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Gregory Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
D-04-36-205-001	9017 SUNDANCE TRAIL	02/04/22	\$540,000	WD	03-ARMSLENGTH	\$540,000	\$226,600
<b>Totals:</b>			<b>\$540,000</b>			<b>\$540,000</b>	<b>\$226,600</b>

Sale. Ratio =>

Asd/Adj	Sale	Cur Appraisal	Land + Yard	Bldg Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style
41.96		\$520,805	\$66,151	\$473,849	\$383,351	1.236	2,568	\$184.52	00008	2 STORY
41.96		\$520,805		\$473,849	\$383,351			\$184.52		
						E.C.F. =>				
						Ave. E.C.F. =>				
						1.236				
						1.236				

Land Value	Land Table	Property Class	Building Depr.
\$61,150	GREGORY FARMS	407	84

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# Real Estate Summary Sheet

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

08/06/2024 10:50 AM

<b>Parcel:</b>	D -04-36-205-001	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	COWEN DAVID & CASSANDRA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9017 SUNDANCE TRAIL DEXTER, MI 48130	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5469/0549	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	09/07/2004	<b>Gov. Unit:</b>	04 DEXTER TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	DAFD
<b>Topography:</b>	Level	<b>School:</b>	81050 DEXTER COMMUNITY SCHOOL DIST
		<b>Neighborhood:</b>	00008 GREGORYFARMS

## Mailing Address:

COWEN DAVID & CASSANDRA  
9017 SUNDANCE TRAIL  
DEXTER MI 48130

## Description:

M.D. L4419 P567 08/24/2004 UNIT 1 GREGORY FARMS CONDOMINIUM SPLIT ON 08/25/2004 FROM D -04-36-200-018, D -04-36-200-016, D -04-35-100-001;

## Most Recent Sale Information

Sold on 02/04/2022 for 540,000 by CASTAING JEREMY & STEPHANIE.

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

**Liber/Page:** 5469/0549

## Most Recent Permit Information

Permit 05-14584 on 10/13/2005 for \$5,000 category RES. DECK CONSTRUCTION.

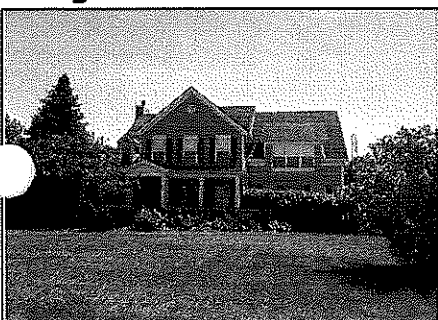
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	260,400	<b>2024 Taxable:</b>	260,400	<b>Acreage:</b>	1.23
<b>Zoning:</b>	RR	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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: 2 Half Baths: 1  
Floor Area: 2,568  
Ground Area: 1,094  
Garage Area: 600  
Basement Area: 1,094  
Basement Walls:  
Estimated TCV: Tentative

## Image



Gregory Farms Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold
D-04-23-105-004	6458 MEADOW RIDGE COURI	08/15/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$183,800
D-04-23-105-032	6455 MEADOW CREEK DR	02/15/24	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$45,200
D-04-23-105-033	6457 MEADOW CREEK DR	02/15/24	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$93,400
<b>Totals:</b>			<b>\$1,010,000</b>			<b>\$1,010,000</b>	<b>\$322,400</b>

Sale. Ratio =>

Std. Dev. =>

Due to lack of sales in Gregory Farms, Meadow Ridge sales were included in the analysis to develop the 2025 land values for Gregory Farms.

Asd/Adj Sale	Cur Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Ecf Area
29.17	\$632,065	\$75,835	\$77,900	1.29	1.29	\$58,787	\$1.35	00075
39.65	\$177,900	\$114,000	\$177,900	10.58	10.58	\$10,775	\$0.25	00075
35.11	\$300,000	\$266,000	\$300,000	30.00	30.00	\$8,867	\$0.20	00075
	<b>\$1,109,965</b>	<b>\$455,835</b>	<b>\$555,800</b>	<b>41.87</b>	<b>41.87</b>			
<b>31.92</b>				<b>Average</b>	<b>Average</b>			
<b>5.25</b>				<b>per Net Acre=&gt;</b>	<b>10,886.91</b>	<b>per SqFt=&gt;</b>	<b>\$0.25</b>	

Libet/Page	Land Table	Class
5494/0989	MEADOWRIDGE	401
5545/0240	MEADOWRIDGE	402
5545/0241	MEADOWRIDGE	402

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