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Huron Creek ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|-----------------|-----------------|-----------|------------------|--------|-----------------|------------------|--------------------------|---------------|
| D-04-23-400-007 | 9586 ALICE HILL | 05/02/22 | \$422,500 | WD | 03-ARM'S LENGTH | \$422,500 | \$166,600 | 39.43 |
| Totals: | | | \$422,500 | | | \$422,500 | \$166,600 | 39.43 |
| | | | | | | | Sale. Ratio => | 39.43 |

| Land Table | Property Class | Building Dept. |
|------------|----------------|----------------|
| HURONCREEK | 401 | 63 |

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 3:43 PM

| | | | |
|--------------------------|-------------------------------------|---------------------------|------------------------------------|
| Parcel: | D -04-23-400-007 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | KLEIN SEAN & CARRIE | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 9586 ALICE HILL DEXTER, MI 48130 | Taxable Status | TAXABLE |
| Liber/Page: | 5481/0765 | 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: | 00023 HURONCREEK |

Mailing Address:

KLEIN SEAN & CARRIE
9586 ALICE HILL
DEXTER MI 48130

Description:

*OLD SID - D 04-123-009-00 DE 71-9 LOT 9 HURON CREEK FARMS

Most Recent Sale Information

Sold on 05/02/2022 for 422,500 by BROWN DANIEL L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5481/0765

Most Recent Permit Information

Permit 09-21768 on 11/30/2009 for \$7,500 category RES. RE-ROOF.

Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2025 S.E.V.: | Tentative | 2025 Taxable: | Tentative | Lot Dimensions: | |
| 2024 S.E.V.: | 211,400 | 2024 Taxable: | 202,440 | Acres: | 1.07 |
| zoning: | RR | Land Value: | Tentative | Frontage: | 150.0 |
| RE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 297.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,498
Ground Area: 1,574
Garage Area: 484
Basement Area: 650
Basement Walls:
Estimated TCV: Tentative

Image



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| Cur. Appraisal | Land Residual | Est. Land Value | Efec. From | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|----------------|---------------|-----------------|------------|-------|----------------|-------------|------------|--------------|--------------|
| \$422,442 | \$75,798 | \$75,740 | 155.0 | 297.0 | 1.07 | 1.07 | \$489 | \$70,575 | \$1.62 |
| \$422,442 | \$75,798 | \$75,740 | 155.0 | | 1.07 | 1.07 | | | |
| | Average | | | | Average | | | Average | |
| | per FF=> | | \$489 | | per Net Acre=> | 70,575.42 | | per SqFt=> | \$1.62 |

| Actual/Front | ECF Area | Liber/Page | Land Table | Class |
|--------------|----------|------------|------------|-------|
| 150.00 | 00023 | 5481/0765 | HURONCREEK | 401 |

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