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Hidden Lake Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-332-006	9465 HIDDEN LAKE CIRCLE	06/26/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$158,400	33.35
D-04-26-490-006	9423 HIDDEN LAKE CT	04/21/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$207,800	40.35
D-04-26-490-007	9419 HIDDEN LAKE CT	06/01/23	\$573,750	WD	03-ARM'S LENGTH	\$573,750	\$263,000	45.84
Totals:			\$1,563,750			\$1,563,750	\$629,200	
							Sale. Ratio =>	40.24
							Std. Dev. =>	6.26

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$364,813	\$70,000	\$405,000	\$207,615	1.951	1,812	\$223.51	00010	32.7459
\$474,289	\$85,250	\$429,750	\$273,971	1.569	2,434	\$176.56	00010	5.4673
\$598,741	\$88,250	\$485,500	\$359,501	1.350	3,482	\$139.43	00010	27.2785
\$1,437,843		\$1,320,250	\$841,087			\$179.83		5.3574
				E.C.F. =>	1.570	Std. Deviation=>	0.30383404	
				Ave. E.C.F. =>	1.623	Ave. Variance=>	21.8306	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STORY	\$70,000	HIDDEN LAKE SUB	401	64
BI-LEVEL	\$85,250	HIDDEN LAKE SUB	401	64
2 STORY	\$88,250	HIDDEN LAKE SUB	401	67

13.44852786

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:03 AM

Parcel:	D -04-25-332-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EAZER BRIAN & LUCY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9465 HIDDEN LAKE CIRCLE DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5526/0233	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:	00010 HIDDEN LAKE SUB
Mailing Address:		Description:	
EAZER BRIAN & LUCY		*OLD SID - D 04-122-006-00 DE 70-6 LOT 6 HIDDEN LAKE SUB	
9465 HIDDEN LAKE CIRCLE			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/26/2023 for 475,000 by BYMA HENRY L & CARLA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5526/0233

Most Recent Permit Information

Permit PE23-0569 on 09/07/2023 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	183,200	2024 Taxable:	183,200	Acres:	1.00
Finishing:	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: 1986
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,812
Ground Area: 1,062
Garage Area: 516
Basement Area: 714
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:03 AM

Parcel:	D -04-26-490-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHUMACHER MARTHA H	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9423 HIDDEN LAKE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5518/0671	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:	00010 HIDDEN LAKE SUB
Mailing Address:		Description:	
SCHUMACHER MARTHA H		*OLD SID - D 04-122-015-00 DE 70-15 LOT 15 HIDDEN LAKE SUB	
OLNEY CASEY E			
9423 HIDDEN LAKE CT			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 04/21/2023 for 515,000 by CHAPMAN ROBERT JR TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5518/0671

Most Recent Permit Information

Permit P19-37064 on 03/26/2019 for \$49,000 category Garage, attached.

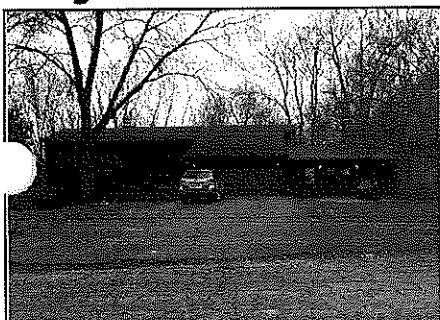
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	239,000	2024 Taxable:	239,000	Acreeage:	3.10
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: 1986
Occupancy: Single Family
Class: C+10
Style: BI-LEVEL
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Heat Pump
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,434
Ground Area: 1,604
Garage Area: 1,008
Basement Area: 834
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/06/2024 11:03 AM

Parcel:	D -04-26-490-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOOTZ PETER & BRENDA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9419 HIDDEN LAKE CT DEXTER, MI 48130	Taxable Status	TAXABLE
Liber/Page:	5522/0630	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	04 DEXTER TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	DAFD
Topography:	Rolling, Pond, Waterfront	School:	81050 DEXTER COMMUNITY SCHOOL DIST
Mailing Address:		Neighborhood:	00010 HIDDEN LAKE SUB
		Description:	
DOOTZ PETER & BRENDA			*OLD SID - D 04-122-016-00 DE 70-16 LOT 16 HIDDEN LAKE EST.
9419 HIDDEN LAKE CT			
DEXTER MI 48130			

Most Recent Sale Information

Sold on 06/01/2023 for 573,750 by THUEN RAYMOND E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5522/0630

Most Recent Permit Information

Permit P17-33343 on 06/13/2017 for \$14,000 category Res. Re-Roof.

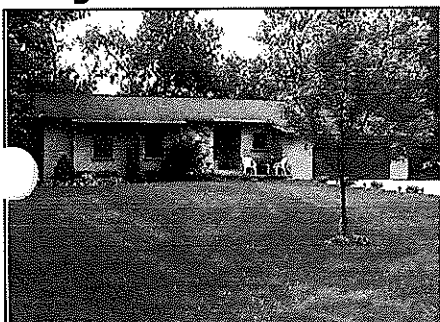
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	302,500	2024 Taxable:	302,500	Acres:	4.30
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: 1989
Occupancy: Single Family
Class: C+10
Style: 2 STORY
Exterior: Stone
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 3,482
Ground Area: 2,217
Garage Area: 506
Basement Area: 1,953
Basement Walls:
Estimated TCV: Tentative

Image



Hidden Lake Sub Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
D-04-25-332-006	9465 HIDDEN LAKE CIRCLE	06/26/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$158,400	33.35
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Totals:			\$1,563,750			\$1,563,750	\$629,200	
							Sale. Ratio =>	40.24
							Std. Dev. =>	6.26

Curr. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$359,813	\$180,187	\$65,000	1.00	1.00	\$180,187	\$4.14	00010	5526/0233
\$469,289	\$125,961	\$80,250	3.10	3.10	\$40,633	\$0.93	00010	5518/0671
\$593,741	\$63,259	\$83,250	4.30	4.30	\$14,711	\$0.34	00010	5522/0630
\$1,422,843	\$369,407	\$228,500	8.40	8.40				
			Average		Average			
			per Net Acre=>		per SqFt=>			
			43,977.02		\$1.01			

Land Table	Class
HIDDEN LAKE SUB	401
HIDDEN LAKE SUB	401
HIDDEN LAKE SUB	401
