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Neighborhoods Used: LOE.LODI EAST

4300 ANN ARBOR SALINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-13-200-029	03/07/2023 LOE	401	775,000	213,370	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	62	544,570	482,571	1.128
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	17060	15118	1.128		



4180 W ELLSWORTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-11-300-005	12/02/2022 LOE	401	370,000	80,244	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	87	289,756	240,492	1.205



2710 W ELLSWORTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-12-400-005	11/02/2022 LOE	401	197,000	45,831	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	52	151,169	98,281	1.538



2881 TESSMER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-02-300-010	09/29/2022 LOE	401	665,000	235,122	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI-LEVEL	69	425,811	452,692	0.941
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	4067	4324	0.941		



2710 W ELLSWORTH RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-12-400-004	04/29/2022 LOE	401	235,000	43,139	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	50	191,861	92,916	2.065



3770 ANN ARBOR SALINE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-12-400-018	01/20/2022 LOE	401	370,000	83,036	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STY	46	264,346	137,772	1.919
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	22618	11788	1.919		



2955 ALEX DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-01-400-029	12/09/2021 LOE	401	543,000	92,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	75	450,400	375,886	1.198



3501 S WAGNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
M -13-12-200-011	07/15/2021 LOE	401	750,000	253,993	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 STY	79	480,244	676,250	0.710
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	15763	22196	0.710		



Neighborhoods Used: LOE.LODI EAST

4936 W WATERS RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
M -13-03-400-006		05/07/2021	LOE	401	410,000	125,524
Occupancy		%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2	61	STY	284,476	263,710	1.079



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:43 PM

Parcel: M -13-13-200-029
Owner's Name: NICHOLS BARBARA L
Property Address: 4300 ANN ARBOR SALINE RD
ANN ARBOR, MI 48103
Liber/Page: 5513/0731
Split: 02/28/2023
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 002.NEW SPLIT/COMBINE
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LOE LODI EAST

Created: 05/09/2023

Active: Active

Mailing Address:

NICHOLS BARBARA L
3933 N MICHAEL RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 03/07/2023 for 775,000 by O'CONNOR FAMILY, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5513/0731

Most Recent Permit Information

Permit 23-9911 on 09/12/2023 for \$0 category DEMOLITION.

Physical Property Characteristics

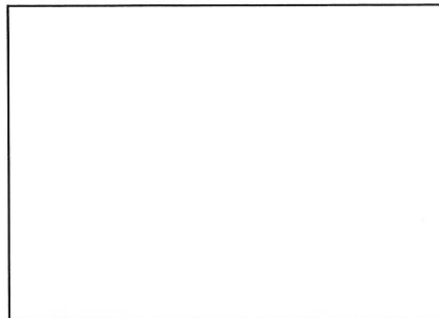
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	0	2023 Taxable:	0	Acreage:	13.35
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
E:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1944
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 3
Floor Area: 3,594
Ground Area: 3,594
Garage Area: 704
Basement Area: 2,013
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:43 PM

Parcel: M -13-11-300-005
Owner's Name: KASTNER DAVID J & EMILY R
Property Address: 4180 W ELLSWORTH RD
ANN ARBOR, MI 48103
Liber/Page: 5505/763
Split: / /
Public Impr.: Dirt 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: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LOE LODI EAST

Mailing Address:

KASTNER DAVID J & EMILY R
4180 W ELLSWORTH RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 12/02/2022 for 370,000 by HERGET JACOB A & ERIN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5505/763

Most Recent Permit Information

Permit 18-00437 on 06/04/2018 for \$52,000 category REMODEL.

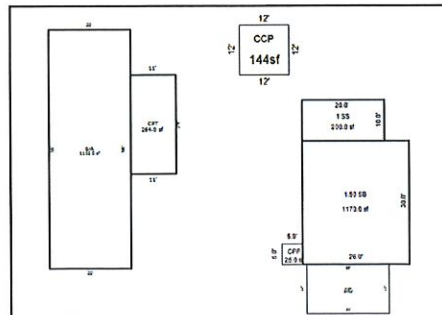
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	157,900	2023 Taxable:	157,900	Acreage:	2.00
Zoning:	AG	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: 1948
Occupancy: Single Family
Class: C
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 87
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,370
Ground Area: 980
Garage Area: 1,100
Basement Area: 805
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel:	M -13-12-400-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CLADERA EDWARD	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2710 W ELLSWORTH RD ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5503/880	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

CLADERA EDWARD
2710 W ELLSWORTH RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 11/02/2022 for 197,000 by JACOBSEN BRADLEY & KARRIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5503/880

Most Recent Permit Information

Permit 08-00025 on 01/16/2008 for \$5,000 category .

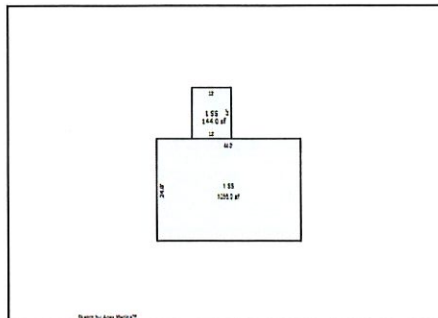
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	90,300	2023 Taxable:	90,300	Acreage:	0.33
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1946
Occupancy: Single Family
Class: C+5
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,200
Ground Area: 1,200
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel:	M -13-02-300-010	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TRZCINSKI RYAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2881 TESSMER RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5499/27	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

TRZCINSKI RYAN
2881 TESSMER RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 09/29/2022 for 665,000 by PHILLIPS REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5499/27

Most Recent Permit Information

None Found

Physical Property Characteristics

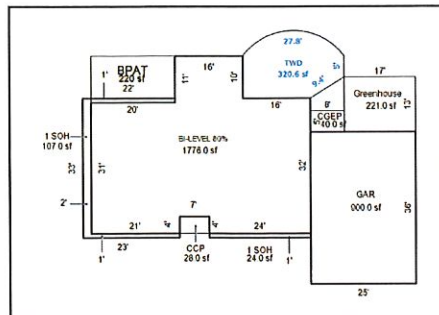
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	299,600	2023 Taxable:	299,600	Acreage:	10.00
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
Area:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: B-10
Style: BI-LEVEL
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 3,328
Ground Area: 1,776
Garage Area: 900
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel:	M -13-12-400-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHEFFER BOBBI J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2720 W ELLSWORTH RD ANN ARBOR, MI 48108	Taxable Status	TAXABLE
Liber/Page:	5481/0702	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

SCHEFFER BOBBI J
2720 W ELLSWORTH RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 04/29/2022 for 235,000 by RYAN MICHAEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5481/0702

Most Recent Permit Information

None Found

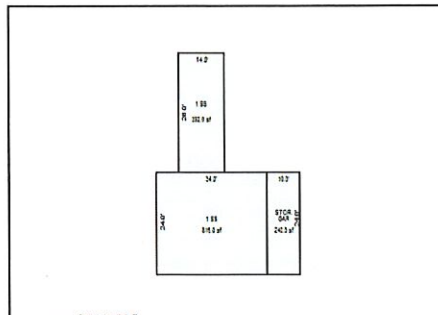
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	86,400	2023 Taxable:	86,400	Acreage:	0.33
Zoning:	AG	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: 1946
Occupancy: Single Family
Class: C-5
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 50
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,208
Ground Area: 1,208
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel: M -13-12-400-018
Owner's Name: HEINRICH-DONOW AMY
Property Address: 3770 ANN ARBOR SALINE RD
ANN ARBOR, MI 48103
Liber/Page: 5467/0184
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: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LOE LODI EAST

Mailing Address:

HEINRICH-DONOW AMY
3770 ANN ARBOR SALINE RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 01/20/2022 for 370,000 by PETERS HAROLD D TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5467/0184

Most Recent Permit Information

Permit 12-00096 on 03/07/2012 for \$13,690 category .

Physical Property Characteristics

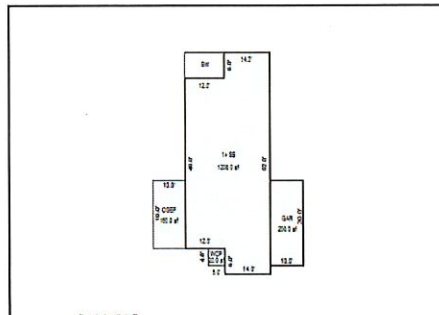
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	118,800	2023 Taxable:	118,800	Acreage:	2.51
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1946
Occupancy: Single Family
Class: C+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,208
Ground Area: 1,208
Garage Area: 760
Basement Area: 1,208
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel:	M -13-01-400-029	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHROTT ALLEN E & BENNER EMILY E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2955 ALEX DR ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5465/928	Prev. Taxable Stat:	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

SCHROTT ALLEN E & BENNER EMILY E
2955 ALEX DR
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 12/09/2021 for 543,000 by JURCA FLORIAN & LIDIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5465/928

Most Recent Permit Information

Permit 23-0984 on 08/15/2023 for \$0 category DECK/PORCH.

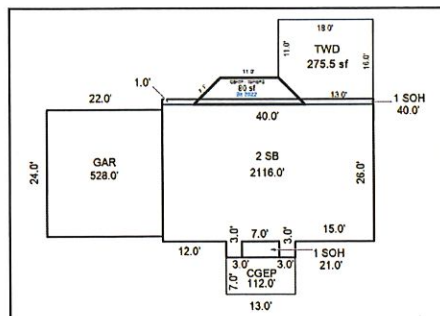
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	223,500	2023 Taxable:	223,500	Acreage:	2.88
Zoning:	AG	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: 1989
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 2,257
Ground Area: 1,058
Garage Area: 528
Basement Area: 1,058
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:44 PM

Parcel:	M -13-12-200-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DONOHO JONATHAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3501 S WAGNER RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:		Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

DONOHO JONATHAN
3501 S WAGNER RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 07/15/2021 for 750,000 by VISEL KENNETH & HUTZEL- VISEL TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 21-00090 on 09/15/2021 for \$0 category SOLAR ARRAY.

Physical Property Characteristics

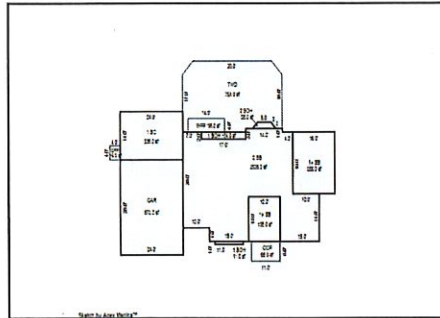
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	405,000	2023 Taxable:	405,000	Acreage:	10.00
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
FE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: B
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: 3,389
Ground Area: 2,048
Garage Area: 672
Basement Area: 1,712
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2023 12:45 PM

Parcel: M -13-03-400-006
Owner's Name: COLLINS KAREN R & DAVID P
Property Address: 4936 W WATERS RD
ANN ARBOR, MI 48103
Liber/Page: 5428/592
Split: / /
Public Impr.: Dirt 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: 81010 ANN ARBOR PUBLIC SCHOOLS
Neighborhood: LOE LODI EAST

Mailing Address:

COLLINS KAREN R & DAVID P
4936 W WATERS RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 05/07/2021 for 410,000 by DEAN NEIL ET AL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5428/592

Most Recent Permit Information

Permit 12-00500 on 05/02/2012 for \$6,579 category .

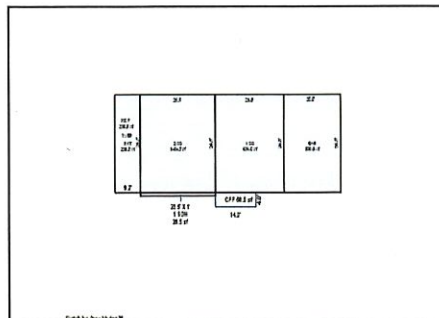
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	176,300	2023 Taxable:	176,300	Acreage:	4.94
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: 1965
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,067
Ground Area: 1,338
Garage Area: 1,090
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Lodi East ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-01-400-029	2955 ALEX DR	12/09/21	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$250,400	46.11
M-13-02-300-010	2881 TESSMER RD	09/29/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$365,500	54.96
M-13-03-400-006	4936 W WATERS RD	05/07/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$206,000	50.24
M-13-11-300-005	4180 W ELLSWORTH RD	12/02/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$170,700	46.14
M-13-12-200-011	3501 S WAGNER RD	07/15/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$492,900	65.72
M-13-12-400-004	2720 W ELLSWORTH RD	04/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$72,000	30.64
M-13-12-400-005	2710 W ELLSWORTH RD	11/02/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$76,300	38.73
M-13-12-400-018	3770 ANN ARBOR SALINE RD	01/20/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$122,200	33.03
M-13-13-200-029	4300 ANN ARBOR SALINE RD	03/07/23	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$376,300	48.55
Totals:						\$4,315,000	\$2,132,300	

Sale. Ratio => 49.42
 Std. Dev. => 10.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$500,812	\$92,600	\$450,400	\$375,886	1.198	2,257	\$199.56	LOE	11.0966
\$731,070	\$235,122	\$429,878	\$457,016	0.941	3,328	\$129.17	LOE	36.8584
\$411,913	\$125,524	\$284,476	\$263,710	1.079	2,067	\$137.63	LOE	23.0457
\$341,418	\$80,244	\$289,756	\$240,492	1.205	1,370	\$211.50	LOE	10.4354
\$1,010,597	\$253,993	\$496,007	\$698,446	0.710	3,389	\$146.36	LOE	59.9045
\$144,046	\$43,139	\$191,861	\$92,916	2.065	1,208	\$158.83	LOE	75.5679
\$152,564	\$45,831	\$151,169	\$98,281	1.538	1,200	\$125.97	LOE	22.8930
\$244,444	\$83,036	\$286,964	\$149,560	1.919	1,208	\$237.55	LOE	60.9524
\$752,560	\$213,370	\$561,630	\$497,689	1.128	3,594	\$156.27	LOE	18.0727
\$4,289,424		\$3,142,141	\$2,873,996			\$166.98		21.5902
			E.C.F. =>	1.093		Std. Deviation=>	0.44702695	
			Ave. E.C.F. =>	1.309		Ave. Variance=>	35.4252	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$92,600	LODI EAST	401	75
BH-LEVEL	\$195,833	LODI EAST	401	69
2 STY	\$124,600	LODI EAST	401	61
2 STY	\$77,000	LODI EAST	401	87
2 STY	\$195,833	LODI EAST	401	79
1 STY	\$42,150	LODI EAST	401	50
1 STY	\$41,700	LODI EAST	401	52
1 STY	\$81,600	LODI EAST	401	46
1 STY	\$213,370	LODI EAST	401	62

27.05859878

Lodi East Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-12-400-005	2710 W ELLSWORTH RD	11/02/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$74,800	37.97
M-13-12-400-004	2720 W ELLSWORTH RD	04/29/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$70,600	30.04
M-13-11-300-005	4180 W ELLSWORTH RD	12/02/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,100	45.16
M-13-12-400-018	3770 ANN ARBOR SALINE RD	01/20/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$120,200	32.49
M-13-01-400-029	2955 ALEX DR	12/09/21	\$543,000	WD	03-ARM'S LENGTH	\$543,000	\$244,800	45.08
M-13-03-400-006	4936 W WATERS RD	05/07/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$202,000	49.27
M-13-02-300-010	2881 TESSMER RD	09/29/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$358,700	53.94
M-13-12-200-011	3501 S WAGNER RD	07/15/21	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$482,800	64.37
M-13-12-300-003	3671 S WAGNER RD	10/07/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$110,300	39.39
Totals:						\$3,820,000	\$1,831,300	

Sale. Ratio => 47.94
 Std. Dev. => 10.77

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$149,616	\$89,084	\$41,700	0.33	0.33	\$269,952	\$6.20	LOE 5503/880	LODI EAST	
\$141,258	\$135,892	\$42,150	0.33	0.33	\$408,084	\$9.37	LOE 5481/0702	LODI EAST	
\$334,204	\$112,796	\$77,000	2.00	2.00	\$56,398	\$1.29	LOE 5505/763	LODI EAST	
\$240,311	\$211,289	\$81,600	2.51	2.51	\$84,179	\$1.93	LOE 5467/0184	LODI EAST	
\$489,536	\$146,064	\$92,600	2.88	2.88	\$50,717	\$1.16	LOE 5465/928	LODI EAST	
\$404,002	\$130,598	\$124,600	4.94	4.94	\$26,437	\$0.61	LOE 5428/592	LODI EAST	
\$717,489	\$143,344	\$195,833	10.00	10.00	\$14,334	\$0.33	LOE 5499/27	LODI EAST	
\$990,309	(\$44,476)	\$195,833	10.00	10.00	(\$4,448)	(\$0.10)	LOE	LODI EAST	
\$220,500	\$280,000	\$220,500	14.47	14.47	\$19,350	\$0.44	LOE 5450-343	LODI EAST	
\$3,687,225	\$1,204,591	\$1,071,816	47.46	47.46	Average	Average			
			per Net Acre=>	25,379.58	per SqFt=>	\$0.58			

Class

401

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