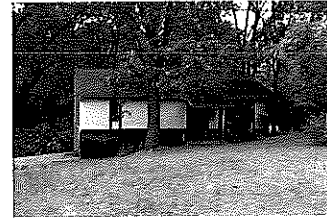


22

Neighborhoods Used: 00024.NOAH/OAKS

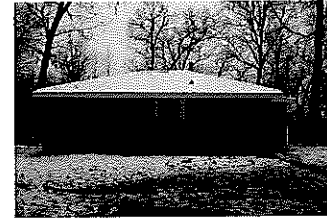
13472 RAINBOW DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D-08-255-002 01/08/2021 00024 401 243,000 41,930
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 63 201,070 141,319 1.423



8609 HANKERD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D-04-08-230-001 08/06/2020 00024 401 210,000 44,297
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 73 165,703 162,215 1.021



8619 HANKERD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 D-04-08-230-008 07/14/2020 00024 401 65,000 41,431
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 53 23,569 54,426 0.433
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: 00024.NOAH/OAKS

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	162,215	0	54,426	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	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	141,319	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 : 357,960
 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	165,703	0	23,569	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	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	201,070	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 : 390,342
 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	1	24.43	29.24	1.142
After Application of E.C.F.s		0.00	0.00	1.000

Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	1.000(0)	1.000(0)	1.021(1)	1.000(0)	0.433(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)	1.000(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)	1.423(1)	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. : 1.090 (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 12:03 PM

Parcel:	D -04-08-230-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SABUDA DINA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8609 HANKERD RD GREGORY, MI 48137	Taxable Status	TAXABLE
Librer/Page:	5369/0324	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Wooded	School:	81040 CHELSEA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	00024 NOAH/OAKS
		Description:	
SABUDA DINA			*OLD SID - D 04-130-022-00 DE 60-22 LOT 22 NOAH HEIGHTS NO. 1.
P.O. BOX 40			
GREGORY MI 48137			

Most Recent Sale Information

Sold on 08/06/2020 for 210,000 by MARSHALL GORDON & SHERI.

Terms of Sale: 03-ARM'S LENGTH

Librer/Page: 5369/0324

Most Recent Permit Information

Permit P15-29019 on 04/13/2015 for \$200 category Res. Door Replace.

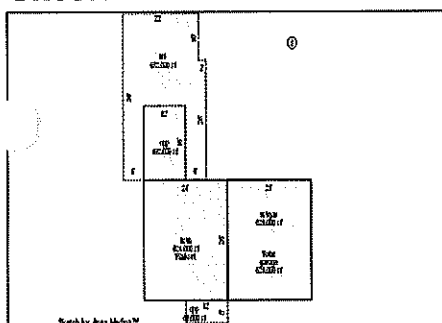
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	104,900	2022 Taxable:	104,900	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	203.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	261.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,248
Ground Area: 624
Garage Area: 624
Basement Area: 624
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:03 PM

Parcel: D -04-08-230-008
Owner's Name: PENNISI CASEY
Property Address: 8619 HANKERD RD
GREGORY, MI 48137
Liber/Page: 5386/0504
Split: //
Public Impr.: Dirt Road, Paved Road, Electric, Gas
Topography: Level, Wooded

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: 00024 NOAH/OAKS

Mailing Address:

PENNISI CASEY
533 S 7TH ST
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-008-011-00 DE 8-3C COM AT NW COR OF SEC, TH S 80 FT IN W LINE OF SEC, TH DEFL 89 DEG 51' LEFT 50 FT FOR PL OF BEG, TH CONT- INUING EAST 150 FT IN SAME COURSE, TH DEFL 89 DEG 51' RIGHT 100 FT, TH DEFL 90 DEG 09' RIGHT 150 FT, TH N 100 FT TO PL OF BEG, BEING PART OF W 1/2 OF NW 1/4 SEC 8 T1S-R4E 0.35 AC.

Most Recent Sale Information

Sold on 07/14/2020 for 65,000 by POTAS EDWARD A & MICHELLE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5386/0504

Most Recent Permit Information

None Found

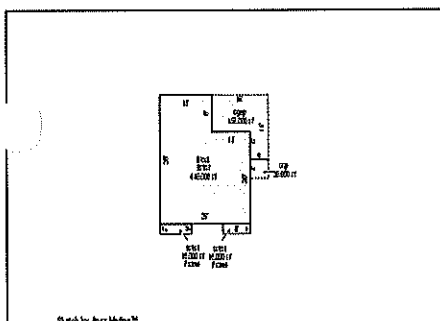
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	39,700	2022 Taxable:	39,700	Acreeage:	0.34
Zoning:	LR	Land Value:	Tentative	Frontage:	100.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	150.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: D+10
Style: 1 STORY
Exterior: Block
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 674
Ground Area: 674
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCv: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:03 PM

Parcel: D -04-08-230-009
Owner's Name: PENNISI CASEY
Property Address: VACANT

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page: 5386/0504
Split: //

Created: //
Active: Active

Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00024 NOAH/OAKS

Public Impr.: Dirt Road, Paved Road
Topography: Level, Wooded

Mailing Address:

PENNISI CASEY
533 S 7TH ST
ANN ARBOR MI 48103

Description:

*OLD SID - D 04-008-012-00 DE 8-3D COM AT NW COR OF SEC, TH S 180 FT IN W LINE OF SEC, TH DEFL 89 DEG 51' LEFT 50 FT FOR PL OF BEG, TH CONT- INUING EAST 150 FT IN SAME COURSE TH DEFL 89 DEG 51' RIGHT 50 FT, TH DEFL 90 DEG 09' RIGHT 150 FT, TH N 50 FT TO PL OF BEG, BEING PART OF W 1/2 OF NW 1/4 SEC 8 T1S-R4E 0.17 AC.

Most Recent Sale Information

Sold on 07/14/2020 for 65,000 by POTAS EDWARD A & MICHELLE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5386/0504

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 10,000

2022 Taxable: 10,000

Acreage: 0.17

Zoning: LR

Land Value: Tentative

Frontage: 50.0

PRE: 0.000

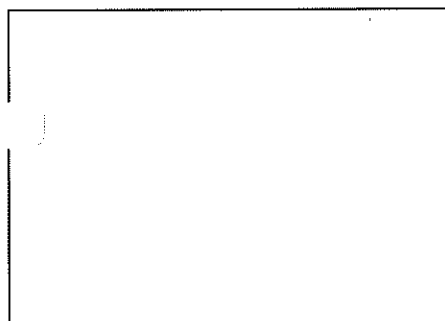
Land Impr. Value: Tentative

Average Depth: 150.0

Improvement Data

None

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 12:03 PM

Parcel: D -04-08-255-002
Owner's Name: KEISER ASHLEY & PHILLIP
Property Address: 13472 RAINBOW DR
GREGORY, MI 48137
Liber/Page: 5403/0382
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling, Wooded

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: 00024 NOAH/OAKS

Mailing Address: KEISER ASHLEY & PHILLIP
13472 RAINBOW DR
GREGORY MI 48137
Description: *OLD SID - D 04-131-006-00 DE 63-6 LOT 28 NOAH HEIGHTS NO 2.

Most Recent Sale Information

Sold on 01/08/2021 for 243,000 by ELLUL CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5403/0382

Most Recent Permit Information

None Found

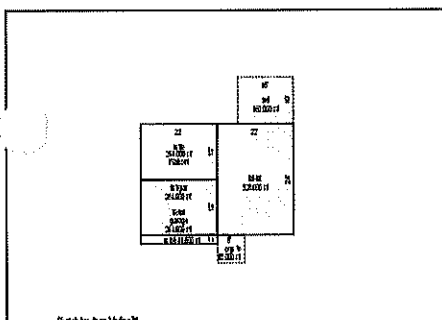
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	93,700	2022 Taxable:	93,700	Acres:	0.93
Zoning:	RR	Land Value:	Tentative	Frontage:	202.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+5
Style: BI-LEVEL
Exterior: Brick/Siding
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,628
Ground Area: 792
Garage Area: 264
Basement Area: 264
Basement Walls:
Estimated TCV: Tentative

Sketch



Noah Oaks ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-230-001	8609 HANKERD RD	08/06/20	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$48,700	23.19
D-04-08-230-008	8619 HANKERD RD	07/14/20	\$65,000	WD	03-ARMI'S LENGTH	\$65,000	\$44,700	68.77
D-04-08-255-002	13472 RAINBOW DR	01/08/21	\$243,000	WD	03-ARMI'S LENGTH	\$243,000	\$79,500	32.72
Totals:						\$518,000	\$172,900	
							Sale. Ratio =>	33.38
							Std. Dev. =>	24.04

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$213,001	\$44,297	\$165,703	\$162,215	1.021	1,248	\$132.77	00024	6.2381
\$120,177	\$41,431	\$23,569	\$54,426	0.433	674	\$34.97	00024	52.6070
\$188,902	\$41,930	\$201,070	\$141,319	1.423	1,628	\$123.51	00024	46.3689
\$522,080		\$390,342	\$357,960			\$97.08		13.1343
			E.C.F. =>	1.090		Std. Deviation=>	0.49781939	
			Ave. E.C.F. =>	0.959		Ave. Variance=>	35.0713	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY	\$43,625		NOAH/OAKS	401	73
1 STORY	\$41,431	D-04-08-230-009	NOAH/OAKS	401	53
BI-LEVEL	\$41,930		NOAH/OAKS	401	63

36.56622266

Noah Oaks Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-230-001	8609 HANKERD RD	08/06/20	\$210,000	WD	03-ARMIS LENGTH	\$210,000	\$48,700	23.19
D-04-08-230-008	8619 HANKERD RD	07/14/20	\$65,000	WD	03-ARMIS LENGTH	\$65,000	\$44,700	68.77
D-04-08-230-009	VACANT	07/14/20	\$65,000	WD	03-ARMIS LENGTH	\$65,000	\$44,700	68.77
D-04-08-255-002	13472 RAINBOW DR	01/08/21	\$243,000	WD	03-ARMIS LENGTH	\$243,000	\$79,500	32.72
Totals:			\$583,000			\$583,000	\$217,600	

Sale. Ratio => 37.32

Std. Dev. => 23.88

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
203.00	00024	5369/0324		NOAH/OAKS	401	NOAH
150.00	00024	5386/0504	D-04-08-230-009	NOAH/OAKS	401	NOAH
150.00	00024	5386/0504	D-04-08-230-008	NOAH/OAKS	402	NOAH
202.00	00024	5403/0382		NOAH/OAKS	401	NOAH

Pay this tax to:

DEXTER TOWNSHIP
MARIS METZ, TREASURER
6880 DEXTER-PINCKNEY RD
DEXTER, MI 48130

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 4585 WYLIE RD

TO KUSTARZ CHESTER A II
SANDERSON-KUSTARZ KORIN
4585 WYLIE RD
DEXTER MI 48130

primary residence

*9 Regent Dr. MI
Ann Arbor, MI
48104
Thank you!*



TOTAL AMOUNT DUE: 3,053.81

Make Check Payable To: DEXTER TOWNSHIP

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
This tax is due by: 09/14/2022	After 09/14/2022 additional interest and fees apply
2022 Summer Tax for Prop #: D-04-36-200-023	