6535 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-310-048	08/21/2020 00016	401	425,000	43,740
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	93	381,260	443,508
				E.C.F. 0.860



6138 STERLING TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-15-310-028	06/30/2020 00016	401	420,000	40,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	92	379,500	428,366
				E.C.F. 0.886



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel: D -04-15-310-004
Owner's Name: STEWART RYAN C & CLAIRE A
Property Address: 11112 PATINA DR
DEXTER, MI 48130
Liber/Page: 5425/0360
Split: 04/18/2006
Public Impr.: Paved Road, Sewer, Electric, Gas, Curb
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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00016 COPPER MEADOWS

Mailing Address:

STEWART RYAN C & CLAIRE A
11112 PATINA DR
DEXTER MI 48130

Description:

M.D. L4536 P766 02/02/2006 UNIT 4, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 04/09/2021 for 515,000 by BREWSTER TREVOR R & TRACY M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5425/0360

Most Recent Permit Information

Permit P15-29982 on 09/28/2015 for \$7,000 category Res. Deck Construction.

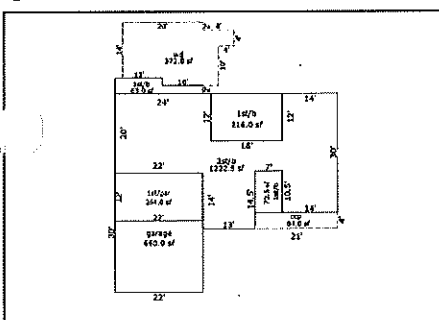
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	262,600	2022 Taxable:	262,600	Acreage:	0.61
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: 2013
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,065
Ground Area: 1,579
Garage Area: 660
Basement Area: 1,579
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

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Parcel:	D -04-15-310-014	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAUTNER GERGELY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11091 PATINA DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5417/0191	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
LAUTNER GERGELY		M.D. L4536 P766 02/02/2006 UNIT 14, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
LAUTNER-CSORBA ORSOLYA I			
11091 PATINA DR			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 04/02/2021 for 462,000 by BURKETT DALE & LINDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5417/0191

Most Recent Permit Information

Permit P12-24968 on 07/02/2012 for \$0 category ELECTRICAL.

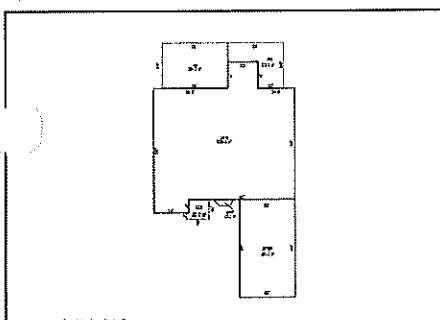
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	212,900	2022 Taxable:	212,900	Acres:	0.58
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: 2012
Occupancy: Single Family
Class: BC
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,056
Ground Area: 2,056
Garage Area: 660
Basement Area: 2,056
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

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07/13/2022 3:57 PM

Parcel: D -04-15-310-026
Owner's Name: MADRIGAL DAVID A & EMILY
Property Address: 6176 STERLING TRAIL
DEXTER, MI 48130
Liber/Page: 5398/0979
Split: 04/18/2006
Public Impr.: Paved Road, Sewer, Electric, Gas, Curb
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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00016 COPPER MEADOWS

Mailing Address: MADRIGAL DAVID A & EMILY
6176 STERLING TRAIL
DEXTER MI 48130
Description: M.D. L4536 P766 02/02/2006 UNIT 26, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;

Most Recent Sale Information

Sold on 12/29/2020 for 467,000 by GARZA JOSE F & POMPA JOSEFINA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5398/0979

Most Recent Permit Information

Permit P14-27705 on 05/29/2014 for \$1,500 category Res. Deck Construction.

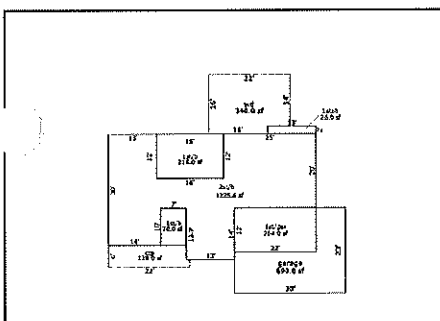
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	239,300	2022 Taxable:	224,367	Acreage:	0.50
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: 2013
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,026
Ground Area: 1,511
Garage Area: 690
Basement Area: 1,511
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:57 PM

Parcel:	D -04-15-310-028	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HOPKINS NICHOLAS & KATHERINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6138 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5369/0049	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
HOPKINS NICHOLAS & KATHERINE		M.D. L4536 P766 02/02/2006 UNIT 28, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6138 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/30/2020 for 420,000 by GRIER WILLIAM F JR & KATHERINE (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5369/0049

Most Recent Permit Information

Permit P21-40430 on 01/08/2021 for \$0 category Electrical.

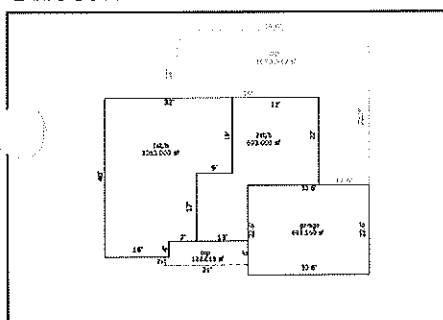
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	206,900	2022 Taxable:	188,419	Acreage:	0.50
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: 2012
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 2,450
Ground Area: 1,756
Garage Area: 692
Basement Area: 1,756
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:57 PM

Parcel:	D -04-15-310-048	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TYKOSKI ROBERT F & LAUREN O	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6535 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5374/0878	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
TYKOSKI ROBERT F & LAUREN O		M.D. L4536 P766 02/02/2006 UNIT 48, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6535 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 08/21/2020 for 425,000 by FRASER AMBER & JAMES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5374/0878

Most Recent Permit Information

Permit P13-26807 on 08/29/2013 for \$1,500 category Res. Deck Construction.

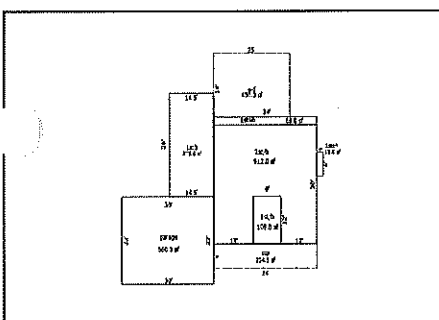
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	215,300	2022 Taxable:	195,030	Acreage:	0.54
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: 2013
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,392
Ground Area: 1,400
Garage Area: 660
Basement Area: 1,400
Basement Walls: Poured
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/13/2022 3:57 PM

Parcel:	D -04-15-310-050	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DELONG ANDREW & WINN CLAIRE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6613 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Librer/Page:	5467/0136	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Created:	04/18/2006	MAP #	DAFD
Active:	Active	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.	Neighborhood:	00016 COPPER MEADOWS
Topography:	Level		
Mailing Address:		Description:	
DELONG ANDREW & WINN CLAIRE		M.D. L4536 P766 02/02/2006 UNIT 50, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6613 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 01/21/2022 for 484,000 by MANCUSO THERESA R.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5467/0136

Most Recent Permit Information

Permit P17-33057 on 04/27/2017 for \$2,000 category Res. Deck Construction.

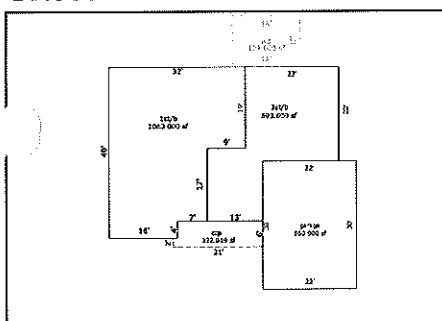
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	189,500	2022 Taxable:	155,919	Acreage:	0.59
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: 2012
 Occupancy: Single Family
 Class: C+5
 Style: 2 STORY
 Exterior: Alum., Vinyl
 % Good (Physical): 92
 Heating System: Forced Heat & Cool
 Electric - Amps Service: 200
 # of Bedrooms: 4
 Full Baths: 3 Half Baths: 1
 Floor Area: 2,450
 Ground Area: 1,756
 Garage Area: 660
 Basement Area: 1,756
 Basement Walls: Poured
 Estimated TCV: Tentative

Sketch



Copper Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-004	11112 PATINA DR	04/09/21	\$515,000	WD	03-ARMIS LENGTH	\$515,000	\$230,700	44.80
D-04-15-310-014	11091 PATINA DR	04/02/21	\$462,000	WD	03-ARMIS LENGTH	\$462,000	\$186,200	40.30
D-04-15-310-026	6176 STERLING TRAIL	12/29/20	\$467,000	WD	03-ARMIS LENGTH	\$467,000	\$215,800	46.21
D-04-15-310-028	6138 STERLING TRAIL	06/30/20	\$420,000	WD	03-ARMIS LENGTH	\$420,000	\$166,000	39.52
D-04-15-310-048	6535 STERLING TRAIL	08/21/20	\$425,000	WD	03-ARMIS LENGTH	\$425,000	\$187,500	44.12
D-04-15-310-050	6613 STERLING TRAIL	01/21/22	\$484,000	WD	03-ARMIS LENGTH	\$484,000	\$165,000	34.09
Totals:			\$2,773,000			\$2,773,000	\$1,151,200	
							Sale. Ratio =>	41.51
							Std. Dev. =>	4.48

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$558,944	\$49,410	\$465,590	\$546,710	0.852	3,065	\$151.91	00016	7.4690
\$450,702	\$46,980	\$415,020	\$433,178	0.958	2,056	\$201.86	00016	3.1770
\$510,878	\$40,500	\$426,500	\$504,697	0.845	3,026	\$140.95	00016	8.1251
\$439,737	\$40,500	\$379,500	\$428,366	0.886	2,450	\$154.90	00016	4.0387
\$457,089	\$43,740	\$381,260	\$443,508	0.860	2,392	\$159.39	00016	6.6664
\$399,009	\$47,790	\$436,210	\$376,844	1.158	2,450	\$178.04	00016	23.1222
\$2,816,359		\$2,504,080	\$2,733,304			\$164.51		
			E.C.F. =>	0.916		Std. Deviation=>	0.12060553	
			Ave. E.C.F. =>	0.926		Ave. Variance=>	8.7664	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$49,410	COPPER MEADOWS	401	93
1 STORY	\$46,980	COPPER MEADOWS	401	92
2 STORY	\$40,500	COPPER MEADOWS	401	90
2 STORY	\$40,500	COPPER MEADOWS	401	92
2 STORY	\$43,740	COPPER MEADOWS	401	93
2 STORY	\$47,790	COPPER MEADOWS	401	92

9.463773068

Copper Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-004	11112 PATINA DR	04/09/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$230,700	44.80
D-04-15-310-014	11091 PATINA DR	04/02/21	\$462,000	WD	03-ARM'S LENGTH	\$462,000	\$186,200	40.30
D-04-15-310-028	6138 STERLING TRAIL	06/30/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,000	39.52
D-04-15-310-048	6535 STERLING TRAIL	08/21/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$187,500	44.12
D-04-15-310-050	6613 STERLING TRAIL	01/21/22	\$484,000	WD	03-ARM'S LENGTH	\$484,000	\$165,000	34.09

Totals: \$2,306,000

\$2,306,000

\$935,400

Sale. Ratio =>

40.56

Std. Dev. =>

4.29

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$570,534	\$5,466	\$61,000	0.61	0.61	\$8,961	\$0.21	00016	5425/0360
\$461,722	\$58,278	\$58,000	0.58	0.58	\$100,479	\$2.31	00016	5417/0191
\$449,237	\$20,763	\$50,000	0.50	0.50	\$41,526	\$0.95	00016	5369/0049
\$467,349	\$11,651	\$54,000	0.54	0.54	\$21,576	\$0.50	00016	5374/0878
\$410,219	\$132,781	\$59,000	0.59	0.59	\$225,053	\$5.17	00016	5467/0136
\$2,359,061	\$228,939	\$282,000	2.82	2.82	Average	Average		
			per Net Acre=>	81,184.04	per SqFt=>	\$1.86		

Land Table	Class
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
