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Castleton Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-15-305-003	11475 CASTLETON COURT	09/29/22	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$221,400	34.87	
D-04-15-305-011	11474 CASTLETON COURT	08/30/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$221,500	35.44	
Totals:			\$1,260,000			\$1,260,000	\$442,900		
								Sale. Ratio =>	35.15
								Std. Dev. =>	0.41

Cur. Appraisal	Land + Yard	Bltg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$612,160	\$56,148	\$578,852	\$538,250	1.075	2,978	\$194.38	00002	0.4524
\$607,410	\$63,165	\$561,835	\$526,859	1.066	2,907	\$193.27	00002	0.4524
\$1,219,570		\$1,140,687	\$1,065,108			\$193.82		0.0048
				E.C.F. => 1.071		Std. Deviation=>	0.0063974	
				Ave. E.C.F. => 1.071		Ave. Variance=>	0.4524	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STORY	\$56,148	CASTLETON FARMS	401	94
2 STORY	\$62,412	CASTLETON FARMS	401	81

0.422413234

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:12 AM

Parcel:	D -04-15-305-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KIMMERLY JOHN D & VELVET C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11475 CASTLETON COURT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5499/0975	Prev. Taxable Stat	TAXABLE
Split:	02/22/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Level	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00002 CASTLETON FARMS

Mailing Address:

KIMMERLY JOHN D & VELVET C
11475 CASTLETON COURT
DEXTER MI 48130

Description:

M.D. L4182 P106 UNIT 3 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;

Most Recent Sale Information

Sold on 09/29/2022 for 635,000 by VLAHOS SPIRO.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5499/0975

Most Recent Permit Information

Permit P16-30961 on 04/21/2016 for \$150,000 category Res. New Construction.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	315,900	2024 Taxable:	231,315	Acreage:	1.16
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
IRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2016
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,978
Ground Area: 1,341
Garage Area: 609
Basement Area: 1,341
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:13 AM

Parcel:	D -04-15-305-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUPP ANDREW & MEGAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11474 CASTLETON COURT DEXTER, MI 48130	Taxable Status:	TAXABLE
Liber/Page:	5495/0816	Prev. Taxable Stat:	TAXABLE
Split:	02/22/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #:	DAFD
Topography:	Level, Landscaped	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00002 CASTLETON FARMS
Mailing Address:		Description:	
HUPP ANDREW & MEGAN 11474 CASTLETON COURT DEXTER MI 48130		M.D. L4182 P106 UNIT 11 CASTLETON FARMS SPLIT ON 11/14/2002 FROM D -04-15-300-012D -04-15-300-014;	

Most Recent Sale Information

Sold on 08/30/2022 for 625,000 by ANDERSON EDWARD T & PATRICIA A (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5495/0816

Most Recent Permit Information

Permit P18-36494 on 11/01/2018 for \$5,000 category Res. Window Replace.

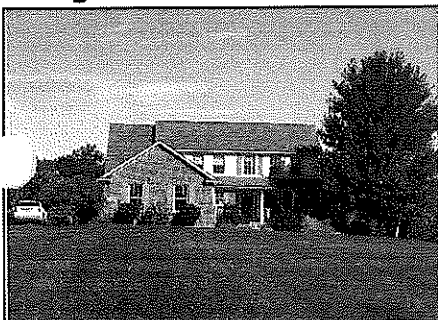
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	313,900	2024 Taxable:	232,470	Acreage:	1.99
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: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 4 Half Baths: 1
Floor Area: 2,907
Ground Area: 1,933
Garage Area: 702
Basement Area: 1,933
Basement Walls:
Estimated TCV: Tentative

Image



Castleton Farms Land Analysis

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								Sale. Ratio =>	35.15
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Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$622,160	\$78,988	\$66,148	1.16	1.16	\$67,859	\$1.56	00002	5499/0975
\$617,410	\$80,002	\$72,412	1.99	1.99	\$40,222	\$0.92	00002	5495/0816
\$1,239,570	\$158,990	\$138,560	3.15	3.15				
			Average		Average			
			per Net Acre=>	50,424.99	per SqFt=>	\$1.16		

Land Table

Class

CASTLETON FARMS 401

CASTLETON FARMS 401
