

21

Neighborhoods Used: 00017 - DEXTER GABLES, 00023 - HURONCREEK

8793 DEXTER GABLES LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-105-010	08/27/2021 00017	407	595,305	50,700
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	83	544,605	480,887
				E.C.F. 1.133



9630 ALICE HILL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-23-400-009	07/15/2021 00023	401	401,500	59,980
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	70	341,520	239,263
				E.C.F. 1.427



8819 DEXTER GABLES LANE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-36-105-011	10/21/2020 00017	407	399,400	50,200
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	82	349,200	342,825
				E.C.F. 1.019



Neighborhoods Used: 00017 - DEXTER GABLES, 00023 - HURONCREEK

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	239,263	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	823,712	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 : 1,062,975
 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

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	341,520	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	893,805	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 : 1,235,325
 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
3	0	8.91	11.46	0.997
After Application of E.C.F.s		3.18	3.94	1.006

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.000(0)	1.427(1)	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)	1.085(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. : 1.162 (3)
 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

07/27/2022 11:54 AM

Parcel:	D -04-23-400-009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BODARY KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9630 ALICE HILL DEXTER, MI 48130	Taxable Status	TAXABLE
Librer/Page:	5436/0432	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:	00023 HURONCREEK

Mailing Address:

BODARY KATHRYN
9630 ALICE HILL
DEXTER MI 48130

Description:

*OLD SID - D 04-123-007-00 DE 71-7 LOT 7 HURON CREEK FARMS

Most Recent Sale Information

Sold on 07/15/2021 for 401,500 by GRACIA MARIO & BAILEY KAREN.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5436/0432

Most Recent Permit Information

None Found

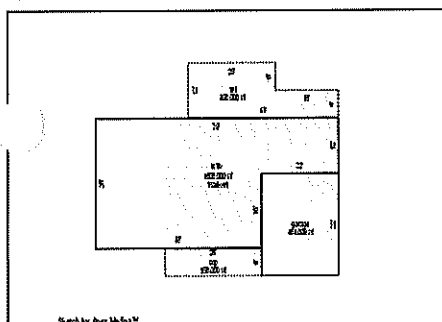
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	158,700	2022 Taxable:	158,700	Acreage:	1.50
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	386.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C+10
Style: 1 STORY
Exterior: Brick/Siding
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,608
Ground Area: 1,608
Garage Area: 484
Basement Area: 1,608
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 11:54 AM

Parcel:	D -04-36-105-010	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HANKINSON KEVIN & JENNIFER	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8793 DEXTER GABLES LANE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5446/0339	Prev. Taxable Stat	TAXABLE
Split:	11/17/1999	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00017 DEXTER GABLES

Mailing Address:

HANKINSON KEVIN & JENNIFER
8793 DEXTER GABLES LANE
DEXTER MI 48130

Description:

MASTER DEED L 3896 P836; UNIT 10, DEXTER GABLES SITE CONDOMINIUM Split on 09/02/1999 from D -04-36-100-017;

Most Recent Sale Information

Sold on 08/27/2021 for 595,305 by FUCHS JAMES B & MARY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5446/0339

Most Recent Permit Information

Permit 02-04474 on 08/13/2002 for \$230,000 category RES. NEW CONSTRUCTION.

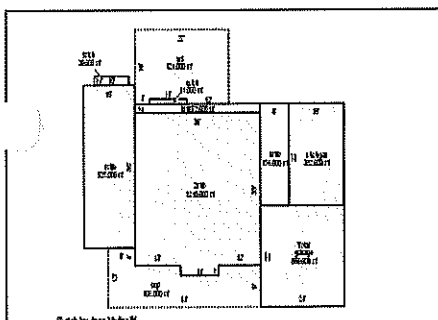
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	270,100	2022 Taxable:	270,100	Acreeage:	1.07
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: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,312
Ground Area: 1,983
Garage Area: 880
Basement Area: 1,983
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 11:55 AM

Parcel:	D -04-36-105-011	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	STOVER JUTTA B	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8819 DEXTER GABLES LANE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5385/0628	Prev. Taxable Stat	TAXABLE
Split:	11/17/1999	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00017 DEXTER GABLES

Mailing Address:

STOVER JUTTA B
8819 DEXTER GABLES LANE
DEXTER MI 48130

Description:

MASTER DEED L 3896 P836; UNIT 11, DEXTER GABLES SITE CONDOMINIUM Split on 09/02/1999 from D -04-36-100-017;

Most Recent Sale Information

Sold on 10/21/2020 for 399,400 by ZADRZYNSKI CATHERINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5385/0628

Most Recent Permit Information

Permit 02-03559 on 04/22/2002 for \$150,000 category RES. NEW CONSTRUCTION.

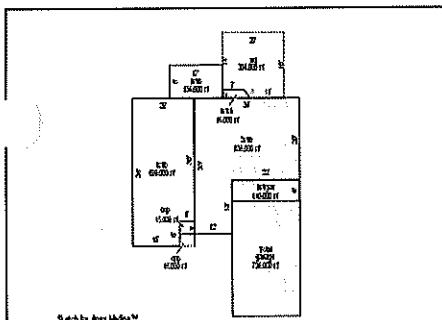
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	199,600	2022 Taxable:	199,600	Acreage:	1.02
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: 2002
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,624
Ground Area: 1,662
Garage Area: 726
Basement Area: 1,662
Basement Walls:
Estimated TCV: Tentative

Sketch



Huron Creek ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-23-400-009	9630 ALICE HILL	07/15/21	\$401,500	WD	03-ARMY'S LENGTH	\$401,500	\$161,100	40.12	
D-04-36-105-010	8793 DEXTER GABLES LANE	08/27/21	\$595,305	WD	03-ARMY'S LENGTH	\$595,305	\$270,000	45.35	
D-04-36-105-011	8819 DEXTER GABLES LANE	10/21/20	\$399,400	WD	03-ARMY'S LENGTH	\$399,400	\$185,100	46.34	
Totals:			\$1,396,205			\$1,396,205	\$616,200		
								Sale. Ratio =>	44.13
								Std. Dev. =>	3.34

Due to lack of sales, analysis includes sales from Dexter Gables to develop an ECF.
 More weight given to the Huron Creek sale, ECF of 1.25 used for the 2023 year.

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$347,096	\$59,980	\$341,520	\$239,263	1.427	1,608	\$212.39	00023	23.4555
\$572,462	\$50,700	\$544,605	\$480,887	1.133	3,312	\$164.43	00017	6.0324
\$422,165	\$50,200	\$349,200	\$342,825	1.019	2,624	\$133.08	00017	17.4230
\$1,341,723		\$1,235,325	\$1,062,975			\$169.97		3.0687
			E.C.F. =>	1.162		Std. Deviation=>	0.21096366	
			Ave. E.C.F. =>	1.193		Ave. Variance=>	15.6370	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STORY	\$59,980	HURONCREEK	401	70
2 STORY	\$50,700	DEXTER GABLES	407	83
2 STORY	\$50,200	DEXTER GABLES	407	82

13.10919828

Huron Creek Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-23-400-009	9630 ALICE HILL	07/15/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$161,100	40.12
Totals:			\$401,500			\$401,500	\$161,100	40.12
							Sale. Ratio =>	
							Std. Dev. =>	#DIV/0!

Actual Front	ECF Area	Liber/Page	Land Table	Class
150.00	00023	5436/0432	HURONCREEK	401
