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Copper Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-15-310-018	6480 STERLING TRAIL	01/19/24	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$266,800	42.02
D-04-15-310-021	6296 STERLING TRAIL	10/30/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$220,900	37.76
D-04-15-310-043	6387 STERLING TRAIL	05/09/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$211,500	35.25
D-04-15-310-046	6477 STERLING TRAIL	07/08/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100	43.03

Totals: \$2,385,000

\$2,385,000

\$942,300

Sale. Ratio =>

39.51

Std. Dev. =>

3.64

Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$590,846	\$56,000	\$579,000	\$554,820	1.044	2,882	\$200.90	00016	6.7675
\$489,868	\$54,000	\$531,000	\$452,145	1.174	2,353	\$225.67	00016	6.3143
\$482,776	\$100,567	\$499,433	\$396,482	1.260	2,557	\$195.32	00016	14.8402
\$563,228	\$59,000	\$506,000	\$523,058	0.967	3,001	\$168.61	00016	14.3870
\$2,126,718		\$2,115,433	\$1,926,505			\$197.63		1.3190
			E.C.F. =>	1.098		Std. Deviation=>	0.13075276	
			Ave. E.C.F. =>	1.111		Ave. Variance=>	10.5773	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$56,000	COPPER MEADOWS	401	92
2 STORY	\$54,000	COPPER MEADOWS	401	90
2 STORY	\$87,000	COPPER MEADOWS	401	89
2 STORY	\$59,000	COPPER MEADOWS	401	89

9.518291021

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 2:15 PM

Parcel:	D -04-15-310-018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SLAWSKI EVAN & KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6480 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5543/0075	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
SLAWSKI EVAN & KATHRYN		M.D. L4536 P766 02/02/2006 UNIT 18, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6480 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 01/19/2024 for 635,000 by AMES MATTHEW H & LEEANN A (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5543/0075

Most Recent Permit Information

Permit PB23-0589 on 10/16/2023 for \$35,456 category Res. Re-Roof.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	300,100	2024 Taxable:	235,363	Acreage:	0.56
Zoning:	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: 2014
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,882
Ground Area: 1,963
Garage Area: 884
Basement Area: 1,963
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 2:15 PM

Parcel:	D -04-15-310-021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOYD MICHAEL & KERRY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6296 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5538/0360	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Street Lights, Underaround Utils.	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
BOYD MICHAEL & KERRY		M.D. L4536 P766 02/02/2006 UNIT 21, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6296 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 10/30/2023 for 585,000 by SAMM CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5538/0360

Most Recent Permit Information

Permit P13-26358 on 06/04/2013 for \$12,000 category Res. Deck Construction.

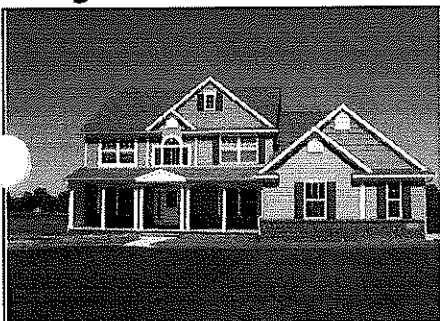
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	248,800	2024 Taxable:	248,800	Acreage:	0.54
Finning:	RR	Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2012
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 90
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,353
Ground Area: 1,384
Garage Area: 682
Basement Area: 1,384
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 2:15 PM

Parcel:	D -04-15-310-043	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CUMMINGS SHAWN & SIMANECK LINDSAY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6387 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5482/0367	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:	Description:		
CUMMINGS SHAWN & SIMANECK LINDSAY 6387 STERLING TRAIL DEXTER MI 48130	M.D. L4536 P766 02/02/2006 UNIT 43, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;		

Most Recent Sale Information

Sold on 05/09/2022 for 600,000 by BURKE ROBERT M & MELISSA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5482/0367

Most Recent Permit Information

Permit P17-33718 on 07/31/2017 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	245,000	2024 Taxable:	227,220	Acreeage:	0.87
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: 2011
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,557
Ground Area: 1,480
Garage Area: 660
Basement Area: 1,480
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 2:15 PM

Parcel:	D -04-15-310-046	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HERMAN ERIK C & DANIELLE E (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6477 STERLING TRAIL DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5511/0332	Prev. Taxable Stat	TAXABLE
Split:	04/18/2006	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric, Gas, Curb	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00016 COPPER MEADOWS
Mailing Address:		Description:	
HERMAN ERIK C & DANIELLE E (LE)		M.D. L4536 P766 02/02/2006 UNIT 46, COPPER MEADOWS CONDOMINIUMS SPLIT ON 03/09/2006 FROM D -04-15-300-003;	
6477 STERLING TRAIL			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 01/30/2023 for 0 by HERMAN ERIK C & DANIELLE E.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5511/0332

Most Recent Permit Information

Permit P14-27666 on 05/20/2014 for \$0 category Plumbing.

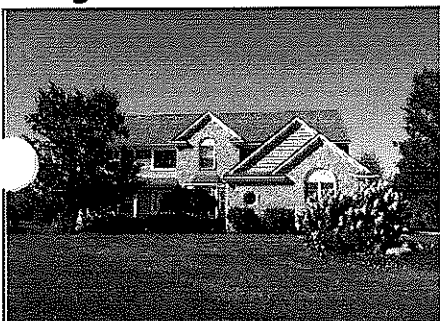
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	286,100	2024 Taxable:	266,910	Acreage:	0.59
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: 2011
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,001
Ground Area: 1,537
Garage Area: 660
Basement Area: 1,537
Basement Walls: Poured
Estimated TCV: Tentative

Image



Copper Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
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Totals: \$2,385,000 \$2,385,000 \$942,300

Sale. Ratio => 39.51
 Std. Dev. => 3.64

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$665,191	\$25,809	\$56,000	0.56	0.56	\$46,088	\$1.06	00016	5543/0075
\$550,455	\$88,545	\$54,000	0.54	0.54	\$163,972	\$3.76	00016	5538/0360
\$535,904	\$151,096	\$87,000	0.87	0.87	\$173,674	\$3.99	00016	5482/0367
\$633,318	(\$9,318)	\$59,000	0.59	0.59	(\$15,793)	(\$0.36)	00016	5490/0734
\$2,384,868	\$256,132	\$256,000	2.56	2.56	Average	Average		
			per Net Acre=>	100,051.56	per SqFt=>	\$2.30		

Land Table	Class
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
COPPER MEADOWS	401
