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Neighborhoods Used: BVHL.BROOKVIEW HIGHLANDS

1908 BROOKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-144-086	02/27/2023 BVHL	401	1,150,000	230,108
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	89	919,892	1,488,012	0.618



1851 RIDGEWOOD CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-142-062	11/01/2022 BVHL	401	875,000	115,642
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	759,358	1,427,886	0.532



1806 BROOKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-144-074	08/04/2022 BVHL	401	750,000	114,174
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	635,826	810,602	0.784



1818 STONERIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-126-007	05/24/2022 BVHL	401	900,000	189,374
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	710,626	985,085	0.721



1100 BROOKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-142-066	02/11/2022 BVHL	401	827,000	113,334
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	713,666	1,144,152	0.624



1730 FAIRVIEW CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-25-145-097	05/21/2021 BVHL	401	771,200	136,020
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	82	635,180	1,030,471	0.616





# Real Estate Summary Sheet

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

09/19/2023 10:12 AM

**Parcel:** M -13-25-126-007  
**Owner's Name:** MCGEE ERIN L & MICHAEL F  
**Property Address:** 1818 STONERIDGE DR  
SALINE, MI 48176  
**Liber/Page:** 5485/691  
**Split:** / /  
**Public Impr.:** Paved Road  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

MCGEE ERIN L & MICHAEL F  
1818 STONERIDGE DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 05/24/2022 for 900,000 by PLOUTZ-SNYDER ROBERT & LORI.

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

**Liber/Page:** 5485/691

## Most Recent Permit Information

Permit 11-00029 on 03/09/2011 for \$32,000 category .

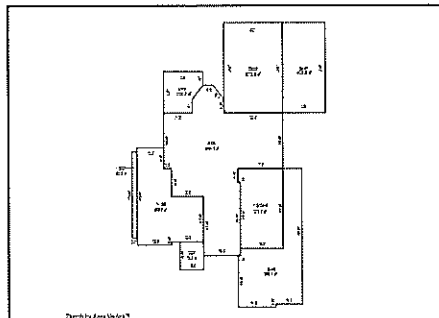
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	409,600	<b>2023 Taxable:</b>	409,600	<b>Acreage:</b>	1.17
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 3  
Floor Area: 3,408  
Ground Area: 1,744  
Garage Area: 929  
Basement Area: 1,744  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/19/2023 10:12 AM

<b>Parcel:</b>	M -13-25-142-062	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROY KRISTEN MARIE & THOMAS GERARD	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1851 RIDGEWOOD CIR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5502/560	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

ROY KRISTEN MARIE & THOMAS GERARD  
1851 RIDGEWOOD CIR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 11/01/2022 for 875,000 by SYED IBRAHIM N & SHIREEN B.

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

**Liber/Page:** 5502/560

## Most Recent Permit Information

Permit 23-0547 on 05/18/2023 for \$48,069 category WINDOWS.

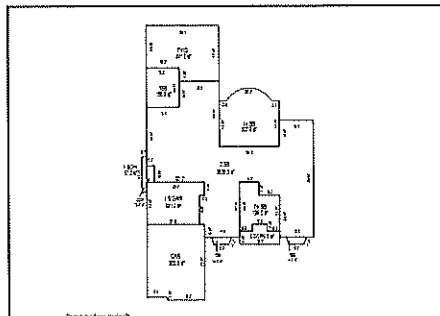
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	507,700	<b>2023 Taxable:</b>	507,700	<b>Acreage:</b>	1.19
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2000  
Occupancy: Single Family  
Class: A  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 5  
Full Baths: 4 Half Baths: 1  
Floor Area: 4,720  
Ground Area: 2,584  
Garage Area: 802  
Basement Area: 2,584  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/19/2023 10:12 AM

<b>Parcel:</b>	M -13-25-142-066	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	1819 BROOKVIEW DR SALINE MI, LLC	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1819 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5487/100	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

1819 BROOKVIEW DR SALINE MI, LLC  
1819 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 05/30/2022 for 10 by PETRUT IONEL ALIN.

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 5487/100

## Most Recent Permit Information

Permit 21-0016 on 02/25/2021 for \$0 category STANDBY GENERATOR.

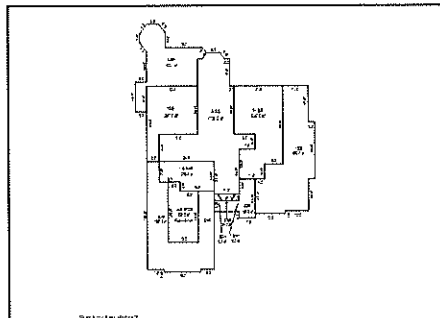
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	422,800	<b>2023 Taxable:</b>	422,800	<b>Acreage:</b>	1.00
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>SE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1999  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 5  
Full Baths: 4 Half Baths: 1  
Floor Area: 3,621  
Ground Area: 2,517  
Garage Area: 1,060  
Basement Area: 2,517  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/19/2023 10:13 AM

<b>Parcel:</b>	M -13-25-144-074	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BIGGS DEBORAH L & KARBOWSKI KEVIN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1806 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5493/248	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

BIGGS DEBORAH L & KARBOWSKI KEVIN  
J  
1806 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 08/04/2022 for 750,000 by VERHINES HARVEY.

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

**Liber/Page:** 5493/248

## Most Recent Permit Information

Permit 20-00383 on 06/11/2020 for \$26,837 category REROOF.

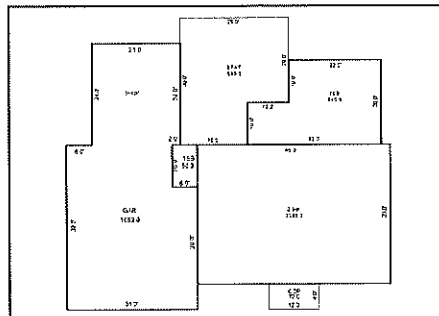
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	320,600	<b>2023 Taxable:</b>	320,600	<b>Acreage:</b>	1.00
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1996  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 3,636  
Ground Area: 2,118  
Garage Area: 1,653  
Basement Area: 2,118  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/19/2023 10:13 AM

<b>Parcel:</b>	M -13-25-144-086	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COOPER JOHN & CAMILLE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1908 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5512/775	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	08/04/2008	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

COOPER JOHN & CAMILLE  
1908 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 02/27/2023 for 1,150,000 by JEDELE FAMILY TRUST.

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

**Liber/Page:** 5512/775

## Most Recent Permit Information

Permit 09-00407 on 08/10/2009 for \$30,950 category .

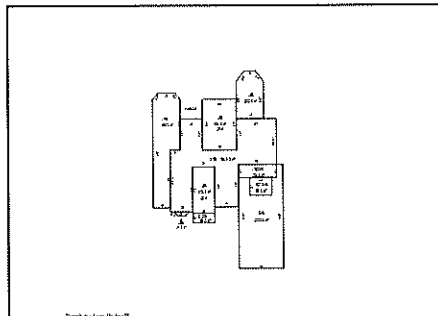
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	580,800	<b>2023 Taxable:</b>	522,421	<b>Acreage:</b>	2.00
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>FE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2009  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 5 Half Baths: 2  
Floor Area: 4,840  
Ground Area: 3,197  
Garage Area: 1,222  
Basement Area: 3,197  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

09/19/2023 10:13 AM

<b>Parcel:</b>	M -13-25-145-097	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KREUZER TRUST	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1730 FAIRVIEW CT SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5471/0251	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	01/21/1998	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

KREUZER TRUST  
1730 FAIRVIEW CT  
SALINE MI 48176

## Most Recent Sale Information

Sold on 02/21/2022 for 0 by KREUZER RACHEL & DEAN.

**Terms of Sale:** 14-INTO/OUT OF TRUST

**Liber/Page:** 5471/0251

## Most Recent Permit Information

Permit 21-00897 on 08/02/2021 for \$0 category WINDOWS.

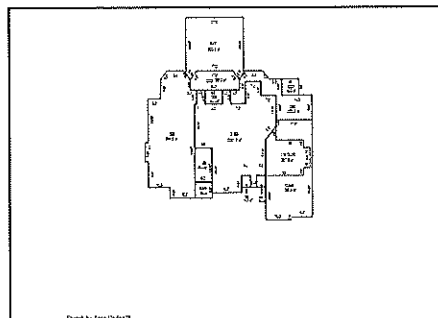
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	398,500	<b>2023 Taxable:</b>	398,500	<b>Acreage:</b>	1.00
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>E:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2000  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 2  
Floor Area: 3,727  
Ground Area: 2,416  
Garage Area: 760  
Basement Area: 2,416  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Bookview Highlands ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-25-126-007	1818 STONERIDGE DR	05/24/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$414,800	46.09	
M-13-25-142-062	1851 RIDGEWOOD CIR	11/01/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$519,000	59.31	
M-13-25-142-066	1819 BROOKVIEW DR	02/11/22	\$827,000	WD	03-ARM'S LENGTH	\$827,000	\$428,500	51.81	
M-13-25-144-074	1806 BROOKVIEW DR	08/04/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$320,500	42.73	
M-13-25-144-086	1908 BROOKVIEW DR	02/27/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$598,700	52.06	
M-13-25-145-097	1730 FAIRVIEW CT	05/21/21	\$771,200	WD	03-ARM'S LENGTH	\$771,200	\$402,900	52.24	
<b>Totals:</b>			<b>\$5,273,200</b>			<b>\$5,273,200</b>	<b>\$2,684,400</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.91</b>
								<b>Std. Dev. =&gt;</b>	<b>5.73</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$829,679	\$189,374	\$710,626	\$985,085	0.721	3,408	\$208.52	BVHL	7.2064
\$1,043,768	\$115,642	\$759,358	\$1,427,886	0.532	4,720	\$160.88	BVHL	11.7516
\$857,033	\$113,334	\$713,666	\$1,144,152	0.624	3,621	\$197.09	BVHL	2.5571
\$641,065	\$114,174	\$635,826	\$810,602	0.784	3,636	\$174.87	BVHL	13.5066
\$1,197,316	\$230,108	\$919,892	\$1,488,012	0.618	4,840	\$190.06	BVHL	3.1120
\$805,826	\$136,020	\$635,180	\$1,030,471	0.616	3,727	\$170.43	BVHL	3.2924
<b>\$5,374,687</b>		<b>\$4,374,548</b>	<b>\$6,886,208</b>			<b>\$183.64</b>		<b>1.4059</b>
E.C.F. =>				<b>0.635</b>	Std. Deviation=>		<b>0.08938946</b>	
Ave. E.C.F. =>				<b>0.649</b>	Ave. Variance=>		<b>6.9043 Coefficient of Var=&gt;</b>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$93,400	BROOKVIEW HIGHLANDS	401	78
2 STY	\$93,800	BROOKVIEW HIGHLANDS	401	82
2 STY	\$90,000	BROOKVIEW HIGHLANDS	401	82
2 STY	\$90,000	BROOKVIEW HIGHLANDS	401	80
2 STY	\$110,000	BROOKVIEW HIGHLANDS	401	89
2 STY	\$90,000	BROOKVIEW HIGHLANDS	401	82

10.63316038

Brookview Highlands Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-25-126-007	1818 STONERIDGE DR	05/24/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$429,400	47.71
M-13-25-142-066	1819 BROOKVIEW DR	02/11/22	\$827,000	WD	03-ARM'S LENGTH	\$827,000	\$443,500	53.63
M-13-25-144-074	1806 BROOKVIEW DR	08/04/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$335,500	44.73
M-13-25-144-086	1908 BROOKVIEW DR	02/27/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$610,700	53.10
M-13-25-145-097	1730 FAIRVIEW CT	05/21/21	\$771,200	WD	03-ARM'S LENGTH	\$771,200	\$417,900	54.19
<b>Totals:</b>			<b>\$4,398,200</b>			<b>\$4,398,200</b>	<b>\$2,237,000</b>	
							<b>Sale. Ratio =&gt;</b>	<b>50.86</b>
							<b>Std. Dev. =&gt;</b>	<b>4.21</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$858,829	\$163,721	\$122,550	1.17	1.17	\$139,932	\$3.21	BVHL 5485/691	
\$887,033	\$59,967	\$120,000	1.00	1.00	\$59,967	\$1.38	BVHL 5470/0836	
\$671,065	\$198,935	\$120,000	1.00	1.00	\$198,935	\$4.57	BVHL 5493/248	
\$1,221,305	\$66,195	\$137,500	2.00	2.00	\$33,098	\$0.76	BVHL 5512/775	
\$835,826	\$55,374	\$120,000	1.00	1.00	\$55,374	\$1.27	BVHL 5437/90	
<b>\$4,474,058</b>	<b>\$544,192</b>	<b>\$620,050</b>	<b>6.17</b>	<b>6.17</b>	<b>Average</b>	<b>Average</b>		
			Average		Average			
			per Net Acre=>		per SqFt=>			
			88,199.68				\$2.02	

Golf Course	Land Table	Class
No	BROOKVIEW HIGHLANDS	401
No	BROOKVIEW HIGHLANDS	401
No	BROOKVIEW HIGHLANDS	401
No	BROOKVIEW HIGHLANDS	401
No	BROOKVIEW HIGHLANDS	401