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Carriage Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-26-105-006	9436 HORSESHOE BEND	07/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$137,700	33.59
D-04-26-105-007	9424 HORSESHOE BEND	05/16/24	\$463,736	WD	03-ARM'S LENGTH	\$463,736	\$170,500	36.77
D-04-26-130-016	9672 DAISY LANE	06/17/24	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$199,100	52.67
Totals:						\$1,251,736	\$507,300	
							Sale. Ratio =>	40.53
							Std. Dev. =>	10.23

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$386,972	\$89,922	\$320,078	\$233,714	1.370	1,704	\$187.84	00011	11.7430
\$345,520	\$98,560	\$365,176	\$194,304	1.879	1,704	\$214.31	00011	39.2447
\$391,820	\$94,384	\$283,616	\$234,017	1.212	2,160	\$131.30	00011	27.5017
\$1,124,312		\$968,870	\$662,035			\$177.82		2.3488
			E.C.F. =>	1.463		Std. Deviation=>	0.34888309	
			Ave. E.C.F. =>	1.487		Ave. Variance=>	26.1631	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$88,369	CARRIAGEHILLS	401	77
2 STORY	\$88,601	CARRIAGEHILLS	401	66
1 STORY	\$94,384	CARRIAGEHILLS	401	66

17.59503829

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:09 AM

Parcel:	D -04-26-105-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAMME ERIC C & SCHMIDT RORY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9436 HORSESHOE BEND DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5490/0361	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00011 CARRIAGEHILLS
Mailing Address:		Description:	
TAMME ERIC C & SCHMIDT RORY		*OLD SID - D 04-046-039-00 DE 67-39 LOT 39 CARRIAGE HILLS NO. 2	
9436 HORSESHOE BEND			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 07/13/2022 for 410,000 by MATUSZAK BROOKE E & TREVOR A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5490/0361

Most Recent Permit Information

Permit 89965 on 08/11/2021 for \$0 category DEMOLISH.

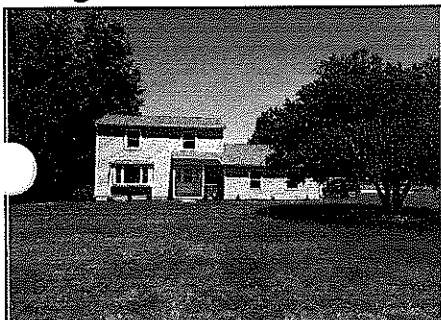
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	196,400	2024 Taxable:	177,660	Acreage:	1.12
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	326.5

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 528
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:09 AM

Parcel: D -04-26-105-007
Owner's Name: NOVICK LAURA R
Property Address: 9424 HORSESHOE BEND
DEXTER, MI 48130
Liber/Page: 5554/0275 **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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00011 CARRIAGEHILLS

Mailing Address:

NOVICK LAURA R
9424 HORSESHOE BEND
DEXTER MI 48130

Description:

*OLD SID - D 04-046-038-00 DE 67-38 LOT 38 CARRIAGE HILLS NO 2

Most Recent Sale Information

Sold on 05/16/2024 for 463,736 by MABON SANDRA A TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5554/0275

Most Recent Permit Information

Permit P21-41430 on 07/19/2021 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	170,500	2024 Taxable:	103,073	Acreage:	1.13
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
AREA:	100.000	Land Impr. Value:	Tentative	Average Depth:	310.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,704
Ground Area: 984
Garage Area: 928
Basement Area: 720
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:11 AM

Parcel: D -04-26-130-016
Owner's Name: VERELLEN NOAH & ALEXANDRA
Property Address: 9672 DAISY LANE
DEXTER, MI 48130
Liber/Page: 5556/0930
Split: // **Created:** // **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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00011 CARRIAGEHILLS

Mailing Address:

VERELLEN NOAH & ALEXANDRA
9672 DAISY LANE
DEXTER MI 48130

Description:

*OLD SID - D 04-046-072-00 DE 67-72 LOT 72 CARRIAGE HILLS NO. 2

Most Recent Sale Information

Sold on 06/17/2024 for 378,000 by WILKINS ROBERT & MARY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5556/0930

Most Recent Permit Information

Permit P13-26488 on 06/26/2013 for \$0 category Mechanical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	199,100	2024 Taxable:	116,698	Acreage:	1.28
Zoning:	RR	Land Value:	Tentative	Frontage:	150.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	367.0

Improvement Data

of Residential Buildings: 1
Year Built: 1977
Occupancy: Single Family
Class: C
Style: 1 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,160
Ground Area: 2,160
Garage Area: 1,008
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Carriage Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-26-105-006	9436 HORSESHOE BEND	07/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$137,700	33.59
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Totals:			\$1,251,736			\$1,251,736		\$507,300
							Sale. Ratio =>	40.53
							Std. Dev. =>	10.23

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$431,846	\$66,523	\$88,369	176.7	326.5	1.12	1.12	\$376	\$59,184	\$1.36
\$382,827	\$169,510	\$88,601	177.2	310.0	1.13	1.13	\$957	\$150,275	\$3.45
\$436,751	\$35,633	\$94,384	188.8	367.0	1.28	1.28	\$189	\$27,817	\$0.64
\$1,251,424	\$271,666	\$271,354	542.7		3.53	3.53			
Average								Average	
per FF=>			\$501			76,893.86		per SqFt=>	\$1.77

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1	Rate Group 2
150.00	00011	5490/0361	CARRIAGEHILLS	401	CARRIAGE HILLS	CARRIAGE HILLS
150.00	00011	5554/0275	CARRIAGEHILLS	401	CARRIAGE HILLS	
150.00	00011	5556/0930	CARRIAGEHILLS	401	CARRIAGE HILLS	