

6

Stoneyfield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
D-04-36-300-048	9113 MIDDLE BIE	07/08/22	\$687,500	WD	03-ARMS LENGTH	\$687,500	\$261,700	38.07	
D-04-36-380-006	9221 STONEYFIELD CT	09/21/23	\$685,000	WD	03-ARMS LENGTH	\$685,000	\$224,400	32.76	
D-04-36-385-005	3029 FIELDSTONE DRIVE	04/14/23	\$560,000	WD	03-ARMS LENGTH	\$560,000	\$267,700	47.80	
D-04-36-385-012	3121 FIELDSTONE DRIVE	05/19/23	\$580,000	WD	03-ARMS LENGTH	\$580,000	\$270,400	46.62	
D-04-36-400-028	8695 E STONEYFIELD DR	08/31/23	\$585,000	WD	03-ARMS LENGTH	\$585,000	\$209,500	35.81	
D-04-36-410-015	8961 STARFIELD CT	05/22/23	\$540,000	WD	03-ARMS LENGTH	\$540,000	\$179,100	33.17	
Totals:			\$3,637,500			\$3,637,500	\$1,412,800	38.84	
								Std. Dev. =>	6.63

Cur. Appraisal	Land + Yard	Bldg. Residential	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$600,253	\$82,700	\$604,800	\$419,411	1.442	2,891	\$209.20	00007	6.0571
\$485,320	\$81,505	\$603,495	\$327,241	1.844	3,108	\$194.17	00007	34.1600
\$595,467	\$83,005	\$476,995	\$415,285	1.149	3,083	\$154.72	00007	35.3997
\$588,437	\$80,055	\$499,945	\$411,979	1.214	3,200	\$156.23	00007	28.9073
\$455,789	\$80,750	\$504,250	\$303,921	1.659	2,490	\$202.51	00007	15.6553
\$412,326	\$80,000	\$460,000	\$269,308	1.708	2,215	\$207.67	00007	20.5488
\$3,137,592		\$3,149,485	\$2,147,145			\$187.42		
			E.C.F. =>	1.467		Std. Deviation=>	0.28141445	
			Ave. E.C.F. =>	1.503		Ave. Variance=>	23.4547	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
2 STORY	\$82,700	STONEFIELD	401	80
2 STORY	\$81,505	STONEFIELD	401	66
2 STORY	\$80,075	STONEFIELD	407	84
2 STORY	\$80,055	STONEFIELD	407	83
2 STORY	\$80,750	STONEFIELD	401	76
2 STORY	\$80,000	STONEFIELD	407	74

15.60947095

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:28 AM

Parcel:	D -04-36-300-048	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JENSEN PAUL A & KARIN J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9113 MIDDLE BIE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5492/0322	Prev. Taxable Stat	TAXABLE
Split:	12/21/2001	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD

Mailing Address:

JENSEN PAUL A & KARIN J
9113 MIDDLEBIE COURT
DEXTER MI 48130

Description:

OWNER REQUEST 08/07/01 DE 36-9A-1A-1A-2A1-E-1A-PCL "IV-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 856.57 FT, TH S 88-29-10 W 449.37 FT TO POB, TH S 88-29-10 W 160.15 FT, TH N 01-30-50 W 281.69 FT, TH 186.62 FT ALNG CURV RT RAD =75.00 FT CH=N 32-35-43 E 142.07 FT, TH 38.06 FT ALNG CURV LFT RAD=50.00 FT CH=N 82-04-20 E 37.15 FT, TH 88.55 FT ALNG CURV RT RAD=533.00 FT CH=N 65-01-31 E 88.46 FT, TH S 20-57-11 W 93.03 FT, TH S-01-11-08 E 352.70 FT TO POB. PT OF SW 1/4 SEC 36, T1S-R4E. 1.54 AC.SPLIT ON 08/07/2001 FROM D -04-36-300-047;

Most Recent Sale Information

Sold on 07/08/2022 for 687,500 by GROSSMAN JERALYN S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5492/0322

Most Recent Permit Information

Permit PB22-0616 on 10/18/2022 for \$19,460 category Res. Re-Roof.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	303,900	2024 Taxable:	289,065	Acreage:	1.54
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: 2002
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 2,891
Ground Area: 1,472
Garage Area: 768
Basement Area: 1,256
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:28 AM

Parcel: D -04-36-380-006
Owner's Name: LOWETZ JASON R & KRISTIE
Property Address: 9221 STONEYFIELD CT
DEXTER, MI 48130
Liber/Page: 5533/0488 **Created:** / /
Split: / / **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: 81050 DEXTER COMMUNITY SCHOOL DIST
Neighborhood: 00007 STONEYFIELD

Mailing Address:

LOWETZ JASON R & KRISTIE
9221 STONEYFIELD CT
DEXTER MI 48130

Description:

DE (300023) 3/89 L 26 OF PLATS P 53-55 LOT 6 STONEY FIELD ACRES

Most Recent Sale Information

Sold on 09/21/2023 for 685,000 by JANSSEN B V/GERBER GARTH (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5533/0488

Most Recent Permit Information

Permit P20-39271 on 06/09/2020 for \$0 category Electrical.

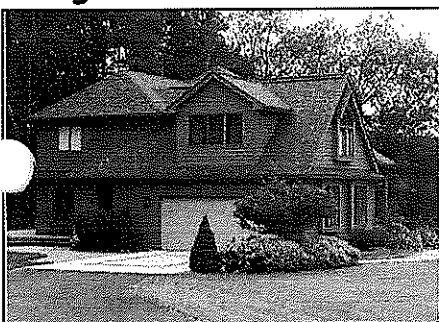
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 245,900	2024 Taxable: 245,900	Acres: 2.30
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: 1991
Occupancy: Single Family
Class: C
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,108
Ground Area: 1,630
Garage Area: 528
Basement Area: 1,630
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:28 AM

Parcel:	D -04-36-385-005	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WOJAN MICHAEL T & ANNA L	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3029 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5517/0935	Prev. Taxable Stat	TAXABLE
Split:	10/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD
Mailing Address:		Description:	
WOJAN MICHAEL T & ANNA L 3029 FIELDSTONE DRIVE DEXTER MI 48130		M.D. L4310 P517 UNIT 5, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;	

Most Recent Sale Information

Sold on 04/14/2023 for 560,000 by STOLYAROV MAXIM.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5517/0935

Most Recent Permit Information

Permit P20-39143 on 05/14/2020 for \$54,740 category Res. Add/Alter/Repair.

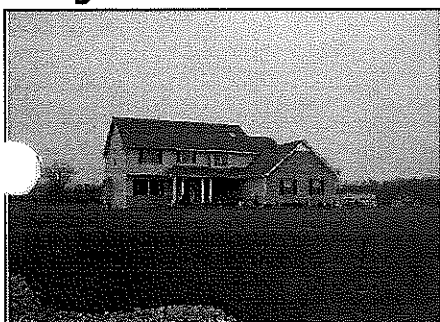
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	297,200	2024 Taxable:	297,200	Acres:	1.02
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: 2006
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,083
Ground Area: 1,288
Garage Area: 984
Basement Area: 1,288
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 10:28 AM

Parcel:	D -04-36-385-012	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	BEILIN ZAHO & LIU XIUZHEN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3121 FIELDSTONE DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5521/0395	Prev. Taxable Stat	TAXABLE
Split:	10/03/2003	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00007 STONEYFIELD
Mailing Address:		Description:	
BEILIN ZAHO & LIU XIUZHEN		M.D. L4310 P517 UNIT 12, STONEYFIELD MEADOWS, A SITE CONDOMINIUM SPLIT ON 09/12/2003 FROM D -04-36-300-008D -04-36-300-007D -04-35-400-001;	
3121 FIELDSTONE DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 05/19/2023 for 580,000 by HODDER GREG A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5521/0395

Most Recent Permit Information

Permit 05-13073 on 05/24/2005 for \$150,000 category RES. NEW CONSTRUCTION.

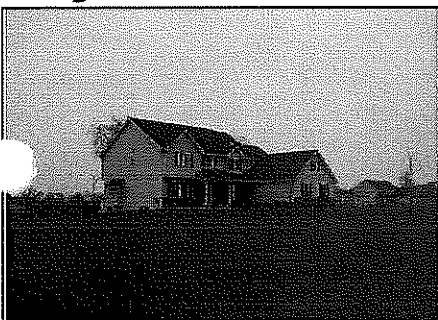
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	298,000	2024 Taxable:	298,000	Acres:	1.01
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: 2005
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,200
Ground Area: 1,288
Garage Area: 984
Basement Area: 1,288
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 10:28 AM

Parcel:	D -04-36-400-028	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROMANS BRADLEY & ALISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8695 E STONEYFIELD DR DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5531/0440	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
Mailing Address:		Neighborhood:	00007 STONEYFIELD
Description:	OWNER REQUEST DE 36-10A-1A-1B-1 PCL "II-A" COM AT S 1/4 COR SEC 36, TH N 01-30-50 W 1584.64 FT, TH S 77-27-50 E 380.73 FT, TH N 44-00-15 E 66.13 FT, TH S 74-31-00 E 60.29 FT, TH S 72-29-25 E 282.60 FT TO A POB, TH CONT S 72-29-25 E 115.58 FT, TH S 27-27-54 E 85.12 FT, TH S 50-08-29 W 319.82 FT, TH N 33-04-39 W 75.81 FT, TH 63.17 FT ALNG ARC OF CURV-LFT RAD=230.00 FT - CH N 40-56-44 W 62.97 FT, TH N 41-11-11 E 271.31 FT TO POB. PT OF SE 1/4 SEC 36, T15-R4E, 1.15 AC. SPLIT ON 11/25/1997 FROM D -04-36-400-026;		

Most Recent Sale Information

Sold on 08/31/2023 for 585,000 by ORLANDO NICHOLAS E.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5531/0440

Most Recent Permit Information

Permit P21-40970 on 04/26/2021 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	230,500	2024 Taxable:	230,500	Acres:	1.15
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: 1999
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,490
Ground Area: 1,148
Garage Area: 576
Basement Area: 1,112
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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08/06/2024 10:28 AM

Parcel:	D -04-36-410-015	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	REYES JOSE A L & LOPEZ FERNANDA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	8961 STARFIELD CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5521/0552	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:	00007 STONEYFIELD
Mailing Address:		Description:	
REYES JOSE A L & LOPEZ FERNANDA		NEW CONDO MD L P **FROM 0436400015 05/18/94 UNIT 15, STONEY FIELD ACRES CONDOMINIUM #2	
8961 STARFIELD CT			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 05/22/2023 for 540,000 by LAGRECA DANIEL & ERIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5521/0552

Most Recent Permit Information

Permit P21-41306 on 06/24/2021 for \$3,430 category Res. Door & Window Replace.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	208,500	2024 Taxable:	208,500	Acres:	1.00
Zoning:	RR	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1996
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,215
Ground Area: 1,170
Garage Area: 690
Basement Area: 1,170
Basement Walls:
Estimated TCV: Tentative

Image



Stoneyfield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ascd. when Sold	Asd/Adj. Sale	
D-04-36-300-048	9113 MIDDLE BIE	07/08/22	\$687,500	WD	03-ARMS LENGTH	\$687,500	\$261,700	38.07	
D-04-36-380-006	9221 STONEYFIELD CT	09/21/23	\$685,000	WD	03-ARMS LENGTH	\$685,000	\$224,400	32.76	
D-04-36-385-005	3029 FIELDSTONE DRIVE	04/14/23	\$560,000	WD	03-ARMS LENGTH	\$560,000	\$267,700	47.80	
D-04-36-385-012	3121 FIELDSTONE DRIVE	05/19/23	\$580,000	WD	03-ARMS LENGTH	\$580,000	\$270,400	46.62	
D-04-36-400-028	8695 E STONEYFIELD DR	08/31/23	\$585,000	WD	03-ARMS LENGTH	\$585,000	\$209,500	35.81	
D-04-36-410-015	8961 STARFIELD CT	05/22/23	\$540,000	WD	03-ARMS LENGTH	\$540,000	\$179,100	33.17	
Totals:			\$3,637,500			\$3,637,500	\$1,412,800	38.84	
								Std. Dev. =>	6.63

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$597,753	\$169,947	\$80,200	1.54	1.54	\$110,355	\$2.53	00007	5492/0322
\$483,019	\$281,185	\$79,204	3.30	2.30	\$85,182	\$1.96	00007	5533/0488
\$593,452	\$44,608	\$78,060	1.02	1.02	\$43,949	\$1.01	00007	5517/0935
\$586,426	\$71,618	\$78,044	1.01	1.01	\$70,839	\$1.63	00007	5521/0395
\$453,639	\$209,961	\$78,600	1.15	1.15	\$182,575	\$4.19	00007	5531/0440
\$410,326	\$207,674	\$78,000	1.00	1.00	\$207,674	\$4.77	00007	5521/0552
\$3,124,615	\$984,993	\$472,108	9.02	8.02	Average	Average		
			per Net Acre=>	109,237.33	per SqFt=>	\$2.51		

Land Table	Class
STONEYFIELD	401
STONEYFIELD	401
STONEYFIELD	407
STONEYFIELD	407
STONEYFIELD	401
STONEYFIELD	407
