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Wandering Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-29-230-026	13474 OAKRIDGE LANE	09/14/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$510,000	\$216,300
D-04-29-231-034	13285 OAKRIDGE LANE	02/09/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$129,300
D-04-29-232-045	13366 OAKRIDGE LANE	12/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,600
<b>Totals:</b>						<b>\$1,268,000</b>	<b>\$511,200</b>

Sale. Ratio =>

Std. Dev. =>

Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
42.41	\$517,377	\$100,783	\$409,217	\$382,899	1.069	2,702	\$151.45	00015
33.76	\$313,335	\$62,367	\$320,633	\$230,669	1.390	2,184	\$146.81	00015
44.16	\$402,864	\$59,377	\$315,623	\$315,705	1.000	1,749	\$180.46	00015
	<b>\$1,233,576</b>		<b>\$1,045,473</b>	<b>\$929,273</b>			<b>\$159.57</b>	
40.32					E.C.F. =>		Std. Deviation=>	0.20828372
5.57					Ave. E.C.F. =>		Ave. Variance=>	15.8122

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dep.
8.4095	2 STORY	\$98,550	D-04-29-230-027	WANDERING HILLS	401	71
23.7184	1.50 STORY	\$61,834		WANDERING HILLS	401	74
15.3089	1 STORY	\$59,377		WANDERING HILLS	401	78
<b>2.7785</b>						

Coefficient of Var=> 13.71603965

# Real Estate Summary Sheet

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

08/06/2024 2:07 PM

<b>Parcel:</b>	D-04-29-230-026	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CONWAY KYLE & ANTOINETTE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13474 OAKRIDGE LANE CHELSEA, MI 48118	<b>Taxable Status:</b>	TAXABLE
<b>Libert/Page:</b>	5499/0317	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling, Wooded	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>	CONWAY KYLE & ANTOINETTE 13474 OAKRIDGE LANE CHELSEA MI 48118	<b>Neighborhood:</b>	00015 WANDERING HILLS

LOT 26 WANDERING HILLS ESTATES NO 2

## Most Recent Sale Information

Sold on 09/14/2022 for \$10,000 by GRANDE GARY J & LAURA A.  
**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH  
**Libert/Page:** 5499/0317

## Most Recent Permit Information

None Found

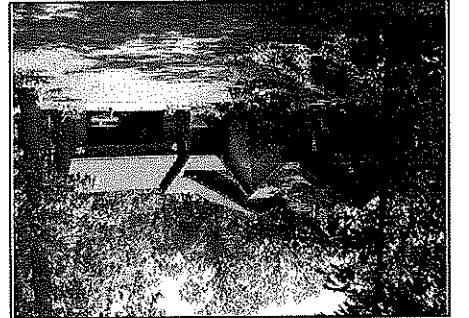
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	263,000	<b>2024 Taxable:</b>	263,000	<b>Acrage:</b>	6.42
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1990  
 Occupancy: Single Family  
 Class: C+10  
 Style: 2 STORY  
 Exterior: Wood Siding  
 % Good (Physical): 71  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 1  
 Floor Area: 2,702  
 Ground Area: 1,946  
 Garage Area: 528  
 Basement Area: 1,904  
 Basement Walls:  
 Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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08/06/2024 2:07 PM

<b>Parcel:</b>	D-04-29-231-034	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ZEIGLER JANA & ZACHARY E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13285 OAKRIDGE LANE CHELSEA, MI 48118	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	5511/0246	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>	ZEIGLER JANA & ZACHARY E 13285 OAKRIDGE LANE CHELSEA MI 48118	<b>Neighborhood:</b>	00015 WANDERING HILLS
<b>Description:</b>	L28 P10-13 O/P FROM 042920025 01/11/91, LOT 34, WANDERING HILLS ESTATES # 3		

## Most Recent Sale Information

Sold on 02/09/2023 for 383,000 by KAPOLKA MICHAEL J & RACHEL M.  
**Terms of Sale:** 03-ARM'S LENGTH  
**Most Recent Permit Information**  
 Permit 08-19851 on 05/13/2008 for \$9,501 category RES. RE-ROOF.

## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	159,200	<b>2024 Taxable:</b>	159,200	<b>Acrage:</b>	1.43
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	203.0
<b>PRE:</b>	100,000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	306.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 1996  
 Occupancy: Single Family  
 Class: C+10  
 Style: 1.50 STORY  
 Exterior: Brick/Siding  
 % Good (Physical): 74  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 2,184  
 Ground Area: 840  
 Garage Area: 616  
 Basement Area: 840  
 Basement Walls:  
 Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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08/06/2024 2:07 PM

<b>Parcel:</b>	D-04-29-232-045	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MESKE ROBERT J & JENNIFER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13366 OAKRIDGE LANE CHELSEA, MI 48118	<b>Taxable Status:</b>	TAXABLE
<b>Librer/Page:</b>	5507/0282	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Rolling	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>	MESKE ROBERT J & JENNIFER 13366 OAKRIDGE LANE CHELSEA MI 48118	<b>Neighborhood:</b>	00015 WANDERING HILLS

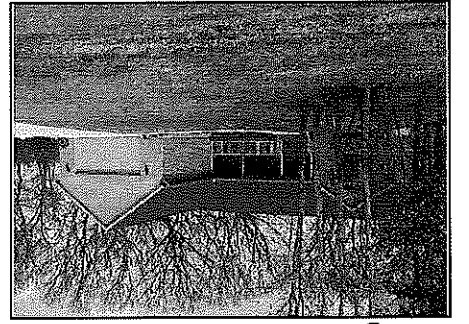
**Most Recent Sale Information**  
 Sold on 12/15/2022 for 375,000 by DUNLOP MORTON J & RITA M.  
 Terms of Sale: 03-ARM'S LENGTH  
**Most Recent Permit Information**  
 Permit PM23-0493 on 09/19/2023 for \$0 category Mechanical.  
**Physical Property Characteristics**

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	204,800	<b>2024 Taxable:</b>	204,800	<b>Acreege:</b>	1.15
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	182.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	203.0

## Improvement Data

# of Residential Buildings: 1  
 Year Built: 2000  
 Occupancy: Single Family  
 Class: C+10  
 Style: 1 STORY  
 Exterior: Brick/Siding  
 % Good (Physical): 78  
 Heating System: Forced Air w/ Ducts  
 Electric - Amps Service: 0  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 0  
 Floor Area: 1,749  
 Ground Area: 1,737  
 Garage Area: 576  
 Basement Area: 1,737  
 Basement Walls:  
 Estimated TCV: Tentative

## Image



Wandering Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-29-230-026	13474 OAKRIDGE LANE	09/14/22	\$510,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$510,000	\$216,300
D-04-29-231-034	13285 OAKRIDGE LANE	02/09/23	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$129,300
D-04-29-232-045	13366 OAKRIDGE LANE	12/15/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$165,600
<b>Totals:</b>						<b>\$1,268,000</b>	<b>\$511,200</b>

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
42.41	\$517,377	\$91,173	\$98,550	0.0	0.0	8.23	6.42	#DIV/0!	\$11,078
33.76	\$321,870	\$122,964	\$61,834	203.0	306.0	1.43	1.43	\$606	\$86,230
44.16	\$414,545	\$19,832	\$59,377	225.7	203.0	1.15	1.15	\$88	\$17,200
	<b>\$1,253,792</b>	<b>\$233,969</b>	<b>\$219,761</b>	<b>428.7</b>		<b>10.81</b>	<b>9.00</b>		
40.32			Average			Average			Average
5.57			per FF=>	\$546		per Net Acre=>	21,645.76		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
\$0.25	0.00	00015	5499/0317	D-04-29-230-027	WANDERING HILLS	401
\$1.98	203.00	00015	5511/0246		WANDERING HILLS	401
\$0.39	182.00	00015	5507/0282		WANDERING HILLS	401

**\$0.50**