

6

Neighborhoods Used: 00007.STONEYFIELD

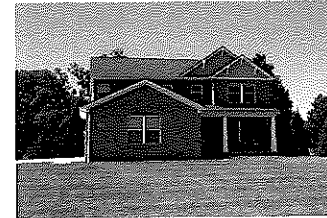
3279 FIELDSTONE DRIVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-310-001	03/29/2022 00007	401	535,000	72,662		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	462,338	327,911	1.410	



8952 E STONEYFIELD DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-410-008	07/23/2021 00007	407	460,000	69,563		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	84	390,437	301,829	1.294	



3345 FIELDSTONE DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-300-055	07/09/2021 00007	401	470,000	68,800		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	95	401,200	371,805	1.079	



3029 FIELDSTONE DRIVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-385-005	02/05/2021 00007	407	485,000	71,485		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	86	413,515	397,134	1.041	



8961 STARFIELD CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-410-015	12/01/2020 00007	407	405,500	68,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.50 STORY	76	337,000	243,362	1.385	



3137 FIELDSTONE DRIVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-385-013	10/28/2020 00007	407	419,000	68,600		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	91	350,400	313,121	1.119	



8695 E STONEYFIELD DR						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-400-028	09/25/2020 00007	401	425,000	70,000		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	78	355,000	293,324	1.210	



3114 FIELDSTONE DRIVE						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
D -04-36-385-022	07/10/2020 00007	407	460,000	69,020		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2 STORY	85	390,980	346,699	1.128	



Neighborhoods Used: 00007.STONEYFIELD

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	243,362	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	684,926	1,373,574	293,324	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 : 2,595,186  
 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	337,000	0	0	0
1.75 STORY	0	0	0	0	0	0
2 STORY	751,600	1,657,270	355,000	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 : 3,100,870  
 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
8	0	7.45	9.95	1.001
After Application of E.C.F.s		5.09	7.16	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)	1.385( 1)	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	1.097( 2)	1.207( 4)	1.210( 1)	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. : 1.195 (8)  
 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)

Neighborhoods Used: 00007.STONEYFIELD

<<<<<<<<<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>>>>>>>>>>>

```

Starting Date: 04/01/2020
Ending Date: 03/31/2022
Terms Selected: 1
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00007 - STONEYFIELD

```

Max # of Res. Buildings: 200	Minimum E.C.F. (Residential): 0.40 Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 200	Minimum E.C.F. (Agricultural): 0.40 Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 200	Minimum E.C.F. (Commercial): 0.30 Maximum E.C.F. (Commercial): 3.00

# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-300-055	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SUYDAM CRAIG & ALICIA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3345 FIELDSTONE DR DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5436/0462	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/21/2001	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

SUYDAM CRAIG & ALICIA  
3345 FIELDSTONE DR  
DEXTER MI 48130

## Description:

M.D. L4160 P290 09/10/02 DE 36-9A-1A-1A-2A1-E-1E-1 "REMAINDER" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1995.38 FT, TH N 77-15-40 W 763.48 FT, TH N 84-39-50 W 559.94 FT, TH S 02-10-10 E 60.52 FT TO POB, TH S 84-39-50 E 171.49 FT, TH 23.46 FT ALNG CURV RT RAD=15.00 FT CH=S 39-27-47 E 21.14 FT, TH S 05-44-16 W 24.73 FT, TH 82.29 FT ALNG CURV RT RAD=192.00 FT CH=S 18-00-56 W 81.66 FT, TH S 18-37-56 W 70.87 FT, TH 113.68 FT ALNG CURV LFT RAD=263.00 FT CH=112.80 FT, TH N 86-51-10 W 117.19 FT, TH N 02-10-10 W 308.16 FT TO POB. PT OF SW 1/4 SEC 36, T1S-R4E. 1.03 AC. SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 07/09/2021 for 470,000 by HOOPER PATRICK & JAHLEH.

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

**Liber/Page:** 5436/0462

## Most Recent Permit Information

Permit P17-32789 on 03/13/2017 for \$0 category Mechanical- Pre Fab Fireplace.

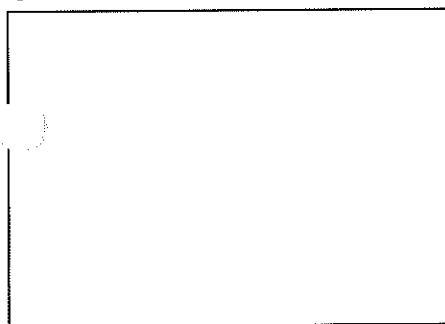
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	242,700	<b>2022 Taxable:</b>	242,700	<b>Acreage:</b>	1.03
<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: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 95  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,502  
Ground Area: 1,163  
Garage Area: 704  
Basement Area: 1,163  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

**Parcel:** D -04-36-310-001  
**Owner's Name:** TAYLOR MATTHEW & KRISTY  
**Property Address:** 3279 FIELDSTONE DRIVE  
DEXTER, MI 48130  
**Liber/Page:** 5477/0739  
**Split:** 12/21/2001  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** Rolling

**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:** 00007 STONEYFIELD

## Mailing Address:

TAYLOR MATTHEW & KRISTY  
3279 FIELDSTONE DRIVE  
DEXTER MI 48130

## Description:

M.D. L4160 P290 9/10/02 UNIT 1 STONEYFIELD WEST SPLIT ON 09/20/2002 FROM D -04-36-300-052;

## Most Recent Sale Information

Sold on 03/29/2022 for 535,000 by ROBB MICHAEL & JIANG HUA.

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

**Liber/Page:** 5477/0739

## Most Recent Permit Information

Permit 10-22667 on 09/20/2010 for \$0 category MECHANICAL.

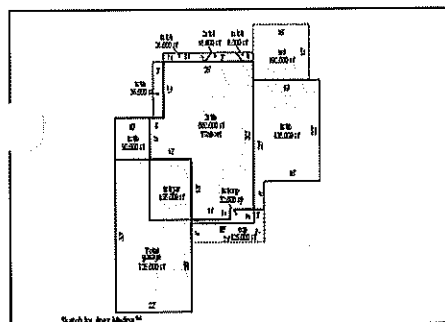
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	220,300	<b>2022 Taxable:</b>	161,703	<b>Acreage:</b>	1.31
<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: 2004  
Occupancy: Single Family  
Class: C+10  
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: 0  
Floor Area: 2,424  
Ground Area: 1,364  
Garage Area: 726  
Basement Area: 1,364  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-385-005	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	STOLYAROV MAXIM	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	3029 FIELDSTONE DRIVE DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	5404/0624	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	10/03/2003	<b>Created:</b>	10/03/2003
<b>Active:</b>	Active	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

STOLYAROV MAXIM  
3029 FIELDSTONE DRIVE  
DEXTER MI 48130

## Description:

M.D. L4310 P517 UNIT 5, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

## Most Recent Sale Information

Sold on 02/05/2021 for 485,000 by GAYADEEN COLIN & GALLINGER ANNIE.

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

**Libers/Page:** 5404/0624

## Most Recent Permit Information

Permit P20-39143 on 05/14/2020 for \$54,740 category Res. Add/Alter/Repair.

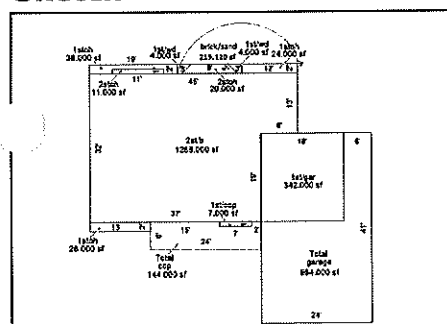
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	254,000	<b>2022 Taxable:</b>	254,000	<b>Acreage:</b>	1.02
<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: 2006  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 86  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 3,083  
Ground Area: 1,288  
Garage Area: 984  
Basement Area: 1,288  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-385-013	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	TERCERO-SOSA ALFONSO T	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	3137 FIELDSTONE DRIVE DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5392/0172	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	10/03/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

<b>Mailing Address:</b>	<b>Description:</b>
TERCERO-SOSA ALFONSO T 3137 FIELDSTONE DRIVE DEXTER MI 48130	M.D. L4310 P517 UNIT 13, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

## Most Recent Sale Information

Sold on 10/28/2020 for 419,000 by BERNARD AARON M & MEGHAN I.

**Terms of Sale:** 03-ARM'S LENGTH      **Liber/Page:** 5392/0172

## Most Recent Permit Information

Permit P14-27746 on 06/05/2014 for \$1,500 category Res. Deck Construction.

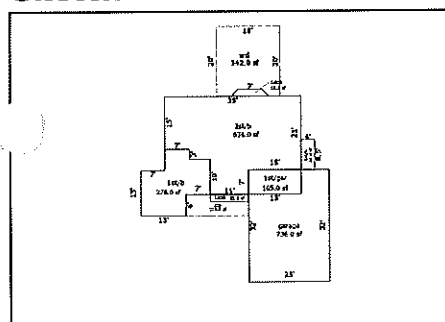
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	209,800	<b>2022 Taxable:</b>	205,463	<b>Acreage:</b>	1.01
<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: 2011  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 91  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,129  
Ground Area: 1,148  
Garage Area: 736  
Basement Area: 1,148  
Basement Walls:  
Estimated TCV: Tentative

## Sketch





# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-385-022	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	CEBULA MARY E	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	3114 FIELDSTONE DRIVE DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5365/0252	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	10/03/2003	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

## Mailing Address:

CEBULA MARY E  
CAMERON GAVIN  
3114 FIELDSTONE DRIVE  
DEXTER MI 48130

## Description:

M.D. L4310 P517 UNIT 22, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;

## Most Recent Sale Information

Sold on 07/10/2020 for 460,000 by STROTHMAN JOHN C & LEAH L.

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

**Liber/Page:** 5365/0252

## Most Recent Permit Information

Permit 07-18227 on 04/12/2007 for \$3,000 category RES. DECK CONSTRUCTION.

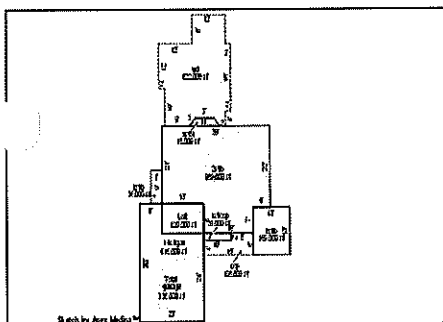
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	229,000	<b>2022 Taxable:</b>	224,367	<b>Acreage:</b>	1.05
<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: 2005  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,335  
Ground Area: 1,174  
Garage Area: 736  
Basement Area: 1,174  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-400-028	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ORLANDO NICHOLAS E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8695 E STONEYFIELD DR DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	5379/0944	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Created:</b>	//	<b>MAP #:</b>	DAFD
<b>Active:</b>	Active	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>Neighborhood:</b>	00007 STONEYFIELD
<b>Topography:</b>	Rolling		

## Mailing Address:

ORLANDO NICHOLAS E  
WRIGHT CATTLIN  
8695 E STONEYFIELD DR  
DEXTER MI 48130

## Description:

OWNER REQUEST DE 36-10A-1A-1B-1 PCL "II-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1584.64 FT, TH S 77-27-50 E 380.73 FT, TH N 44-00-15 E 66.13 FT, TH S 74-31-00 E 60.29 FT, TH S 72-29-25 E 282.60 FT TO A POB, TH CONT S 72-29-25 E 115.58 FT, TH S 27-27-54 E 85.12 FT, TH S 50-08-29 W 319.82 FT, TH N 33-04-39 W 75.81 FT, TH 63.17 FT ALNG ARC OF CURV-LFT RAD=230.00 FT - CH N 40-56-44 W 62.97 FT, TH N 41-11-11 E 271.31 FT TO POB. PT OF SE 1/4 SEC 36, T1S-R4E, 1.15 AC.  
SPLIT ON 11/25/1997 FROM D -04-36-400-026;

## Most Recent Sale Information

Sold on 09/25/2020 for 425,000 by FOX ALLISON K.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5379/0944

## Most Recent Permit Information

Permit P21-40970 on 04/26/2021 for \$0 category Electrical.

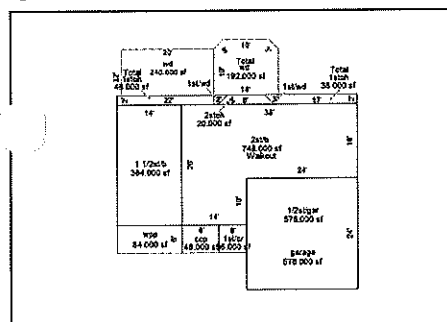
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	199,700	<b>2022 Taxable:</b>	195,856	<b>Acreage:</b>	1.15
<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: 1999  
Occupancy: Single Family  
Class: C+10  
Style: 2 STORY  
Exterior: Brick  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,490  
Ground Area: 1,148  
Garage Area: 576  
Basement Area: 1,112  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-410-008	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	KELLY SEAN & ANDREA P	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	8952 E STONEYFIELD DR DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	5437/0928	<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>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

**Mailing Address:** KELLY SEAN & ANDREA P  
8952 E STONEYFIELD DR  
DEXTER MI 48130

**Description:** NEW CONDO MD L 2549 P 622 \*\*FROM 0436400008 11/15/91 UNIT 8, STONEY FIELD ACRES CONDOMINIUM #2

## Most Recent Sale Information

Sold on 07/23/2021 for 460,000 by MITZEL DANIEL J & LINDSEY A.

**Terms of Sale:** 03-ARM'S LENGTH **Libers/Page:** 5437/0928

## Most Recent Permit Information

Permit P19-37583 on 06/20/2019 for \$8,000 category Res. Re-Roof.

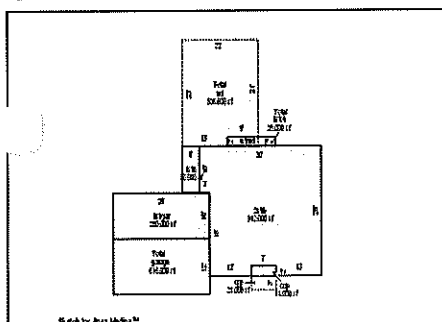
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	204,100	<b>2022 Taxable:</b>	204,100	<b>Acres:</b>	1.03
<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: 1994  
 Occupancy: Single Family  
 Class: C+10  
 Style: 2 STORY  
 Exterior: Wood Siding  
 % Good (Physical): 84  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 4  
 Full Baths: 3 Half Baths: 0  
 Floor Area: 2,182  
 Ground Area: 962  
 Garage Area: 616  
 Basement Area: 962  
 Basement Walls:  
 Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/06/2022 3:29 PM

<b>Parcel:</b>	D -04-36-410-015	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LAGRECA DANIEL & ERIN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	8961 STARFIELD CT DEXTER, MI 48130	<b>Taxable Status:</b>	TAXABLE
<b>Libers/Page:</b>	5393/0167	<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>	Rolling	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00007 STONEYFIELD

<b>Mailing Address:</b>	<b>Description:</b>
LAGRECA DANIEL & ERIN 8961 STARFIELD CT DEXTER MI 48130	NEW CONDO MD L P **FROM 0436400015 05/18/94 UNIT 15, STONEY FIELD ACRES CONDOMINIUM #2

## Most Recent Sale Information

Sold on 12/01/2020 for 405,500 by SHAY BRIAN J & SUZAN C.

**Terms of Sale:** 03-ARM'S LENGTH **Libers/Page:** 5393/0167

## Most Recent Permit Information

Permit P21-41306 on 06/24/2021 for \$3,430 category Res. Door & Window Replace.

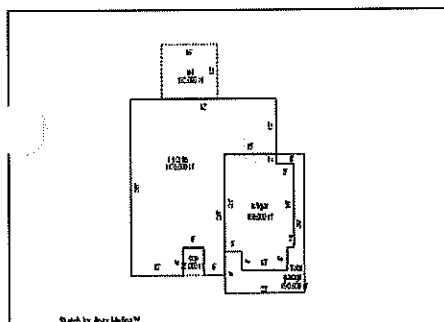
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	170,900	<b>2022 Taxable:</b>	167,655	<b>Acreage:</b>	1.00
<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: 1996  
Occupancy: Single Family  
Class: C  
Style: 1.50 STORY  
Exterior: Brick/Siding  
% Good (Physical): 76  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,215  
Ground Area: 1,170  
Garage Area: 690  
Basement Area: 1,170  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Stoneyfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARMY'S LENGTH	\$470,000	\$268,600	57.15
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARMY'S LENGTH	\$535,000	\$209,100	39.08
D-04-36-385-005	3029 FIELDSTONE DRIVE	02/05/21	\$485,000	WD	03-ARMY'S LENGTH	\$485,000	\$220,600	45.48
D-04-36-385-013	3137 FIELDSTONE DRIVE	10/28/20	\$419,000	WD	03-ARMY'S LENGTH	\$419,000	\$168,000	40.10
D-04-36-385-022	3114 FIELDSTONE DRIVE	07/10/20	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$198,900	43.24
D-04-36-400-028	8695 E STONEYFIELD DR	09/25/20	\$425,000	WD	03-ARMY'S LENGTH	\$425,000	\$174,600	41.08
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARMY'S LENGTH	\$460,000	\$170,000	36.96
D-04-36-410-015	8961 STARFIELD CT	12/01/20	\$405,500	WD	03-ARMY'S LENGTH	\$405,500	\$155,000	38.22
<b>Totals:</b>			<b>\$3,659,500</b>			<b>\$3,659,500</b>	<b>\$1,564,800</b>	

Sale. Ratio => 42.76  
 Std. Dev. => 6.46

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$526,120	\$68,800	\$401,200	\$371,805	1.079	2,502	\$160.35	00007	12.9144
\$475,993	\$72,662	\$462,338	\$327,911	1.410	2,424	\$190.73	00007	20.1744
\$559,960	\$71,485	\$413,515	\$397,134	1.041	3,083	\$134.13	00007	16.6957
\$453,739	\$68,600	\$350,400	\$313,121	1.119	2,129	\$164.58	00007	8.9149
\$495,460	\$69,020	\$390,980	\$346,699	1.128	2,335	\$167.44	00007	8.0483
\$430,789	\$70,000	\$355,000	\$293,324	1.210	2,490	\$142.57	00007	0.2060
\$440,813	\$69,563	\$390,437	\$301,829	1.294	2,182	\$178.94	00007	8.5364
\$367,835	\$68,500	\$337,000	\$243,362	1.385	2,215	\$152.14	00007	17.6565
<b>\$3,750,709</b>		<b>\$3,100,870</b>	<b>\$2,595,186</b>			<b>\$161.36</b>		<b>1.3350</b>
				E.C.F. =>	1.195	Std. Deviation=>	0.14048123	
				Ave. E.C.F. =>	1.208	Ave. Variance=>	11.6433	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$68,800	STONEYFIELD	401	95
2 STORY	\$71,600	STONEYFIELD	401	84
2 STORY	\$68,650	STONEYFIELD	407	86
2 STORY	\$68,600	STONEYFIELD	407	91
2 STORY	\$69,020	STONEYFIELD	407	85
2 STORY	\$70,000	STONEYFIELD	401	78
2 STORY	\$68,800	STONEYFIELD	407	84
1.50 STORY	\$68,500	STONEYFIELD	407	76

9.63687984

Stoneyfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-300-055	3345 FIELDSTONE DR	07/09/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$268,600	57.15
D-04-36-310-001	3279 FIELDSTONE DRIVE	03/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$209,100	39.08
D-04-36-385-005	3029 FIELDSTONE DRIVE	02/05/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$220,600	45.48
D-04-36-385-013	3137 FIELDSTONE DRIVE	10/28/20	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$168,000	40.10
D-04-36-385-022	3114 FIELDSTONE DRIVE	07/10/20	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$198,900	43.24
D-04-36-400-028	8695 E STONEYFIELD DR	09/25/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$174,600	41.08
D-04-36-410-008	8952 E STONEYFIELD DR	07/23/21	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$170,000	36.96
D-04-36-410-015	8961 STARFIELD CT	12/01/20	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$155,000	38.22
<b>Totals:</b>						<b>\$3,659,500</b>	<b>\$1,564,800</b>	

Sale. Ratio => 42.76  
 Std. Dev. => 6.46



Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	Land Table
\$526,120	\$12,680	\$68,800	1.03	1.03	\$12,311	\$0.28	00007 5436/0462	STONEFIELD	
\$475,993	\$130,607	\$71,600	1.31	1.31	\$99,700	\$2.29	00007 5477/0739	STONEFIELD	
\$559,960	(\$6,310)	\$68,650	1.02	1.02	(\$6,217)	(\$0.14)	00007 5404/0624	STONEFIELD	
\$453,739	\$33,861	\$68,600	1.01	1.01	\$33,526	\$0.77	00007 5392/0172	STONEFIELD	
\$495,460	\$33,560	\$69,020	1.05	1.05	\$31,901	\$0.73	00007 5365/0252	STONEFIELD	
\$430,789	\$64,211	\$70,000	1.15	1.15	\$55,836	\$1.28	00007 5379/0944	STONEFIELD	
\$440,813	\$87,987	\$68,800	1.03	1.03	\$85,424	\$1.96	00007 5437/0928	STONEFIELD	
\$367,835	\$106,165	\$68,500	1.00	1.00	\$106,165	\$2.44	00007 5393/0167	STONEFIELD	
<b>\$3,750,709</b>	<b>\$462,761</b>	<b>\$553,970</b>	<b>8.60</b>	<b>8.60</b>	<b>Average</b>	<b>Average</b>			
			<b>Average</b>	<b>Average</b>	<b>per FF=&gt;</b>	<b>per Net Acre=&gt;</b>	<b>53,828.20</b>	<b>per SqFt=&gt;</b>	<b>\$1.24</b>

**Class**

401

401

407

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