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Noah Heights & Oaks ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-08-230-001	8609 HANKERD RD	07/19/23	\$290,000	WD	03-ARMS.LENGTH	\$290,000	\$110,600	38.14
D-04-08-235-004	13235 RAINBOW DR	03/28/23	\$465,000	WD	03-ARMS.LENGTH	\$465,000	\$190,800	41.03
D-04-08-255-010	13238 NOAH CT	10/03/23	\$325,000	WD	03-ARMS.LENGTH	\$325,000	\$108,500	33.38
<b>Totals:</b>			<b>\$1,080,000</b>			<b>\$1,080,000</b>	<b>\$409,900</b>	
								<b>37.95</b>
								<b>3.86</b>

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land + Yard	Blgg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$276,776	\$78,127	\$211,873	\$167,778	1.263	1,248	\$169.77	00024	3.0578
\$496,014	\$75,764	\$389,236	\$355,408	1.095	2,610	\$149.13	00024	19.8216
\$271,515	\$84,265	\$240,735	\$158,150	1.522	1,092	\$220.45	00024	22.8794
<b>\$1,044,305</b>		<b>\$841,844</b>	<b>\$681,336</b>			<b>\$179.79</b>		<b>5.7819</b>
				E.C.F. =>	1.236	Std. Deviation=>	0.21514109	
				Ave. E.C.F. =>	1.293	Ave. Variance=>	15.2529	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STORY	\$77,478	NOAH/OAKS	401	71
1.50 STORY	\$74,574	NOAH/OAKS	401	66
1 STORY	\$79,543	NOAH/OAKS	401	61

11.79293635

# Real Estate Summary Sheet

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

08/06/2024 3:52 PM

<b>Parcel:</b>	D -04-08-230-001	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BETZ AMANDA & DAMIAN V	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	8609 HANKERD RD GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5527/0545	<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>	Level, Wooded	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00024 NOAH/OAKS
<b>Description:</b>	*OLD SID - D 04-130-022-00 DE 60-22 LOT 22 NOAH HEIGHTS NO. 1.		

## Most Recent Sale Information

Sold on 07/19/2023 for 290,000 by ONTKO STEPHEN.

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

**Liber/Page:** 5527/0545

## Most Recent Permit Information

Permit P15-29019 on 04/13/2015 for \$200 category Res. Door Replace.

## 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>	140,500	<b>2024 Taxable:</b>	140,500	<b>Acreeage:</b>	1.00
<b>Finning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	203.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	261.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1969  
Occupancy: Single Family  
Class: C  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,248  
Ground Area: 624  
Garage Area: 624  
Basement Area: 624  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

08/06/2024 3:53 PM

<b>Parcel:</b>	D -04-08-235-004	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MOORE ANDREA D & MCDONALD DONA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13235 RAINBOW DR GREGORY, MI 48137	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5515/0973	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Dirt Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level, Landscaped, Wooded	<b>School:</b>	81040 CHELSEA SCHOOL DISTRICT
<b>Mailing Address:</b>		<b>Neighborhood:</b>	00024 NOAH/OAKS
<b>Description:</b>	*OLD SID - D 04-130-003-00 DE 60-3 LOT 3 EXC THAT PART E OF FOLLOWING LN:BEG AT SE COR OF LOT 3, TH N 0-53 W 329.7 FT TO N/L LOT 3 & POE, ALSO THAT PART OF LOT 2 E OFFOLLOWING LN:BEG AT SE COR OF LOT 2, TH N 12-43-20 W 315.43FT TO N/L LOT 2 & POE PART LOTS 2&3 NOAH HEIGHTS #1		

## Most Recent Sale Information

Sold on 03/28/2023 for 465,000 by YORK SUSAN D.

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

**Liber/Page:** 5515/0973

## 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>	252,600	<b>2024 Taxable:</b>	252,600	<b>Acreeage:</b>	1.01
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	169.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	322.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1971

Occupancy: Single Family

Class: C+10

Style: 1.50 STORY

Exterior: Brick

% Good (Physical): 66

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

# of Bedrooms: 5

Full Baths: 3 Half Baths: 1

Floor Area: 2,610

Ground Area: 1,740

Garage Area: 1,680

Basement Area: 1,740

Basement Walls:

Estimated TCv: Tentative

# of Agricultural Buildings: 3

Estimated TCv: Tentative

Cmts: 2 WALL LEAN

## Image





Noah Heights & Oaks Land Analysis

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								<b>37.95</b>
								<b>3.86</b>

Sale. Ratio =>

Std. Dev. =>



Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group
203.00	00024	5527/0545	NOAH/OAKS	401	NOAH
169.00	00024	5515/0973	NOAH/OAKS	401	NOAH
164.00	00024	5534/0812	NOAH/OAKS	401	NOAH