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Neighborhoods Used: 00060.REILLY FARMS

6757 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-310-011	10/09/2020 00060	401	349,900	54,450
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STORY	79	295,450	297,444
				E.C.F. 0.993



6570 REILLY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
D -04-17-300-013	09/28/2020 00060	401	107,500	52,500
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	55000	26876	2.046	



Neighborhoods Used: 00060.REILLY FARMS

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Costs by Manual : 297,444
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 26,876
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Total Single Family Sale Residual Values : 295,450
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 55,000
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values: 2, 0, 13.29, 21.68, 0.925. After Application of E.C.F.s: 0.00, 0.00, 1.000.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 STORY, 1+ STORY, 1.25 STORY, 1.50 STORY, 1.75 STORY, 2 STORY, 2.50 STORY, 3 STORY, BI-LEVEL, DUPLEX, MODULAR, QUAD-LEVEL, TRI-LEVEL.

Single Family E.C.F. : 0.993 (1)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 2.046 (1)
Commercial E.C.F. : 1.000 (0)

Neighborhoods Used: 00060.REILLY FARMS

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Settings for this Analysis

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Starting Date: 12/01/2019
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): 00060 - REILLY FARMS

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.40
Maximum E.C.F. (Residential): 2.60

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 3:08 PM

Parcel: D -04-17-300-013
Owner's Name: RUSSELL FAMILY TRUST
Property Address: 6570 REILLY DR
GREGORY, MI 48137
Liber/Page: 5489/0443 **Created:** //
Split: // **Active:** Active
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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00060 REILLY FARMS

Mailing Address:

RUSSELL FAMILY TRUST
6570 REILLY DR
GREGORY MI 48137

Description:

*OLD SID - D 04-017-022-16 DE 17-17B-5 COM AT SW COR OF SEC 17, TH N 0-12-32 E 1288.39 FT, TH N 75-30-11 E 85.49 FT, THN 75-19-20 E 603.46 FT, TH S0-50 W 815.17 FT TO POB, TH S 0-50 W 268.2 FT, TH N 89-10 W 160.94 FT, TH N 0-11-49 E 268.21 FT, TH S 89-10 E 163.92 FT TO POB PART SW 1/4 SEC 17 T1S R4E 1.00 AC

Most Recent Sale Information

Sold on 06/29/2022 for 150,000 by PRICE WARREN D & JULIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5489/0443

Most Recent Permit Information

None Found

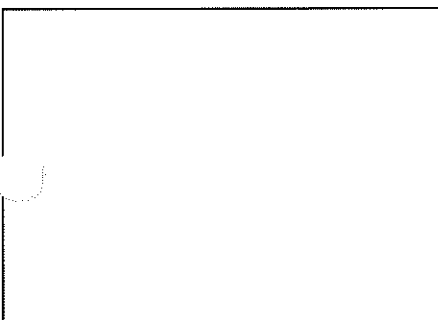
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	41,900	2022 Taxable:	36,464	Acreage:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
E:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/27/2022 3:08 PM

Parcel: D -04-17-310-011
Owner's Name: BRINK NICHOLAS & STEPHAINÉ
Property Address: 6757 REILLY DR
GREGORY, MI 48137
Liber/Page: 5382/0528
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Level

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: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00060 REILLY FARMS

Mailing Address:

BRINK NICHOLAS & STEPHAINÉ
6757 REILLY DR
GREGORY MI 48137

Description:

NEW PLAT ****FROM 0417300022 10/19/95 LOT 11 REILLY FARMS SUB.

Most Recent Sale Information

Sold on 10/09/2020 for 349,900 by MCKENNA MICHAEL & SHANNON (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5382/0528

Most Recent Permit Information

None Found

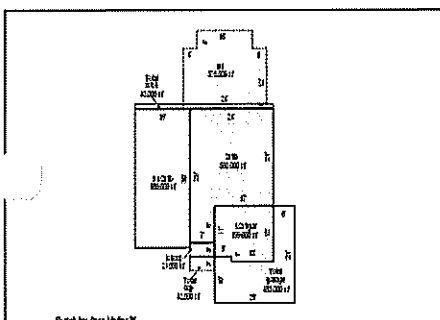
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	169,400	2022 Taxable:	167,139	Acreage:	1.39
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,000
Ground Area: 1,040
Garage Area: 483
Basement Area: 1,040
Basement Walls:
Estimated TCV: Tentative

Sketch



Reilly Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
D-04-17-300-013	6570 REILLY DR	09/28/20	\$107,500	WD	03-ARMIS LENGTH	\$107,500	\$35,300	32.84	\$79,376
D-04-17-310-011	6757 REILLY DR	10/09/20	\$349,900	WD	03-ARMIS LENGTH	\$349,900	\$163,800	46.81	\$357,843
Totals:			\$457,400			\$457,400	\$199,100		\$437,219
									Sale. Ratio => 43.53
									Std. Dev. => 9.88

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$52,500	\$55,000	\$26,876	2.046	0	#DIV/0!	00060	52.6570	
\$54,450	\$295,450	\$297,444	0.993	2,000	\$147.73	00060	52.6570	2 STORY
	\$350,450	\$324,320			#DIV/0!		43.9297	
	E.C.F. =>		1.081		Std. Deviation=>	0.74468221		
	Ave. E.C.F. =>		1.520		Ave. Variance=>	52.6570	Coefficient of Var=>	34.64581519

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$52,500	No	/ /		REILLY FARMS	401	0
	\$54,450	No	/ /		REILLY FARMS	401	79

Reilly Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
D-04-17-300-013	6570 REILLY DR	09/28/20	\$107,500	WD	03-ARMY'S LENGTH	\$107,500	\$35,300	32.84	\$86,876
D-04-17-310-011	6757 REILLY DR	10/09/20	\$349,900	WD	03-ARMY'S LENGTH	\$349,900	\$163,800	46.81	\$365,343
Totals:			\$457,400			\$457,400	\$199,100		\$452,219
						Sale. Ratio =>	43.53		
						Std. Dev. =>	9.88		

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Liber/Page	Other Parcels in Sale
\$80,624	\$60,000	1.00	1.00	\$80,624	\$1.85	00060	5380/0542	
\$46,507	\$61,950	1.39	1.39	\$33,458	\$0.77	00060	5382/0528	
\$127,131	\$121,950	2.39	2.39					
Average	Average	Average	Average	Average	Average			
per FF=>	per Net Acre=>	53,192.89	per SqFt=>	\$1.22				

Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
REILLY FARMS	0	1	NOT INSPECTED		401			
REILLY FARMS	0	1	NOT INSPECTED		401			