

E

Neighborhoods Used: DBLE.DIUBLE MEADOWS

3020 PRAIRIE CIRCLE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-07-105-058	01/17/2023 DBLE	407	452,500	100,038
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	86	352,462	438,145
				E.C.F. 0.804



2451 ANDREW THOMAS TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-06-405-072	11/21/2022 DBLE	407	524,000	109,837
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	86	414,163	607,941
				E.C.F. 0.681



3042 PRAIRIE CIRCLE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-07-105-057	08/29/2022 DBLE	407	490,000	87,934
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	86	402,066	430,653
				E.C.F. 0.934



2567 ANDREW THOMAS TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-06-405-066	08/10/2022 DBLE	407	650,000	124,245
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	88	525,755	795,182
				E.C.F. 0.661



3101 WATERS MEADOW TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-07-105-051	04/22/2022 DBLE	407	520,500	83,160
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	86	437,340	392,065
				E.C.F. 1.115



3217 PRAIRIE CIRCLE TRL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-07-105-011	12/01/2021 DBLE	407	459,000	144,075
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2 STY	86	314,925	442,714
				E.C.F. 0.711



7617 WOOD BROOK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
M -13-07-105-025	04/02/2021 DBLE	407	481,000	98,053
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY	86	382,947	410,595
				E.C.F. 0.933



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:26 AM

Parcel: M -13-06-405-066
Owner's Name: SWITZER BRAD & PAMELA
Property Address: 2567 ANDREW THOMAS TRL
ANN ARBOR, MI 48103
Liber/Page: 5495/106
Split: 11/11/2003
Public Impr.: None
Topography: None

Current Class: 407.RESIDENTIAL CONDOMINIUMS
Previous Class: 407.RESIDENTIAL CONDOMINIUMS
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: DBLE DIUBLE MEADOWS

Mailing Address:

SWITZER BRAD & PAMELA
2567 ANDREW THOMAS TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 08/10/2022 for 650,000 by BELANGER RICHARD & EMILY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5495/106

Most Recent Permit Information

Permit 16-00320 on 05/26/2016 for \$58,000 category .

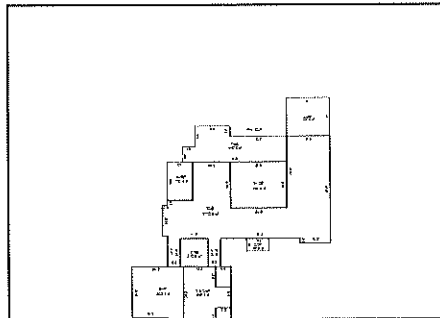
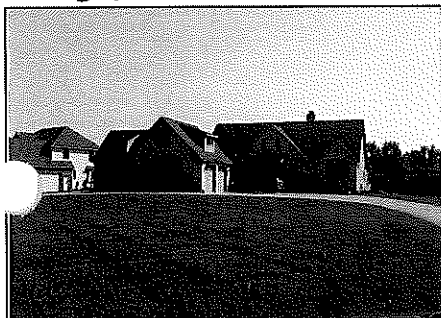
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	402,000	2023 Taxable:	402,000	Acreage:	0.96
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 2
Floor Area: 2,700
Ground Area: 2,219
Garage Area: 880
Basement Area: 2,219
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:27 AM

Parcel:	M -13-06-405-072	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	NISWONGER THOMAS & JUDITH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	2451 ANDREW THOMAS TRL ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5504/570	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

NISWONGER THOMAS & JUDITH
2451 ANDREW THOMAS TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 11/21/2022 for 524,000 by THOMSON JAMES W & MARY LYNN TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5504/570

Most Recent Permit Information

Permit 04-00061 on 06/01/2004 for \$277,500 category .

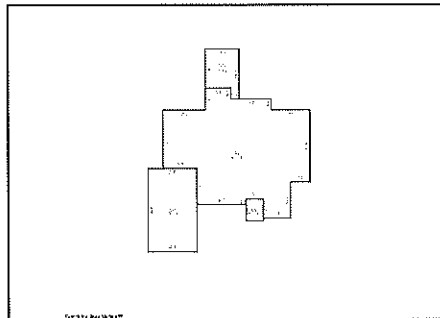
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	262,100	2023 Taxable:	262,100	Acreage:	0.94
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 2,287
Ground Area: 2,287
Garage Area: 690
Basement Area: 2,287
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:27 AM

Parcel:	M -13-07-105-011	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HARVELL KYRON D & DIONNA D	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3217 PRAIRIE CIRCLE TRL ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5460/96	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Created:	11/11/2003
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

HARVELL KYRON D & DIONNA D
3217 PRAIRIE CIRCLE TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 12/01/2021 for 459,000 by SCHNITZER ROBERT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5460/96

Most Recent Permit Information

Permit 20-00355 on 06/11/2020 for \$17,195 category REROOF.

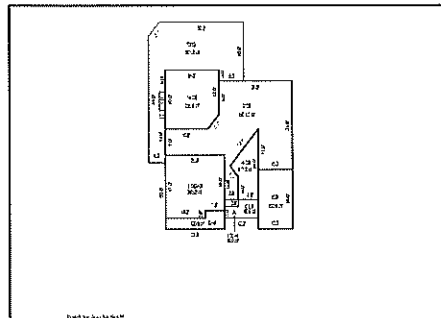
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	220,900	2023 Taxable:	205,065	Acreage:	0.79
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,430
Ground Area: 1,341
Garage Area: 420
Basement Area: 1,341
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:27 AM

Parcel:	M -13-07-105-025	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	CHRYSSOS ANTONIOUS REVOCABLE TR	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	7617 WOOD BROOK RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5419/227	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Created:	11/11/2003
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

CHRYSSOS ANTONIOUS REVOCABLE
TRUST
7617 WOOD BROOK RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 04/02/2021 for 481,000 by FELICE HOWARD.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5419/227

Most Recent Permit Information

Permit 20-00508 on 06/26/2020 for \$28,491 category REROOF.

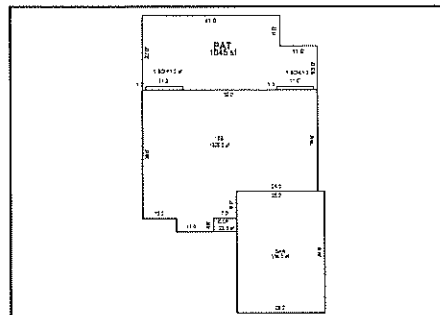
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	187,800	2023 Taxable:	172,725	Acreage:	0.86
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,850
Ground Area: 1,828
Garage Area: 936
Basement Area: 1,828
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:27 AM

Parcel:	M -13-07-105-051	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	ELAIMY AMEER L & CAROLYN A	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3243 WATERS MEADOW TRL ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5481/0408	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

ELAIMY AMEER L & CAROLYN A
3243 WATERS MEADOW TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 04/22/2022 for 520,500 by DACONCEICAO MIRYAM B.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5481/0408

Most Recent Permit Information

Permit 04-01663 on 12/23/2004 for \$4,300 category .

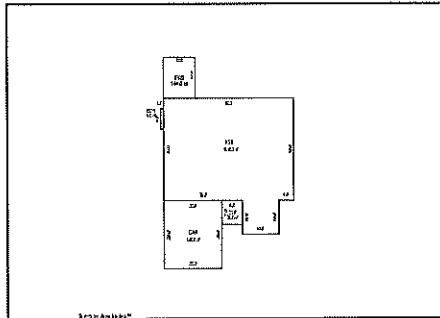
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	174,300	2023 Taxable:	174,300	Acreage:	0.82
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 2
Floor Area: 1,646
Ground Area: 1,640
Garage Area: 440
Basement Area: 1,640
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:28 AM

Parcel:	M -13-07-105-057	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	WAGNER LOGAN & EMMARIE T	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3042 PRAIRIE CIRCLE TRL ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5495/634	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

WAGNER LOGAN & EMMARIE T
3042 PRAIRIE CIRCLE TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 08/29/2022 for 490,000 by WOOTTON JANICE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5495/634

Most Recent Permit Information

Permit 19-00867 on 08/21/2019 for \$12,941 category REROOF.

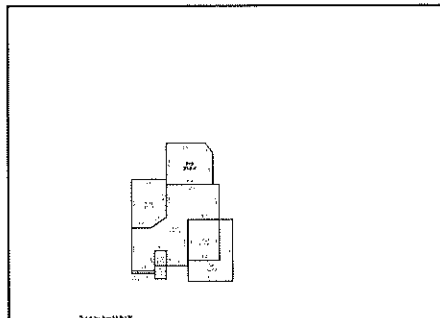
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	190,200	2023 Taxable:	190,200	Acreage:	0.78
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,336
Ground Area: 1,212
Garage Area: 552
Basement Area: 1,212
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 10:28 AM

Parcel:	M -13-07-105-058	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MA YANHUI & HARMAN CHARWOOD JA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3020 PRAIRIE CIRCLE TRL ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5509/272	Prev. Taxable Stat	TAXABLE
Split:	11/11/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

MA YANHUI & HARMAN CHARWOOD
JARROD
3020 PRAIRIE CIRCLE TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 01/17/2023 for 452,500 by SWARTZ STEVEN & NICOLE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5509/272

Most Recent Permit Information

Permit 19-00814 on 08/09/2019 for \$22,000 category REROOF.

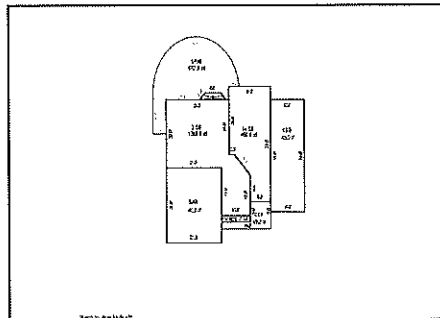
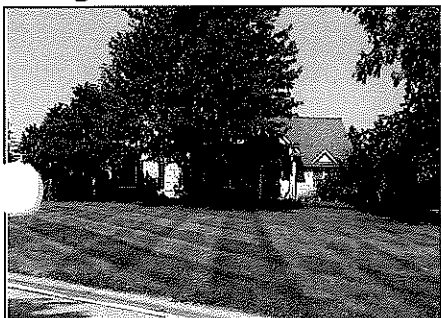
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	198,500	2023 Taxable:	183,750	Acreage:	0.78
Zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,213
Ground Area: 1,527
Garage Area: 814
Basement Area: 1,527
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Diuble Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-06-405-066	2567 ANDREW THOMAS TRL	08/10/22	\$650,000	WD	03-ARMI'S LENGTH	\$650,000	\$356,300	54.82
M-13-06-405-072	2451 ANDREW THOMAS TRL	11/21/22	\$524,000	WD	03-ARMI'S LENGTH	\$524,000	\$279,900	53.42
M-13-07-105-011	3217 PRAIRIE CIRCLE TRL	12/01/21	\$459,000	WD	03-ARMI'S LENGTH	\$459,000	\$235,800	51.37
M-13-07-105-025	7617 WOOD BROOK RD	04/02/21	\$481,000	WD	03-ARMI'S LENGTH	\$481,000	\$200,900	41.77
M-13-07-105-051	3243 WATERS MEADOW TRL	04/22/22	\$520,500	WD	03-ARMI'S LENGTH	\$520,500	\$186,600	35.85
M-13-07-105-057	3042 PRAIRIE CIRCLE TRL	08/29/22	\$490,000	WD	03-ARMI'S LENGTH	\$490,000	\$203,300	41.49
M-13-07-105-058	3020 PRAIRIE CIRCLE TRL	01/17/23	\$452,500	WD	03-ARMI'S LENGTH	\$452,500	\$212,100	46.87
Totals:			\$3,577,000			\$3,577,000	\$1,674,900	
								46.82
								Std. Dev. =>
								7.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Dev. by Mean (%)
\$712,680	\$124,245	\$525,755	\$795,182	0.661	2,700	\$194.72	DBLE	17.3109
\$559,713	\$109,837	\$414,163	\$607,941	0.681	2,287	\$181.09	DBLE	15.3028
\$471,683	\$144,075	\$314,925	\$442,714	0.711	2,430	\$129.60	DBLE	12.2932
\$401,893	\$98,053	\$382,947	\$410,595	0.933	1,850	\$207.00	DBLE	9.8380
\$373,288	\$83,160	\$437,340	\$392,065	1.115	1,646	\$265.70	DBLE	28.1195
\$406,617	\$87,934	\$402,066	\$430,653	0.934	2,336	\$172.12	DBLE	9.9336
\$424,265	\$100,038	\$352,462	\$438,145	0.804	2,213	\$159.27	DBLE	2.9842
\$3,350,139		\$2,829,658	\$3,517,293			\$187.07		2.9785
				E.C.F. =>	0.804	Std. Deviation=>		0.16733398
				Ave. E.C.F. =>	0.834	Ave. Variance=>		13.6832
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$86,130	DIUBLE MEADOWS	407	88
1 STY	\$84,600	DIUBLE MEADOWS	407	86
2 STY	\$71,010	DIUBLE MEADOWS	407	86
1 STY	\$77,040	DIUBLE MEADOWS	407	86
1 STY	\$73,620	DIUBLE MEADOWS	407	86
2 STY	\$69,840	DIUBLE MEADOWS	407	86
2 STY	\$70,200	DIUBLE MEADOWS	407	86

16.40110014

Duble Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-06-405-066	2567 ANDREW THOMAS TRL	08/10/22	\$650,000	WD	03-ARMI'S LENGTH	\$650,000	\$351,600	54.09
M-13-06-405-072	2451 ANDREW THOMAS TRL	11/21/22	\$524,000	WD	03-ARMI'S LENGTH	\$524,000	\$275,200	52.52
M-13-07-105-011	3217 PRAIRIE CIRCLE TRL	12/01/21	\$459,000	WD	03-ARMI'S LENGTH	\$459,000	\$231,900	50.52
M-13-07-105-025	7617 WOOD BROOK RD	04/02/21	\$481,000	WD	03-ARMI'S LENGTH	\$481,000	\$196,700	40.89
M-13-07-105-051	3243 WATERS MEADOW TRL	04/22/22	\$520,500	WD	03-ARMI'S LENGTH	\$520,500	\$182,600	35.08
M-13-07-105-057	3042 PRAIRIE CIRCLE TRL	08/29/22	\$490,000	WD	03-ARMI'S LENGTH	\$490,000	\$199,400	40.69
M-13-07-105-058	3020 PRAIRIE CIRCLE TRL	01/17/23	\$452,500	WD	03-ARMI'S LENGTH	\$452,500	\$208,200	46.01
Totals:			\$3,577,000			\$3,577,000	\$1,645,600	
							Sale. Ratio =>	46.01
							Std. Dev. =>	7.09

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$703,110	\$23,450	\$76,560	0.96	0.96	\$24,504	\$0.56	DBLE 5495/106	
\$550,313	\$48,887	\$75,200	0.94	0.94	\$52,007	\$1.19	DBLE 5504/570	
\$463,793	\$58,327	\$63,120	0.79	0.79	\$73,925	\$1.70	DBLE 5460/96	
\$393,333	\$156,147	\$68,480	0.86	0.86	\$182,415	\$4.19	DBLE 5419/227	
\$365,108	\$220,832	\$65,440	0.82	0.82	\$269,966	\$6.20	DBLE 5481/0408	
\$398,857	\$153,223	\$62,080	0.78	0.78	\$197,452	\$4.53	DBLE 5495/634	
\$416,465	\$98,435	\$62,400	0.78	0.78	\$126,199	\$2.90	DBLE 5509/272	
\$3,290,979	\$759,301	\$473,280	5.92	5.92				
			Average		Average			
			per Net Acre=>		per SqFt=>			
			128,347.03				\$2.95	

Land Table	Inspected Date	Use Code	Class
DIUBLE MEADOWS	8/29/2023		407
DIUBLE MEADOWS	8/29/2023		407
DIUBLE MEADOWS	8/12/2007		407
DIUBLE MEADOWS	6/7/2022		407
DIUBLE MEADOWS	8/29/2023		407
DIUBLE MEADOWS	8/29/2023		407
DIUBLE MEADOWS	8/29/2023		407