

10

Neighborhoods Used: 12235.12235 CITY SITE CONDOS

715 GLEN OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-10-110-034	02/28/2023 12235	407	299,900	28,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	03 RANCH/1STY	97	271,900	262,696
				E.C.F. 1.035



114 WOODLAND WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
16-16-02-180-004	06/10/2022 12235	407	313,000	50,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	05 2 STORY	78	263,000	262,707
				E.C.F. 1.001



Neighborhoods Used: 12235.12235 CITY SITE CONDOS

Statistics for this Analysis

Valid #	Invalid #	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
2	1	1.49	2.14	1.000
After Application of E.C.F.s				
		0.00	0.00	1.000

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
01	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
02 BUNGALOW	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
03 RANCH/1STY	1.035(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
04 1.25 TO 1.75	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
05 2 STORY	1.000(0)	1.000(0)	1.001(1)	1.000(0)	1.000(0)	1.000(0)
06 BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
07 TRI/QUAD LEV	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
08 HIGH QUALITY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
09 OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
10 2+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
11	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
12	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
13	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
14	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
15 MANU/MOBILE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
16 DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.018 (2)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 12235 - 12235 CITY SITE CONDOS

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.90
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:24 AM

Parcel:	16-16-02-180-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	DIENES PAUL & KAITLYNN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	114 WOODLAND WAY MANCHESTER, MI 48158	Taxable Status	TAXABLE
Liber/Page:	5486/0915	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	16-16 CITY OF MANCHESTER
Public Impr.:	Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Standard Utilities, Underground Utils.	MAP #	
Topography:	Level, Rolling	School:	81080 MANCHESTER COMMUNITY SCH DST
		Neighborhood:	12235 12235 CITY SITE CONDOS

Mailing Address:

DIENES PAUL & KAITLYNN
HUTCHINSON DIENES
114 WOODLAND WAY
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 06/10/2022 for 313,000 by ROHWER ROBERT & AILEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5486/0915

Most Recent Permit Information

Permit P23-483 on 09/14/2023 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	136,750	2023 Taxable:	136,750	Acreage:	0.00
Zoning:	R-1B SI (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: C+10
Style: 05 2 STORY
Exterior: Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,856
Ground Area: 1,128
Garage Area: 488
Basement Area: 1,072
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/26/2024 11:25 AM

Parcel: 16-16-10-110-034
Owner's Name: HALL JOSHUA J & MERCEDES L ANGELO
Property Address: 715 GLEN OAK DR
MANCHESTER, MI 48158
Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Liber/Page: 5512/0392
Split: / /
Public Impr.: Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb, Street Lights, Underground Utils.
Topography: Rolling, Wooded
Created: / /
Active: Active
Gov. Unit: 16-16 CITY OF MANCHESTER
MAP #
School: 81080 MANCHESTER COMMUNITY SCH DST
Neighborhood: 12235 12235 CITY SITE CONDOS

Mailing Address:

HALL JOSHUA J & MERCEDES L ANGELO
715 GLEN OAK DR
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 02/28/2023 for 299,900 by BOSLEY KAYLA D.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5512/0392

Most Recent Permit Information

Permit 20-0121 on 05/27/2020 for \$0 category ELECT, MECH, PLUMB.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	125,100	2023 Taxable:	123,165	Acreage:	0.00
Zoning:	AG AGR (*)	Land Value:	Tentative	Frontage:	74.8
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	145.0

Improvement Data

of Residential Buildings: 1
Year Built: 2020
Occupancy: Single Family
Class: C
Style: 03 RANCH/1STY
Exterior: Vinyl
% Good (Physical): 97
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,468
Ground Area: 1,468
Garage Area: 483
Basement Area: 1,228
Basement Walls:
Estimated TCV: Tentative

Image



City of Manchester Site Condo ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-02-180-004	114 WOODLAND WAY	06/10/22	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$124,900
16-16-10-110-034	715 GLEN OAK DR	02/28/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,300
Totals:						\$612,900	\$242,200

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.90	\$312,707	\$50,000	\$263,000	\$262,707	1.001	1,856	\$141.70	12235
39.11	\$290,696	\$28,000	\$271,900	\$262,696	1.035	1,468	\$185.22	12235
	\$603,403		\$534,900	\$525,403			\$163.46	
39.52				E.C.F. =>	1.018		Std. Deviation=>	0.02398604
0.56				Ave. E.C.F. =>	1.018		Ave. Variance=>	1.6961

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
1.6961	05 2 STORY	\$50,000	12235 CITY SITE CONDOS	407	78
1.6961	03 RANCH/1STY	\$28,000	12235 CITY SITE CONDOS	407	97
0.0000					

Coefficient of Var=> 1.665955455

City of Manchester Site Condo Site Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
16-16-02-180-004	114 WOODLAND WAY	06/10/22	\$313,000	WD	03-ARMY'S LENGTH	\$313,000	\$124,900
16-16-10-110-034	715 GLEN OAK DR	02/28/23	\$299,900	WD	03-ARMY'S LENGTH	\$299,900	\$117,300
Totals:						\$612,900	\$242,200

Sale. Ratio =>

Std. Dev. =>

Site Condo Site Values for 2024	
Manch Woods:	\$50,000
Manch Meadows:	\$26,500
Emerald Green:	\$28,000

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	ECF Area	Liber/Page	Land Table	Class
39.90	\$286,490	\$50,293	\$50,000	12235	5486/0915	12235 CITY SITE CONDOS	407
39.11	\$263,780	\$37,204	\$28,000	12235	5512/0392	12235 CITY SITE CONDOS	407
	\$550,270	\$87,497	\$78,000				
39.52			Average				
0.56			per FF=>				