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Neighborhoods Used: L25.SEC 25 & SUBS

3077 TEXTILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-210-011	11/01/2022 L25	401	480,000	89,172	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	73	390,828	444,862	0.879



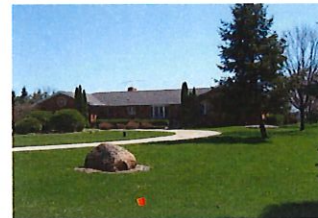
3544 WEBER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-200-018	07/15/2022 L25	401	435,000	102,421	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	78	332,579	375,558	0.886



3329 TEXTILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-210-002	11/12/2021 L25	401	620,000	118,201	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	83	501,799	592,868	0.846



2899 TEXTILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-100-023	09/21/2021 L25	401	415,000	166,806	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	248,194	505,975	0.491



3100 TEXTILE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-210-001	07/27/2021 L25	401	675,000	101,418	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	88	573,582	738,585	0.777



31 GUNTHER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-305-002	06/02/2021 L25	401	595,000	116,387	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	76	478,613	754,653	0.634



6039 ANN ARBOR SALINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-25-200-005	05/24/2021 L25	401	355,000	68,328	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	69	274,739	225,336	1.219
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	11933	9787	1.219		



Neighborhoods Used: L25, SEC 25 & SUBS

<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STY	0	592,868	0	0	0	0
2 STY	0	738,585	2,081,047	225,336	0	0
BI-LEVEL	0	0	0	0	0	0
SPLIT LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 3,637,836
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 9,787
Total Commercial Costs by Manual : 0

<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STY	0	501,799	0	0	0	0
2 STY	0	573,582	1,450,214	274,739	0	0
BI-LEVEL	0	0	0	0	0	0
SPLIT LEVEL	0	0	0	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 2,800,334
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 11,933
Total Commercial Sale Residual Values : 0

<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
7	0	15.74	20.16	0.989
After Application of E.C.F.s		9.46	13.34	1.000

<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 STY	1.000(0)	0.846(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STY	1.000(0)	0.777(1)	0.697(4)	1.219(1)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SPLIT LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.770 (7)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.219 (1)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 4
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): L25 - SEC 25 & SUBS

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.40
	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

09/19/2023 11:39 AM

Parcel:	M -13-25-100-023	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POPA IOAN & SUZANA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2899 TEXTILE RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5447-881	Prev. Taxable Stat:	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

POPA IOAN & SUZANA
2899 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 09/21/2021 for 415,000 by AFESUMEH ROTIMI & UGBOMA STELLA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5447-881

Most Recent Permit Information

Permit 21-85559 on 10/05/2021 for \$0 category REMODEL.

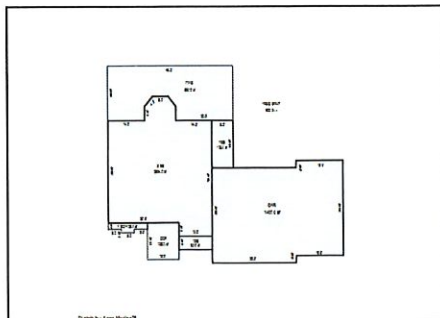
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	235,700	2023 Taxable:	235,700	Acreage:	2.23
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,853
Ground Area: 1,491
Garage Area: 1,400
Basement Area: 1,491
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:40 AM

Parcel: M -13-25-200-005
Owner's Name: ROBINSON LUKE & KATIE
Property Address: 6039 ANN ARBOR SALINE RD
SALINE, MI 48176
Liber/Page: 5427/530
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: L25 SEC 25 & SUBS

Mailing Address:

ROBINSON LUKE & KATIE
6039 ANN ARBOR SALINE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 05/24/2021 for 355,000 by NOLA GARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5427/530

Most Recent Permit Information

None Found

Physical Property Characteristics

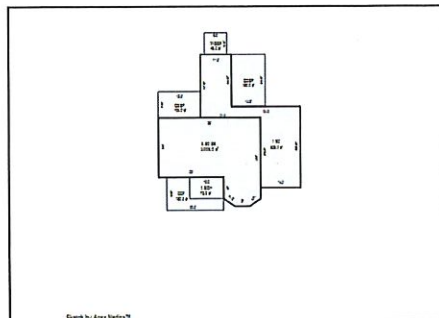
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	89,900	2023 Taxable:	89,900	Acreage:	0.65
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
DE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1840
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,605
Ground Area: 1,197
Garage Area: 0
Basement Area: 672
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts: HEATED

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:43 AM

Parcel:	M -13-25-200-018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SINGH RAJVIR & KAUR BHUPINDER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3544 WEBER RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5492/510	Prev. Taxable Stat:	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

SINGH RAJVIR & KAUR BHUPINDER
3544 WEBER RD
SALINE MI 48176

Most Recent Sale Information

Sold on 07/15/2022 for 435,000 by LAPENNA ANGELA & MANNES ANSON.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5492/510

Most Recent Permit Information

Permit 18-00882 on 09/11/2018 for \$15,812 category MISC.

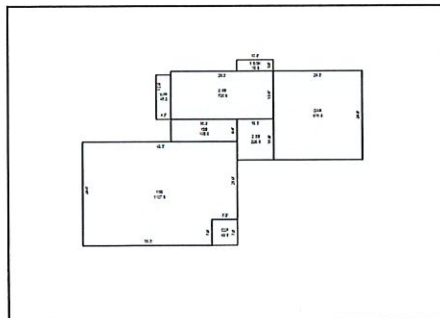
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	172,500	2023 Taxable:	172,500	Acres:	1.06
Zoning:	R-1	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: 1957
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,213
Ground Area: 1,709
Garage Area: 576
Basement Area: 1,599
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:43 AM

Parcel: M -13-25-210-001
Owner's Name: BARKER JEFFREY S & EMILY R
Property Address: 3357 TEXTILE RD
SALINE, MI 48176
Liber/Page: 5437/779
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: L25 SEC 25 & SUBS

Mailing Address:

BARKER JEFFREY S & EMILY R
3357 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 07/27/2021 for 675,000 by BUSCH DANIEL J & ELIZABETH M (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5437/779

Most Recent Permit Information

Permit 06-00919 on 10/24/2006 for \$70,000 category .

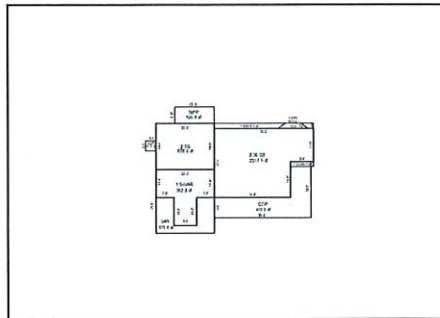
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	311,500	2023 Taxable:	301,140	Acreage:	1.00
Zoning:	R-1	Land Value:	Tentative	Frontage:	150.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.4

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 88
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 3 Half Baths: 1
Floor Area: 3,612
Ground Area: 1,341
Garage Area: 575
Basement Area: 927
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:43 AM

Parcel: M -13-25-210-002
Owner's Name: FELDMAN ADAM & WEY DIANA
Property Address: 3329 TEXTILE RD
SALINE, MI 48176
Liber/Page: 5458/155
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: L25 SEC 25 & SUBS

Mailing Address:

FELDMAN ADAM & WEY DIANA
3329 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 11/12/2021 for 620,000 by MARCUS DAWN C TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5458/155

Most Recent Permit Information

Permit 03-00535 on 05/22/2003 for \$38,642 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	268,600	2023 Taxable:	258,825	Acreage:	1.00
Zoning:	R-1	Land Value:	Tentative	Frontage:	150.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.4

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: B-5
Style: 1 STY
Exterior: Brick
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,032
Ground Area: 2,032
Garage Area: 750
Basement Area: 2,032
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:43 AM

Parcel: M -13-25-210-011
Owner's Name: PHEGLEY JOSHUA & JESSICA
Property Address: 3077 TEXTILE RD
SALINE, MI 48176
Liber/Page: 5504/332
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: L25 SEC 25 & SUBS

Mailing Address:

PHEGLEY JOSHUA & JESSICA
3077 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 11/01/2022 for 480,000 by AMMON TODD & RACHEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5504/332

Most Recent Permit Information

Permit 19-00733 on 07/29/2019 for \$17,964 category MISC.

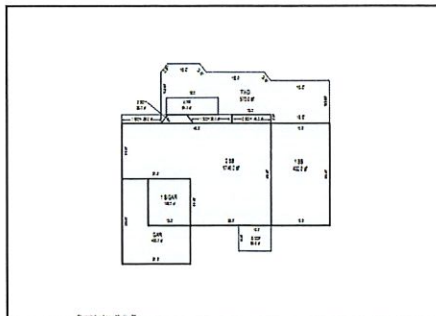
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	203,300	2023 Taxable:	203,300	Acreage:	1.00
Zoning:	R-1	Land Value:	Tentative	Frontage:	150.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.4

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,453
Ground Area: 1,305
Garage Area: 563
Basement Area: 873
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 11:43 AM

Parcel: M -13-25-305-002
Owner's Name: REDDY YERUVA & ANURADHA
Property Address: 31 GUNTHER CT
SALINE, MI 48176
Liber/Page: 5429/212
Split: / /
Public Impr.: Paved Road
Topography: None

Created: / /
Active: Active

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: L25 SEC 25 & SUBS

Mailing Address:

REDDY YERUVA & ANURADHA
31 GUNTHER CT
SALINE MI 48176

Most Recent Sale Information

Sold on 06/02/2021 for 595,000 by EDBERG LINDA TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5429/212

Most Recent Permit Information

None Found

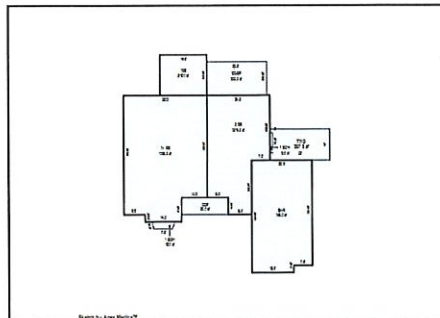
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	310,500	2023 Taxable:	310,500	Acreage:	1.69
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
RE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,711
Ground Area: 2,002
Garage Area: 745
Basement Area: 2,002
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Section 25 & Subs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-25-100-023	2899 TEXTILE RD	09/21/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$267,700	64.51
M-13-25-200-005	6039 ANN ARBOR SALINE	05/24/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$110,600	31.15
M-13-25-200-018	3544 WEBER RD	07/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$206,100	47.38
M-13-25-210-001	3357 TEXTILE RD	07/27/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$355,400	52.65
M-13-25-210-002	3329 TEXTILE RD	11/12/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$303,700	48.98
M-13-25-210-011	3077 TEXTILE RD	11/01/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$228,100	47.52
M-13-25-305-002	31 GUNTHER CT	06/02/21	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$369,500	62.10
Totals:						\$3,575,000	\$1,841,100	
							Sale. Ratio =>	51.50
							Std. Dev. =>	11.03

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$584,235	\$166,806	\$248,194	\$505,975	0.491	2,853	\$86.99	L25	32.8198
\$264,017	\$68,328	\$286,672	\$235,123	1.219	1,605	\$178.61	L25	40.0519
\$412,256	\$102,421	\$332,579	\$375,558	0.886	2,213	\$150.28	L25	6.6836
\$710,751	\$101,418	\$573,582	\$738,585	0.777	3,612	\$158.80	L25	4.2129
\$607,317	\$118,201	\$501,799	\$592,868	0.846	2,032	\$246.95	L25	2.7668
\$456,183	\$89,172	\$390,828	\$444,862	0.879	2,453	\$159.33	L25	5.9813
\$738,976	\$116,387	\$478,613	\$754,653	0.634	2,711	\$176.54	L25	18.4509
\$3,773,735		\$2,812,267	\$3,647,623			\$165.36		4.7739
				E.C.F. =>	0.771	Std. Deviation=>	0.22831202	
				Ave. E.C.F. =>	0.819	Ave. Variance=>	15.8525	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$149,600	SEC 25 & SUBS	401	79
2 STY	\$65,000	SEC 25 & SUBS	401	69
2 STY	\$100,600	SEC 25 & SUBS	401	78
2 STY	\$84,059	SEC 25 & SUBS	401	88
1 STY	\$84,059	SEC 25 & SUBS	401	83
2 STY	\$84,059	SEC 25 & SUBS	401	73
2 STY	\$106,900	SEC 25 & SUBS	401	76

19.36239213

Section 25 & Subs Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-25-200-005	6039 ANN ARBOR SALINE	05/24/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$104,100	29.32
M-13-25-200-010	6157 ANN ARBOR SALINE	08/24/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$50,700	56.33
M-13-25-200-018	3544 WEBER RD	07/15/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$196,000	45.06
Totals:			\$880,000			\$880,000	\$350,800	39.86
								Std. Dev. => 13.57

Section 25 & Subs Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-25-210-001	3357 TEXTILE RD	07/27/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$358,400	53.10
M-13-25-210-002	3329 TEXTILE RD	11/12/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$306,700	49.47
M-13-25-210-011	3077 TEXTILE RD	11/01/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,100	48.15
Totals:			\$1,775,000			\$1,775,000	\$896,200	50.49
								Std. Dev. => 15.99

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$251,017	\$155,983	\$52,000			0.65	0.65		\$239,974	\$5.51
\$101,463	\$35,737	\$47,200			0.59	0.59		\$60,571	\$1.39
\$391,956	\$123,344	\$80,300			1.06	1.06		\$116,362	\$2.67
\$744,436	\$315,064	\$179,500			2.30	2.30			
					Average		Average		
					per Net Acre=>		per SqFt=>		
					136,984.35		\$3.14		

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$716,756	\$48,308	\$90,064	150.1	290.4	1.00	1.00	\$322	\$48,308	\$1.11
\$613,322	\$96,742	\$90,064	150.1	290.4	1.00	1.00	\$644	\$96,742	\$2.22
\$462,188	\$107,876	\$90,064	150.1	290.4	1.00	1.00	\$719	\$107,876	\$2.48
\$1,792,266	\$252,926	\$270,192	450.3		3.00	3.00			
					Average		Average		
					per FF=>		per SqFt=>		
					\$562		\$1.94		
					Average		Average		
					per Net Acre=>		per SqFt=>		
					84,308.67				

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel Paved	Inspected Date	Use Code	Class
	L25	5427/530		SEC 25 & SUBS	0	1	6/7/2022	401
	L25	5443/472		SEC 25 & SUBS	0	1	4/18/2012	401
	L25	5492/510		SEC 25 & SUBS	0	0	8/29/2023	401

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel Paved	Inspected Date	Use Code	Class
150.00	L25	5437/779		SEC 25 & SUBS	0	1	6/7/2022	401
150.00	L25	5458/155		SEC 25 & SUBS	0	1	9/11/1997	401
150.00	L25	5504/332		SEC 25 & SUBS	0	1	8/29/2023	401

Rate Group 1 Rate Group 2 Rate Group 3

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