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Neighborhoods Used: 00008.GREGORYFARMS

9017 SUNDANCE TRAIL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-205-001	02/04/2022 00008	407	540,000	71,150	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	85	468,850	362,393	1.294



9036 SUNDANCE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
D -04-36-205-008	04/08/2021 00008	407	506,500	71,100	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STORY	91	435,400	370,022	1.177



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/06/2022 3:47 PM

Parcel:	D -04-36-205-001	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	COWEN DAVID & CASSANDRA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	9017 SUNDANCE TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5469/0549	Created:	09/07/2004
Split:	09/07/2004	Active:	Active
Public Impr.:	Paved Road, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	Level	Gov. Unit:	04 DEXTER TOWNSHIP
		MAP #	DAFD
		School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00008 GREGORYFARMS
Mailing Address:		Description:	
COWEN DAVID & CASSANDRA		M.D. L4419 P567 08/24/2004 UNIT 1	GREGORY FARMS CONDUMINIUM SPLIT ON 08/25/2004 FROM D -04-36-200-018, D
9017 SUNDANCE TRAIL		-04-36-200-016, D -04-35-100-001;	
DEXTER MI 48130			

Most Recent Sale Information

Sold on 02/04/2022 for 540,000 by CASTAING JEREMY & STEPHANIE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5469/0549

Most Recent Permit Information

Permit 05-14584 on 10/13/2005 for \$5,000 category RES. DECK CONSTRUCTION.

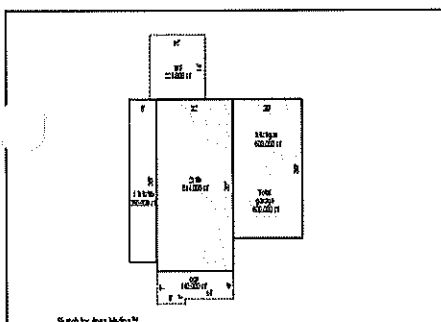
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	225,600	2022 Taxable:	203,729	Acreage:	1.23
 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: 2005
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,568
Ground Area: 1,094
Garage Area: 600
Basement Area: 1,094
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/06/2022 3:47 PM

Parcel:	D -04-36-205-008	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MINTUM DANIEL & MAAS APRIL	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	9036 SUNDANCE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5422/0989	Prev. Taxable Stat	TAXABLE
Split:	09/07/2004	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00008 GREGORYFARMS
		Description:	M.D. L4419 P567 08/24/2004 UNIT 8 GREGORY FARMS CONDUMINIUM SPLIT ON 08/25/2004 FROM D -04-36-200-018, D -04-36-200-016, D -04-35-100-001;

Most Recent Sale Information

Sold on 04/08/2021 for 506,500 by ARVAN JOHN M TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5422/0989

Most Recent Permit Information

Permit P11-24127 on 12/21/2011 for \$0 category MECHANICAL.

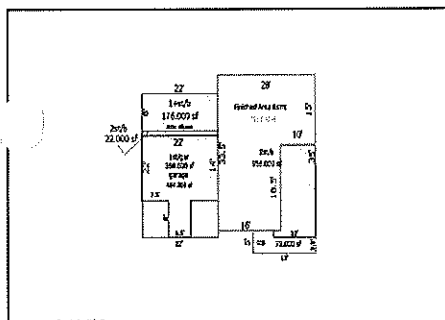
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	229,500	2022 Taxable:	229,500	Acreage:	1.22
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: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,492
Ground Area: 1,154
Garage Area: 484
Basement Area: 1,154
Basement Walls:
Estimated TCV: Tentative

Sketch



Gregory Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-205-001	9017 SUNDANCE TRAIL	02/04/22	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$226,600	41.96
D-04-36-205-008	9036 SUNDANCE CT	04/08/21	\$506,500	WD	03-ARMY'S LENGTH	\$506,500	\$230,400	45.49
Totals:			\$1,046,500			\$1,046,500	\$457,000	
								43.67
								2.49

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$498,774	\$71,150	\$468,850	\$362,393	1.294	2,568	\$182.57	00008	5.8537
\$507,726	\$71,100	\$435,400	\$370,022	1.177	2,492	\$174.72	00008	5.8537
\$1,006,500		\$904,250	\$732,415			\$178.65		0.0610
				E.C.F. =>		Std. Deviation=>		
				Ave. E.C.F. =>		Ave. Variance=>		
				1.235		0.08278362		
				1.235		5.8537		Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class
2 STORY	\$71,150	GREGORY FARMS	407
2 STORY	\$71,100	GREGORY FARMS	407

4.738968893

Gregory Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-36-205-001	9017 SUNDANCE TRAIL	02/04/22	\$540,000	WD	03-ARMY'S LENGTH	\$540,000	\$226,600	41.96
D-04-36-205-008	9036 SUNDANCE CT	04/08/21	\$506,500	WD	03-ARMY'S LENGTH	\$506,500	\$230,400	45.49
Totals:			\$1,046,500			\$1,046,500	\$457,000	
								43.67
								2.49

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libert/Page
\$488,774	\$112,376	\$61,150	1.23	1.23	\$91,363	\$2.10	00008	5469/0549
\$497,726	\$69,874	\$61,100	1.22	1.22	\$57,274	\$1.31	00008	5422/0989
\$986,500	\$182,250	\$122,250	2.45	2.45				
	Average	Average	Average	Average	Average	Average		
	per FF=>	per Net Acre=>	74,387.76	per SqFt=>	\$1.71			

Land Table Class

GREGORY FARMS 407

GREGORY FARMS 407
