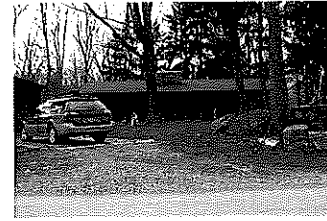


8A

Neighborhoods Used: 00050.HURONRIVER

10033 HURON RIVER DR  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
D -04-12-100-002       11/08/2019   00050   408           274,000     104,378  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       1 STORY           59           169,622        91,474         1.854



8912 RIVERVIEW  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
D -04-01-485-008       04/13/2018   00050   408           662,500     330,000  
Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
Single Family       2 STORY           74           332,500       410,924         0.809



Neighborhoods Used: 00050.HURONRIVER

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	91,474	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	410,924	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 : 502,398  
 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

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STORY	0	0	0	0	169,622	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	332,500	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 : 502,122  
 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

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	18.04	31.14	0.916
After Application of E.C.F.s		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)						
* 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)	1.854( 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)	0.809( 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. : 0.999 (2)  
 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: 00050.HURONRIVER

<<<<<<<<<<<

Settings for this Analysis

>>>>>>>>>>>

Starting Date: 04/01/2018

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): 00050 - HURONRIVER

-----  
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\*\*\*

07/27/2022 3:21 PM

**Parcel:** D -04-01-485-008  
**Owner's Name:** FORD MARK V & DAGMAR K  
**Property Address:** 8912 RIVERVIEW  
PINCKNEY, MI 48169  
**Liber/Page:** 5254/0732  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Sewer, Electric, Gas  
**Topography:** Level, Waterfront, RIVER

**Current Class:** 408.RESIDENTIAL-IMPROVED WATERFRONT  
**Previous Class:** 408.RESIDENTIAL-IMPROVED WATERFRONT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 04 DEXTER TOWNSHIP  
**MAP #:** DAFD  
**School:** 81050 DEXTER COMMUNITY SCHOOL DIST  
**Neighborhood:** 00050 HURONRIVER

## Mailing Address:

FORD MARK V & DAGMAR K  
8912 RIVERVIEW  
PINCKNEY MI 48169

## Description:

DE 1-41 M&N (0038&004) 3-90 PER ASSESSOR'S REQUEST COM AT SW COR LOT 27 WOODLAND BEACH A RECORDED PLAT, TH N 25-35 E 177.6 FT, TH N 64-25 W 33 FT, TH S 31- 46 W 415.10 FT, TH S 47-10-30W 25.77 FT, TH S 37-02-30 E 203.34 FT TO POB, TH N 47-07 E 200 FT, TH S 22-05 E 165 FT TH S 47-07 W 200 FT, TH N 22-05 W 165 FT TO POB. PT OF SE 1/4 SEC 1, T1S-R4E 0.77 AC

## Most Recent Sale Information

Sold on 04/13/2018 for 662,500 by STAUCH ARTHUR.

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

**Liber/Page:** 5254/0732

## Most Recent Permit Information

Permit P18-36084 on 08/25/2018 for \$0 category Mechanical.

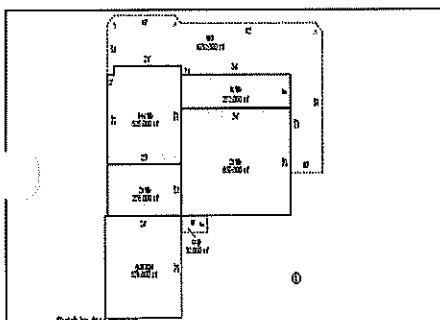
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	370,500	<b>2022 Taxable:</b>	344,223	<b>Acreeage:</b>	0.76
<b>Zoning:</b>	LR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	165.0
<b>SE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	200.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1952  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Stone/Siding  
% Good (Physical): 73  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 3,049  
Ground Area: 1,923  
Garage Area: 1,856  
Basement Area: 1,923  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

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

07/27/2022 3:21 PM

<b>Parcel:</b>	D -04-12-100-002	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	PATIL ANAND	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	10033 HURON RIVER DR DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5329/0149	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Wooded, Waterfront	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00050 HURONRIVER
<b>Mailing Address:</b>		<b>Description:</b>	
PATIL ANAND		REWRITE PER SURVEY 06/02/2000 DE 12-1G COM AT NE COR SEC 12, TH S 00-18-10 E 100.00 FT TO A POB, TH CONT S 00-18-10 E 100.00 FT, TH S 89-41-48 W 271.60 +/- FT TO E SHORE HURON RIVER, TH N'LY ALONG SAID SHORELINE TO A PT N 81-56-10 W OF THE POB, TH S81-56-10 E 270.25 +/- FT TO THE POB. PT OF NE 1/4 SEC 12, T1S-R4E. 0.80 AC.	
10033 HURON RIVER DR			
DEXTER MI 48130			

## Most Recent Sale Information

Sold on 11/08/2019 for 274,000 by ADAMS MARY.

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

**Liber/Page:** 5329/0149

## Most Recent Permit Information

Permit P16-31457 on 07/11/2016 for \$3,900 category Res. Re-Roof.

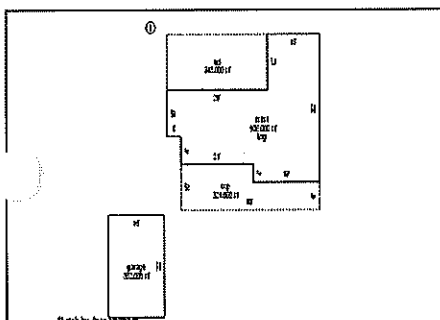
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	97,900	<b>2022 Taxable:</b>	88,928	<b>Acreage:</b>	0.80
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>Area:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1948  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Log  
% Good (Physical): 58  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 1  
Full Baths: 1 Half Baths: 0  
Floor Area: 936  
Ground Area: 936  
Garage Area: 352  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



Huron River ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-01-485-008	8912 RIVERVIEW	04/13/18	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$308,400	46.55
D-04-12-100-002	10033 HURON RIVER DR	11/08/19	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$84,900	30.99
<b>Totals:</b>			<b>\$936,500</b>			<b>\$936,500</b>	<b>\$393,300</b>	
							Sale. Ratio =>	42.00
							Std. Dev. =>	11.01

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$761,470	\$330,000	\$332,500	\$410,924	0.809	3,049	\$109.05	00050	52.2583
\$195,852	\$104,378	\$169,622	\$91,474	1.854	936	\$181.22	00050	52.2583
\$957,322		\$502,122	\$502,398			\$145.14		33.2285
				E.C.F. => 0.999		Std. Deviation=> 0.73904456		
				Ave. E.C.F. => 1.332		Ave. Variance=> 52.2583		Coefficient of Var=>



Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2 STORY		\$330,000	No	/ /		HURON RIVER	408	74
1 STORY		\$104,000	No	/ /		HURON RIVER	408	59

39.24077132

Huron River Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-12-100-016	9835 HURON RIVER DR	03/20/20	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$100,000	31.25
<b>Totals:</b>			<b>\$320,000</b>			<b>\$320,000</b>	<b>\$100,000</b>	<b>31.25</b>
							<b>Sale. Ratio =&gt;</b>	<b>31.25</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$250,000	\$320,000	\$250,000	3.00	3.00	\$106,667	\$2.45	00050	5360/0975
\$250,000	\$320,000	\$250,000	3.00	3.00				
			Average		Average			
			per Net Acre=>	106,666.67	per SqFt=>			
						\$2.45		

**Land Table Class**

HURON RIVER 409

---