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Fox Ridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-15-205-007	7343 RIDGE LINE CIRCLE	05/31/23	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$328,300	48.64	
D-04-15-205-022	7179 RIDGE LINE CIRCLE	06/15/22	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$268,500	39.78	
Totals:			\$1,350,000			\$1,350,000	\$596,800		
								Sale. Ratio =>	44.21
								Std. Dev. =>	6.26

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$734,703	\$65,770	\$609,230	\$713,148	0.854	3,508	\$173.67	00014	1.7285
\$708,524	\$68,710	\$606,290	\$682,105	0.889	3,256	\$186.21	00014	1.7285
\$1,443,227		\$1,215,520	\$1,395,253			\$179.94		0.0385
				E.C.F. => 0.871			Std. Deviation=> 0.0244444	
				Ave. E.C.F. => 0.872			Ave. Variance=> 1.7285	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$65,770	FOX RIDGE	401	82
2 STORY	\$68,710	FOX RIDGE	401	83

1.983185854

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:59 AM

Parcel:	D -04-15-205-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WHITE RACHEL & MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7343 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Libers/Page:	5522/0486	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00014 FOX RIDGE
		Description:	
WHITE RACHEL & MICHAEL			
7343 RIDGE LINE CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 05/31/2023 for 675,000 by FARHAT AHMAD & WADAD.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 5522/0486

Most Recent Permit Information

Permit 06-15381 on 01/04/2006 for \$9,000 category RES. ADD/ALTER/REPAIR.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	373,700	2024 Taxable:	373,700	Acres:	1.11
Finishing:	RR	Land Value:	Tentative	Frontage:	0.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 5 Half Baths: 0
Floor Area: 3,508
Ground Area: 1,933
Garage Area: 764
Basement Area: 1,933
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:59 AM

Parcel:	D -04-15-205-022	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ANDERSON DEREK R & SARAH J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7179 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5488/0394	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00014 FOX RIDGE
Mailing Address:		Description:	
ANDERSON DEREK R & SARAH J		M.D. L4299 P817 08/18/2003 UNIT 22 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;	
7179 RIDGE LINE CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/15/2022 for 675,000 by ENDAHL ANDREW & ILENA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5488/0394

Most Recent Permit Information

Permit P19-38546 on 11/22/2019 for \$0 category Mechanical.

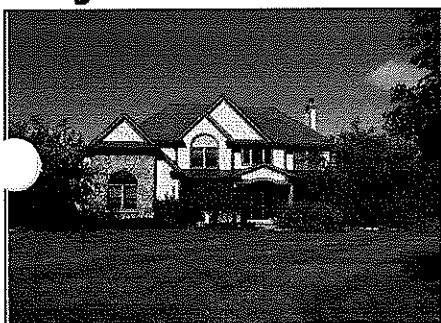
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	360,400	2024 Taxable:	332,325	Acreeage:	1.57
Finning:	RR	Land Value:	Tentative	Frontage:	0.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B
Style: 2 STORY
Exterior: Brick
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,256
Ground Area: 1,559
Garage Area: 756
Basement Area: 1,559
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 12:03 PM

Parcel:	D -04-15-205-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WITTO GREGORY P & CINDY R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7329 RIDGE LINE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5558/0200	Prev. Taxable Stat	TAXABLE
Split:	09/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00014 FOX RIDGE
		Description:	
WITTO GREGORY P & CINDY R			M.D. L4299 P817 08/18/2003 UNIT 8 FOX RIDGE SPLIT ON 08/20/2003 FROM D -04-15-200-021D -04-15-200-022;
7329 RIDGE LINE CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/20/2024 for 717,000 by SPROUSE JANET.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5558/0200

Most Recent Permit Information

Permit 04-10235 on 07/19/2004 for \$175,000 category RES. NEW CONSTRUCTION.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	315,600	2024 Taxable:	257,654	Acres:	1.04
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: B
Style: 1 STORY
Exterior: Brick
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 1
Floor Area: 2,659
Ground Area: 2,643
Garage Area: 725
Basement Area: 2,643
Basement Walls:
Estimated TCV: Tentative

Image



Fox Ridge Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-205-007	7343 RIDGE LINE CIRCLE	05/31/23	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$328,300	48.64
D-04-15-205-022	7179 RIDGE LINE CIRCLE	06/15/22	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$268,500	39.78
Totals:			\$1,350,000			\$1,350,000	\$596,800	
							Sale. Ratio =>	44.21
							Std. Dev. =>	6.26

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page	Land Table
\$734,703	\$6,067	\$65,770	1.11	1.11	\$5,466	\$0.13	00014	5522/0486	FOX RIDGE
\$708,874	\$35,186	\$69,060	1.57	1.57	\$22,411	\$0.51	00014	5488/0394	FOX RIDGE
\$1,443,577	\$41,253	\$134,830	2.68	2.68	Average	Average			
	Average	Average	per FF=>	per Net Acre=>	per Net Acre=>	per SqFt=>			
				15,392.91					\$0.35

Class

401

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