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Meadowridge ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-23-105-004	6458 MEADOW RIDGE COURT	08/15/22	\$630,000	WD	03-ARMS LENGTH	\$630,000	\$183,800	29.17
<b>Totals:</b>			<b>\$630,000</b>			<b>\$630,000</b>	<b>\$183,800</b>	<b>29.17</b>

Sale. Ratio =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost. Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$632,065	\$81,480	\$548,520	\$509,329	1.077	2,678	\$204.82	00075	2 STORY	\$77,900
\$632,065		\$548,520	\$509,329			\$204.82			
				E.C.F. =>	1.077				
				Ave. E.C.F. =>	1.077				

Land Table	Property Class	Building Dept.
MEADOWRIDGE	401	83

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# Real Estate Summary Sheet

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

09/04/2024 12:08 PM

<b>Parcel:</b>	D -04-23-105-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	CHURCH THOMAS & MARCY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6458 MEADOW RIDGE COURT DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5494/0989	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/03/2000	<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>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00075 MEADOWRIDGE

## Mailing Address:

CHURCH THOMAS & MARCY  
6458 MEADOW RIDGE COURT  
DEXTER MI 48130

## Description:

OWNER REQUEST DE 23-2A-1D " PCL 4 " COM AT E 1/4 COR SEC 23, TH N 11-56-13 E 500.45 FT TO A POB, TH N 76-20-52 W 359.40 FT, TH N 17-54-54 E 160.44 FT, TH S 76-20-52 E 342.68 FT, TH S 11-56-13 W 160.07 FT TO THE POB. PT OF NE 1/4 SEC 23 T1S-R4E. 1.29 AC. SPLIT ON 08/16/2000 FROM D -04-23-100-007D -04-23-100-008D -04-23-100-009D -04-23-100-010D -04-23-100-011D -04-23-100-012D -04-23-100-013D -04-23-100-014D -04-23-100-015;

## Most Recent Sale Information

Sold on 08/15/2022 for 630,000 by SCHATZEL STEVEN L & HOLT TERESA R.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5494/0989

## Most Recent Permit Information

Permit P15-29364 on 06/15/2015 for \$11,000 category Res. Re-Roof.

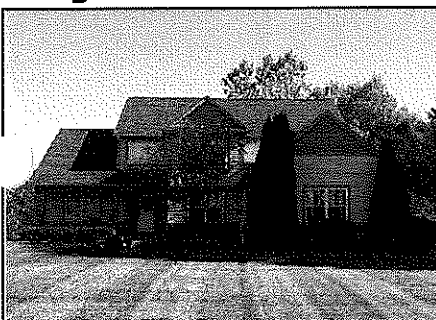
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	316,300	<b>2024 Taxable:</b>	263,130	<b>Acrage:</b>	1.29
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: BC  
Style: 2 STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 2  
Floor Area: 2,678  
Ground Area: 1,384  
Garage Area: 660  
Basement Area: 1,384  
Basement Walls:  
Estimated TCV: Tentative

## Image



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D-04-23-105-032	6455 MEADOW CREEK DR	02/15/24	\$114,000	WD	03-ARMS LENGTH	\$114,000	\$45,200
D-04-23-105-033	6457 MEADOW CREEK DR	02/15/24	\$266,000	WD	03-ARMS LENGTH	\$266,000	\$93,400
<b>Totals:</b>			<b>\$1,010,000</b>			<b>\$1,010,000</b>	<b>\$322,400</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
29.17	\$632,065	\$75,835	\$77,900	1.29	1.29	\$58,787	\$1.35	00075
39.65	\$177,900	\$114,000	\$177,900	10.58	10.58	\$10,775	\$0.25	00075
35.11	\$300,000	\$266,000	\$300,000	30.00	30.00	\$8,867	\$0.20	00075
	<b>\$1,109,965</b>	<b>\$455,835</b>	<b>\$555,800</b>	<b>41.87</b>	<b>41.87</b>			
<b>31.92</b>				<b>Average</b>		<b>Average</b>		
<b>5.25</b>				<b>per Net Acre=&gt;</b>	<b>10,886.91</b>	<b>per SqFt=&gt;</b>	<b>\$0.25</b>	

<b>Liber/Page</b>	<b>Land Table</b>	<b>Class</b>
5494/0989	MEADOWRIDGE	401
5545/0240	MEADOWRIDGE	402
5545/0241	MEADOWRIDGE	402

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