

5

Neighborhoods Used: 00002.CASTLETON FARMS

11495 CASTLETON COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
D -04-15-305-002      07/17/2020      00002      401      479,000      64,240  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      94      414,760      610,439      0.679



11448 CASTLETON COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
D -04-15-305-010      07/13/2020      00002      401      480,000      71,855  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      84      408,145      506,909      0.805



11367 CASTLETON COURT  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
D -04-15-300-021      06/10/2020      00002      401      539,000      60,600  
Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2 STORY      95      478,400      657,805      0.727



Neighborhoods Used: 00002.CASTLETON FARMS

| Style *    | 91..100   | 81..90  | 71..80 | 61..70 | 51..60 | 0..50 |
|------------|-----------|---------|--------|--------|--------|-------|
| 1 STORY    | 0         | 0       | 0      | 0      | 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    | 1,268,244 | 506,909 | 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 : 1,775,152  
 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      | 0      | 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    | 893,160 | 408,145 | 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 : 1,301,305  
 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               | 5.07                          | 6.49                         | 1.000                      |
| After Application of E.C.F.s |                 | 1.99                          | 2.44                         | 1.001                      |

| Style *    | 91..100   | 81..90    | 71..80    | 61..70    | 51..60    | 0..50     |
|------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 1 STORY    | 1.000( 0) | 1.000( 0) | 1.000( 0) | 1.000( 0) | 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    | 0.704( 2) | 0.805( 1) | 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. : 0.733 (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\*\*\*

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|                          |   |                           |                                    |
|--------------------------|---|---------------------------|------------------------------------|
| <b>Parcel:</b>           | D -04-15-300-021                          | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED           |
| <b>Owner's Name:</b>     | CUSICK MATTHEW F & SUSANNE                | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED           |
| <b>Property Address:</b> | 11367 CASTLETON COURT<br>DEXTER, MI 48130 | <b>Taxable Status</b>     | TAXABLE                            |
| <b>Liber/Page:</b>       | 5361/0928                                 | <b>Prev. Taxable Stat</b> | TAXABLE                            |
| <b>Split:</b>            | //  | <b>Gov. Unit:</b>         | 04 DEXTER TOWNSHIP                 |
| <b>Public Impr.:</b>     | Paved Road, Electric, Gas                 | <b>MAP #</b>              | DAFD                               |
| <b>Topography:</b>       | Level                                     | <b>School:</b>            | 81050 DEXTER COMMUNITY SCHOOL DIST |
|                          |   | <b>Neighborhood:</b>      | 00002 CASTLETON FARMS              |

## Mailing Address:

CUSICK MATTHEW F & SUSANNE  
11367 CASTLETON COURT  
DEXTER MI 48130

## Description:

TWP REQUEST 04/01/03 DE 15-7A-1C-3A-1A PCL "B-1" COM AT SW COR SEC 15, TH N 00-03-15 W 850.34 FT, TH N 00-03-15 W 958.66 FT, TH N 88-46-55 E 466.70 FT, TH N 00-03-15 W 840.12 FT, TH N 88-46-55 E 150.03 FT, TH S 00-03-15 E 580.81 FT, TH N 88-46-55 E 150.03 FT, TH N 88-00-20 E 276.07 FT, TH N 88-46-55 E 176.00 FT TH N 00-39-45 W 576.97 FT, TH N 88-46-55 E 66.00 FT, TH S 00-39-45 E 1084.24 FT TO POB, TH S 75-58-27 W 248.02 FT, TH 94.30 FT ALNG CURV RT RAD=75.00 FT CH=S 21-59-36 W 88.21FT, TH 42.23 FT ALNG CURV LFT RAD=50.00 FT CH=S 33-48-55 W 40.99 FT, TH S 09-37-05 W 19.73 FT, TH S 86-09-58 E 302.94 FT, TH N 00-39-45 W 215.68 FT TO POB. PT OF SW 1/4 SEC 15, T15-R4E. 1.06 AC. SPLIT ON 04/01/2003 FROM D -04-15-300-020;

## Most Recent Sale Information

Sold on 06/10/2020 for 539,000 by WILSON CORY & JENNIFER.

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

**Liber/Page:** 5361/0928

## Most Recent Permit Information

Permit P17-33924 on 08/25/2017 for \$0 category Plumbing.

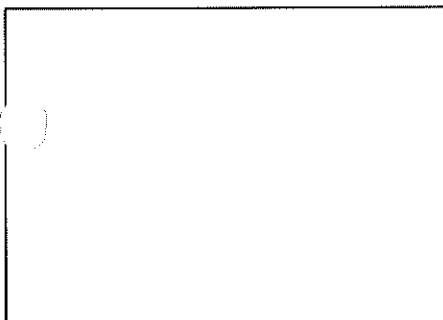
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 273,500   | <b>2022 Taxable:</b>     | 273,500   | <b>Acreage:</b>        | 1.06 |
| <b> zoning:</b>     | RR        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2017  
Occupancy: Single Family  
Class: B  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 95  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 1  
Floor Area: 2,933  
Ground Area: 1,274  
Garage Area: 737  
Basement Area: 1,274  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

07/06/2022 3:04 PM

|                          |   |                           |                                    |
|--------------------------|---|---------------------------|------------------------------------|
| <b>Parcel:</b>           | D -04-15-305-002                          | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED           |
| <b>Owner's Name:</b>     | MARINE JEFFREY & MARY                     | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED           |
| <b>Property Address:</b> | 11495 CASTLETON COURT<br>DEXTER, MI 48130 | <b>Taxable Status</b>     | TAXABLE                            |
| <b>Librer/Page:</b>      | 5365/0819                                 | <b>Prev. Taxable Stat</b> | TAXABLE                            |
| <b>Split:</b>            | 02/22/2003                                | <b>Gov. Unit:</b>         | 04 DEXTER TOWNSHIP                 |
| <b>Public Impr.:</b>     | Paved Road, Electric, Gas                 | <b>MAP #</b>              | DAFD                               |
| <b>Topography:</b>       | Level                                     | <b>School:</b>            | 81050 DEXTER COMMUNITY SCHOOL DIST |
|                          |   | <b>Neighborhood:</b>      | 00002 CASTLETON FARMS              |

|   |   |
|---|---|
| <b>Mailing Address:</b>   | <b>Description:</b>   |
| MARINE JEFFREY & MARY<br>11495 CASTLETON COURT<br>DEXTER MI 48130 | M.D. L4182 P106 UNIT 2 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014; |

## Most Recent Sale Information

Sold on 07/17/2020 for 479,000 by KUNG THEODORE & ASHLEY.

|                       |                 |                     |           |
|-----------------------|-----------------|---------------------|-----------|
| <b>Terms of Sale:</b> | 03-ARM'S LENGTH | <b>Librer/Page:</b> | 5365/0819 |
|-----------------------|-----------------|---------------------|-----------|

## Most Recent Permit Information

Permit P15-29659 on 08/10/2015 for \$0 category Plumbing.

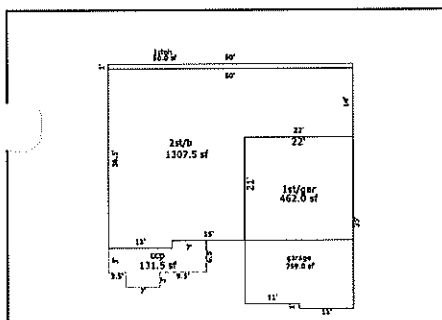
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 257,600   | <b>2022 Taxable:</b>     | 257,600   | <b>Acreage:</b>        | 1.42 |
| <b>Zoning:</b>      | RR        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2015  
Occupancy: Single Family  
Class: B  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 94  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,126  
Ground Area: 1,307  
Garage Area: 759  
Basement Area: 1,307  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

07/06/2022 3:04 PM

|                          |  |                            |                                    |
|--------------------------|--|----------------------------|------------------------------------|
| <b>Parcel:</b>           | D -04-15-305-010   | <b>Current Class:</b>      | 401.RESIDENTIAL-IMPROVED           |
| <b>Owner's Name:</b>     | VIMAWALA ALOK & AMY  | <b>Previous Class:</b>     | 401.RESIDENTIAL-IMPROVED           |
| <b>Property Address:</b> | 11448 CASTLETON COURT<br>DEXTER, MI 48130  | <b>Taxable Status:</b>     | TAXABLE                            |
| <b>Librer/Page:</b>      | 5366/0034  | <b>Prev. Taxable Stat:</b> | TAXABLE                            |
| <b>Split:</b>            | 02/22/2003   | <b>Gov. Unit:</b>          | 04 DEXTER TOWNSHIP                 |
| <b>Public Impr.:</b>     | Paved Road, Electric, Gas  | <b>MAP #:</b>              | DAFD                               |
| <b>Topography:</b>       | Level, Landscaped  | <b>School:</b>             | 81050 DEXTER COMMUNITY SCHOOL DIST |
| <b>Mailing Address:</b>  |  | <b>Neighborhood:</b>       | 00002 CASTLETON FARMS              |
| <b>Description:</b>      | M.D. L4182 P106 UNIT 10 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014; |                            |                                    |

VIMAWALA ALOK & AMY  
11448 CASTLETON COURT  
DEXTER MI 48130

## Most Recent Sale Information

Sold on 07/13/2020 for 480,000 by SQUIRE CARL & DEBORAH.

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

**Librer/Page:** 5366/0034

## Most Recent Permit Information

Permit 04-09636 on 05/21/2004 for \$150,000 category RES. NEW CONSTRUCTION.

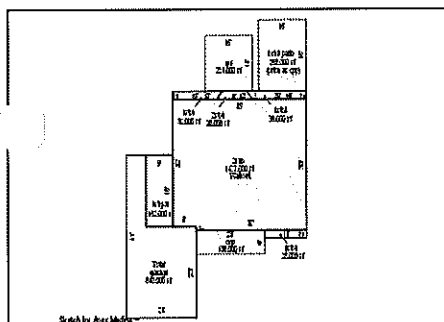
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2023 S.E.V.:</b> | Tentative | <b>2023 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2022 S.E.V.:</b> | 221,700   | <b>2022 Taxable:</b>     | 221,700   | <b>Acreage:</b>        | 2.37 |
| <b>Zoning:</b>      | RR        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,254  
Ground Area: 1,477  
Garage Area: 840  
Basement Area: 1,477  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Castleton Farms Land Analysis

| Parcel Number   | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale    | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale |
|-----------------|-----------------------|-----------|--------------------|--------|------------------|--------------------|------------------|---------------|
| D-04-15-300-021 | 11367 CASTLETON COURT | 06/10/20  | \$539,000          | WD     | 03-ARMY'S LENGTH | \$539,000          | \$277,000        | 51.39         |
| D-04-15-305-002 | 11495 CASTLETON COURT | 07/17/20  | \$479,000          | WD     | 03-ARMY'S LENGTH | \$479,000          | \$253,100        | 52.84         |
| D-04-15-305-010 | 11448 CASTLETON COURT | 07/13/20  | \$480,000          | WD     | 03-ARMY'S LENGTH | \$480,000          | \$225,800        | 47.04         |
| D-04-15-305-013 | 11490 CASTLETON COURT | 02/25/22  | \$70,000           | WD     | 03-ARMY'S LENGTH | \$70,000           | \$30,500         | 43.57         |
| <b>Totals:</b>  |                       |           | <b>\$1,568,000</b> |        |                  | <b>\$1,568,000</b> | <b>\$786,400</b> |               |

Sale. Ratio => 50.15

Std. Dev. => 4.22



| Cur Appraisal      | Land Residual    | Est. Land Value  | Net Acres      | Total Acres | Dollars/Acre   | Dollars/SqFt   | ECF Area | Liber/Page |
|--------------------|------------------|------------------|----------------|-------------|----------------|----------------|----------|------------|
| \$595,000          | (\$400)          | \$55,600         | 1.06           | 1.06        | (\$377)        | (\$0.01)       | 00002    | 5361/0928  |
| \$559,800          | (\$21,560)       | \$59,240         | 1.42           | 1.42        | (\$15,140)     | (\$0.35)       | 00002    | 5365/0819  |
| \$480,020          | \$64,335         | \$64,355         | 2.37           | 2.37        | \$27,134       | \$0.62         | 00002    | 5366/0034  |
| \$60,900           | \$70,000         | \$60,900         | 1.68           | 1.68        | \$41,667       | \$0.96         | 00002    | 5471/0749  |
| <b>\$1,695,720</b> | <b>\$112,375</b> | <b>\$240,095</b> | <b>6.54</b>    | <b>6.54</b> | <b>Average</b> | <b>Average</b> |          |            |
|                    |                  |                  | Average        |             |                |                |          |            |
| per FF=>           |                  |                  | per Net Acre=> | 17,195.87   | per Sqft=>     |                |          |            |
|                    |                  |                  |                |             |                |                |          | \$0.39     |

| Land Table      | Class |
|-----------------|-------|
| CASTLETON FARMS | 401   |
| CASTLETON FARMS | 401   |
| CASTLETON FARMS | 401   |
| CASTLETON FARMS | 402   |

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Castleton Farms ECF Analysis

| Parcel Number   | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale    | Adj. Sale \$       | Asd. when Sold   | Asd/Adj. Sale |
|-----------------|-----------------------|-----------|--------------------|--------|------------------|--------------------|------------------|---------------|
| D-04-15-300-021 | 11367 CASTLETON COURT | 06/10/20  | \$539,000          | WD     | 03-ARMY'S LENGTH | \$539,000          | \$277,000        | 51.39         |
| D-04-15-305-002 | 11495 CASTLETON COURT | 07/17/20  | \$479,000          | WD     | 03-ARMY'S LENGTH | \$479,000          | \$253,100        | 52.84         |
| D-04-15-305-010 | 11448 CASTLETON COURT | 07/13/20  | \$480,000          | WD     | 03-ARMY'S LENGTH | \$480,000          | \$225,800        | 47.04         |
| <b>Totals:</b>  |                       |           | <b>\$1,498,000</b> |        |                  | <b>\$1,498,000</b> | <b>\$755,900</b> |               |
|                 |                       |           |                    |        |                  |                    | Sale. Ratio =>   | 50.46         |
|                 |                       |           |                    |        |                  |                    | Std. Dev. =>     | 3.02          |

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F.         | Floor Area | \$/Sq.Ft.        | ECF Area | Dev. by Mean (%)            |
|--------------------|-------------|--------------------|--------------------|----------------|------------|------------------|----------|-----------------------------|
| \$600,000          | \$60,600    | \$478,400          | \$657,805          | 0.727          | 2,933      | \$163.11         | 00002    | 1.0025                      |
| \$564,800          | \$64,240    | \$414,760          | \$610,439          | 0.679          | 3,126      | \$132.68         | 00002    | 5.7847                      |
| \$487,520          | \$71,855    | \$408,145          | \$506,909          | 0.805          | 3,254      | \$125.43         | 00002    | 6.7872                      |
| <b>\$1,652,320</b> |             | <b>\$1,301,305</b> | <b>\$1,775,152</b> |                |            | <b>\$140.41</b>  |          | <b>0.4226</b>               |
|                    |             |                    |                    | E.C.F. =>      | 0.733      | Std. Deviation=> |          | 0.06345652                  |
|                    |             |                    |                    | Ave. E.C.F. => | 0.737      | Ave. Variance=>  |          | 4.5248 Coefficient of Var=> |

| Building Style | Land Value | Land Table      | Property Class | Building Depr. |
|----------------|------------|-----------------|----------------|----------------|
| 2 STORY        | \$60,600   | CASTLETON FARMS | 401            | 95             |
| 2 STORY        | \$64,240   | CASTLETON FARMS | 401            | 94             |
| 2 STORY        | \$71,855   | CASTLETON FARMS | 401            | 84             |

6.137083677