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Rambling Oaks & Stofer Court ECF 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 ARMS LENGTH	\$510,000	\$216,300
D-04-29-231-034	13285 OAKRIDGE LANE	02/09/23	\$383,000	WD	03-ARMS LENGTH	\$383,000	\$129,300
D-04-29-232-045	13366 OAKRIDGE LANE	12/15/22	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$165,600
Totals:			\$1,268,000			\$1,268,000	\$511,200

Sale. Ratio =>
Std. Dev. =>

Due to lack of improved sales in Rambling Oaks & Stofer Court Neighborhood, use of similar style houses in Wandering Hills utilized to develop the 2025 ECF for Rambling Oaks & Stofer Court.

Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
42.41	\$531,544	\$100,783	\$409,217	\$382,899	1.069	2,702	\$151.45	00015
33.76	\$321,870	\$62,367	\$320,633	\$230,669	1.390	2,184	\$146.81	00015
44.16	\$414,545	\$59,377	\$315,623	\$315,705	1.000	1,749	\$180.46	00015
	\$1,267,959		\$1,045,473	\$929,273			\$159.57	
40.32					E.C.F. => 1.125		Std. Deviation=>	0.20828277
5.57					Ave. E.C.F. => 1.153		Ave. Variance=>	15.8122

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
8.4094	2 STORY	\$98,550	D-04-29-230-027	WANDERING HILLS	401	71
23.7183	1.50 STORY	\$61,834		WANDERING HILLS	401	74
15.3088	1 STORY	\$59,377		WANDERING HILLS	401	78
2.7785						

Coefficient of Var=> 13.71597419

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/04/2024 11:54 AM

Parcel: D -04-29-230-026
Owner's Name: CONWAY KYLE & ANTOINETTE
Property Address: 13474 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5499/0317
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling, Wooded

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address: CONWAY KYLE & ANTOINETTE
13474 OAKRIDGE LANE
CHELSEA MI 48118
Description: LOT 26 WANDERING HILLS ESTATES NO 2

Most Recent Sale Information

Sold on 09/14/2022 for 510,000 by GRANDE GARY J & LAURA A.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 5499/0317

Most Recent Permit Information

None Found

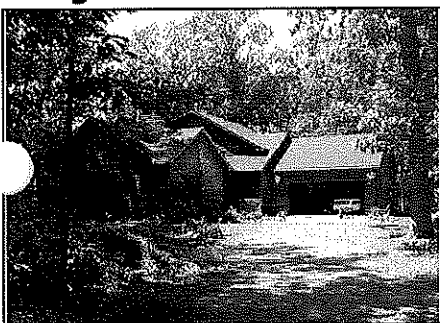
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	263,000	2024 Taxable:	263,000	Acreeage:	6.42
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: 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

Information herein deemed reliable but not guaranteed

09/04/2024 11:54 AM

Parcel: D -04-29-231-034
Owner's Name: ZEIGLER JANA & ZACHARY E
Property Address: 13285 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5511/0246
Split: / /
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

ZEIGLER JANA & ZACHARY E
13285 OAKRIDGE LANE
CHELSEA MI 48118

Description:

L28 P10-13 O/P FROM 0429200025 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

Liber/Page: 5511/0246

Most Recent Permit Information

Permit 08-19851 on 05/13/2008 for \$9,501 category RES. RE-ROOF.

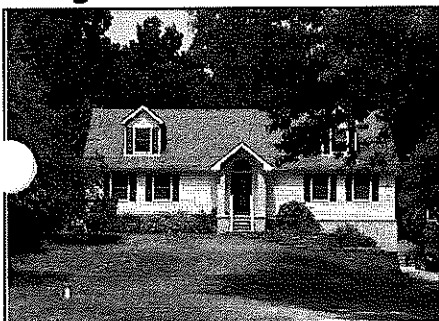
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 159,200	2024 Taxable: 159,200	Acceage: 1.43
Zoning: RR	Land Value: Tentative	Frontage: 203.0
ARE: 100.000	Land Impr. Value: Tentative	Average Depth: 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

Information herein deemed reliable but not guaranteed

09/04/2024 11:54 AM

Parcel: D -04-29-232-045
Owner's Name: MESKE ROBERT J & JENNIFER
Property Address: 13366 OAKRIDGE LANE
CHELSEA, MI 48118
Liber/Page: 5507/0282
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Electric, Gas
Topography: Rolling

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 04 DEXTER TOWNSHIP
MAP #: DAFD
School: 81040 CHELSEA SCHOOL DISTRICT
Neighborhood: 00015 WANDERING HILLS

Mailing Address:

MESKE ROBERT J & JENNIFER
13366 OAKRIDGE LANE
CHELSEA MI 48118

Description:

L28 P10-13 O/P FROM 0429200025 01/11/91 LOT 45 WANDERING HILLS ESTATES # 3.

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

Liber/Page: 5507/0282

Most Recent Permit Information

Permit PM23-0493 on 09/19/2023 for \$0 category Mechanical.

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 204,800	2024 Taxable: 204,800	Acreage: 1.15
Zoning: RR	Land Value: Tentative	Frontage: 182.0
AREA: 100.000	Land Impr. Value: Tentative	Average Depth: 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



Rambling Oaks & Stofer Court 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
Totals:			\$1,268,000			\$1,268,000	\$511,200

Sale. Ratio =>
Std. Dev. =>

Due to lack of improved sales in Rambling Oaks & Stofer Court Neighborhood, use of similar style houses in Wandering Hills utilized to develop the 2025 land value for Rambling Oaks & Stofer Court.

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel Class
\$0.21	0.00	00015	5499/0317	D-04-29-230-027	WANDERING HILLS	0 401
\$1.98	203.00	00015	5511/0246		WANDERING HILLS	0 401
\$0.39	182.00	00015	5507/0282		WANDERING HILLS	0 401

\$0.47