

8

Island Hills ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
D-04-36-415-008	3042 SANDHILL DRIVE	06/21/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$198,500	35.77
Totals:			\$555,000			\$555,000	\$198,500	35.77

Sale. Ratio =>

35.77

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Building Style	Land Value
\$561,030	\$71,500	\$483,500	\$396,702	1.219	2,020	\$239.36	00009	2 STORY	\$70,000
\$561,030		\$483,500	\$396,702			\$239.36			
				E.C.F. =>					
				Ave. E.C.F. =>					
					1.219				
					1.219				

Land Table	Property Class	Building Dept.
ISLAND HILLS	407	89

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 10:56 AM

Parcel:	D -04-36-415-008	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SZILAGYI JOHN M & DEBORAH L	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3042 SANDHILL DRIVE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5526/0127	Prev. Taxable Stat	TAXABLE
Split:	11/06/2002	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	00009 ISLANDHILLS
Mailing Address:		Description:	
SZILAGYI JOHN M & DEBORAH L		M.D. L4166 P702 09/27/2002 UNIT 8 ISLAND HILLS ESTATES SPLIT ON 10/01/2002 FROM D -04-36-400-009;	
3042 SANDHILL DRIVE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/21/2023 for 555,000 by MCCARTHY DENNIS B & MICHELLE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5526/0127

Most Recent Permit Information

Permit P20-39930 on 10/05/2020 for \$20,000 category Res. Deck Construction.

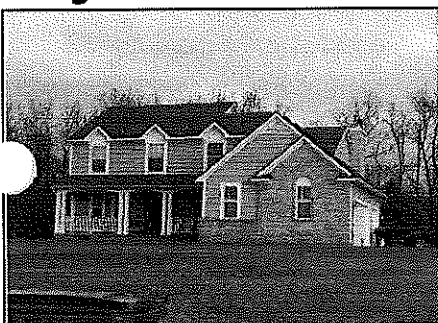
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	288,900	2024 Taxable:	288,900	Acreage:	1.00
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: 2003
Occupancy: Single Family
Class: BC
Style: 2 STORY
Exterior: Brick/Siding
% Good (Physical): 89
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,020
Ground Area: 1,120
Garage Area: 660
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Image



Island Hills Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asd/Adj. Sale
D-04-36-415-008	3042 SANDHILL DRIVE	06/21/23	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$198,500	35.77
Totals:			\$555,000			\$555,000	\$198,500	35.77
							Sale. Ratio =>	35.77

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$569,030	\$63,970	\$78,000	1.00	1.00	\$63,970	\$1.47	00009	5526/0127
\$569,030	\$63,970	\$78,000	1.00	1.00				
			Average		Average			
			per Net Acre=>	63,970.00	per SqFt=>	\$1.47		

Land Table Class

ISLAND HILLS 407
