

31

Neighborhoods Used: 00045.RIKER

| 13459 RIKER RD |                  |          |               |              |        |  |
|----------------|------------------|----------|---------------|--------------|--------|--|
| Parcel Number  | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |  |
| D1-20-300-007  | 12/24/2019 00045 | 401      | 184,000       | 89,530       |        |  |
| Occupancy      | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |  |
| Single Family  | 1 STORY          | 63       | 94,470        | 90,365       | 1.045  |  |



Neighborhoods Used: 00045.RIKER

|            | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|---------|--------|--------|--------|--------|-------|
| 1 STORY    | 0       | 0      | 0      | 90,365 | 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       | 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      | 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 : 90,365  
 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

|            | 91..100 | 81..90 | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|---------|--------|--------|--------|--------|-------|
| 1 STORY    | 0       | 0      | 0      | 94,470 | 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       | 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      | 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 : 94,470  
 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 |
|------------------------------|-----------------|-------------------------------|------------------------------|----------------------------|
| 1                            | 1               | 0.00                          | 0.00                         | 1.000                      |
| 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) | 1.000( 0) | 1.045( 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) | 1.000( 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) | 1.000( 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. : 1.045 (1)  
 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 2:53 PM

|  |                                     |   |                               |
|--|-------------------------------------|---|-------------------------------|
| <b>Parcel:</b>   | D -04-20-300-007                    | <b>Current Class:</b>   | 401.RESIDENTIAL-IMPROVED      |
| <b>Owner's Name:</b>   | RIKER COTTAGE LLC                   | <b>Previous Class:</b>  | 401.RESIDENTIAL-IMPROVED      |
| <b>Property Address:</b>                                       | 13459 RIKER RD<br>CHELSEA, MI 48118 | <b>Taxable Status</b>   | TAXABLE                       |
| <b>Liber/Page:</b>   | 5335/0568                           | <b>Prev. Taxable Stat</b>   | TAXABLE                       |
| <b>Split:</b>  | //                                  | <b>Gov. Unit:</b>   | 04 DEXTER TOWNSHIP            |
| <b>Public Impr.:</b>   | Dirt Road, Electric                 | <b>MAP #</b>  | DAFD                          |
| <b>Topography:</b>   | Rolling, Waterfront, LAKE           | <b>School:</b>  | 81040 CHELSEA SCHOOL DISTRICT |
|  |                                     | <b>Neighborhood:</b>  | 00045 RIKER                   |
| <b>Mailing Address:</b>  |                                     | <b>Description:</b>   |                               |
| RIKER COTTAGE LLC<br>10 GEDDES HIGHTS DR<br>ANN ARBOR MI 48104 |                                     | *OLD SID - D 04-020-013-10 DE 20-8A-1A-2 COM AT CEN OF SEC TH WLY 1777.25 FT ON EW 1/4 LN TH S0 DEG 9' 50" E<br>384.68 FT TH S 73 DEG 55' E 743.38 FT TO POB TH S 73 DEG 55' E 100 FT TH S 18 DEG 6' W 738.84 FT TH S 88 DEG 57' 26"<br>W 105.85 FT TH N 18 DEG 6' E 770 FT TO POB PART SW 1/4 SEC 20 T1S R4E 1.73 AC |                               |

## Most Recent Sale Information

Sold on 12/24/2019 for 184,000 by JACKSON RALPH S TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5335/0568

## Most Recent Permit Information

None Found

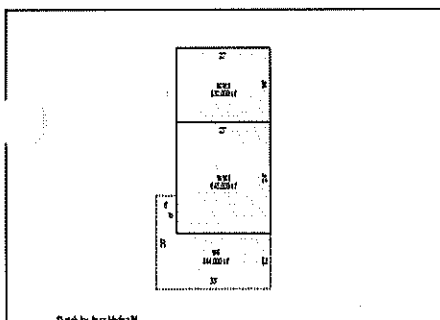
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 91,800    | <b>2022 Taxable:</b>     | 91,800    | <b>Acreage:</b>        | 0.78 |
| <b>Zoning:</b>      | RR        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1982  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 62  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,080  
Ground Area: 1,080  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Riker Lake ECF Analysis

| Parcel Number   | Street Address | Sale Date | Sale Price       | Instr. | Terms of Sale    | Adj. Sale \$     | Asd. when sold  | Asd/Adj. Sale        |
|-----------------|----------------|-----------|------------------|--------|------------------|------------------|-----------------|----------------------|
| D-04-20-300-007 | 13459 RIKER RD | 12/24/19  | \$184,000        | WD     | 03-ARMI'S LENGTH | \$184,000        | \$90,100        | 48.97                |
| <b>Totals:</b>  |                |           | <b>\$184,000</b> |        |                  | <b>\$184,000</b> | <b>\$90,100</b> | <b>48.97</b>         |
|                 |                |           |                  |        |                  |                  |                 | Std. Dev. => #DIV/0! |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F.         | Floor Area | \$/Sq.Ft. | ECF Area         | Dev. by Mean (%)            |
|----------------|-------------|----------------|--------------|----------------|------------|-----------|------------------|-----------------------------|
| \$183,510      | \$89,530    | \$94,470       | \$90,365     | 1.045          | 1,080      | \$87.47   | 00045            | 0.0000                      |
| \$183,510      |             | \$94,470       | \$90,365     |                |            | \$87.47   |                  | 0.0000                      |
|                |             |                |              | E.C.F. =>      | 1.045      |           | Std. Deviation=> | #DIV/0!                     |
|                |             |                |              | Ave. E.C.F. => | 1.045      |           | Ave. Variance=>  | 0.0000 Coefficient of Var=> |

| Building Style | Land Value | Land Table | Property Class | Building Depr. |
|----------------|------------|------------|----------------|----------------|
| 1 STORY        | \$89,530   | RIKER LAKE | 401            | 63             |

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Riker Lake Land Analysis

| Parcel Number   | Street Address | Sale Date | Sale Price       | Instr. | Terms of Sale    | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale  |       |
|-----------------|----------------|-----------|------------------|--------|------------------|------------------|------------------|----------------|-------|
| D-04-20-300-007 | 13459 RIKER RD | 12/24/19  | \$184,000        | WD     | 03-ARMI'S LENGTH | \$184,000        | \$90,100         | 48.97          |       |
| D-04-20-300-009 | RIKER RD       | 01/13/20  | \$79,500         | WD     | 03-ARMI'S LENGTH | \$79,500         | \$39,200         | 49.31          |       |
| <b>Totals:</b>  |                |           | <b>\$263,500</b> |        |                  | <b>\$263,500</b> | <b>\$129,300</b> |                |       |
|                 |                |           |                  |        |                  |                  |                  | Sale. Ratio => | 49.07 |
|                 |                |           |                  |        |                  |                  |                  | Std. Dev. =>   | 0.24  |



| Actual Front | ECF Area | Liber/Page | Land Table | Class |
|--------------|----------|------------|------------|-------|
| 122.00       | 00045    | 5335/0568  | RIKER LAKE | 401   |
| 108.00       | 00045    | 5338/0841  | RIKER LAKE | 409   |

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