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Lodi Township Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$242,300	48.46
M-13-25-200-009	6139 ANN ARBOR SALINE	05/18/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$272,500	49.55
<b>Totals:</b>						<b>\$1,050,000</b>	<b>\$514,800</b>	<b>49.03</b>
							<b>Std. Dev. =&gt;</b>	<b>0.77</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$484,657	\$97,740	\$402,260	\$406,425	0.990	7,102	\$56.64	ZZ	1.3346
\$544,929	\$108,398	\$441,602	\$458,541	0.963	5,848	\$75.51	ZZ	1.3346
\$1,029,586		\$843,862	\$864,966			\$66.08		0.0804
				E.C.F. =>	0.976	Std. Deviation=>		0.01887416
				Ave. E.C.F. =>	0.976	Ave. Variance=>		1.3346 Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
1 STY	\$69,560	COMMERCIAL	201	0
	\$65,800	COMMERCIAL	201	0

1.366855581

# Real Estate Summary Sheet

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

12/10/2023 9:26 AM

**Parcel:** M -13-24-360-022  
**Owner's Name:** CCLC HOLDINGS, LLC  
**Property Address:** 5939 ANN ARBOR SALINE RD  
SALINE, MI 48176  
**Liber/Page:** 5510/679  
**Split:** // **Created:** //  
**Public Impr.:** Paved Road  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** ZZ COMMERCIAL

## Mailing Address:

CCLC HOLDINGS, LLC  
5939 ANN ARBOR SALINE RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 01/31/2023 for 500,000 by CHILDREN'S CREATIVE LEARNING CENTER.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5510/679

## Most Recent Permit Information

Permit 10-00456 on 08/27/2010 for \$5,940 category .

## Physical Property Characteristics

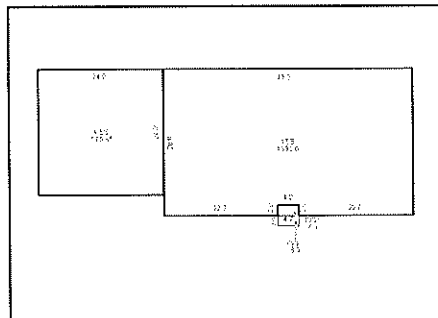
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	260,000	<b>2023 Taxable:</b>	231,798	<b>Acreage:</b>	3.56
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: C+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 0  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,912  
Ground Area: 1,912  
Garage Area: 0  
Basement Area: 1,336  
Basement Walls:  
Estimated TCV: Tentative

# of Commercial Buildings: 2  
Type: Day Care Centers  
Desc:  
Class: C  
Quality: Average  
Built: 1970 Remodeled: 0  
Overall Building Height: 0  
Floor Area: 5,190  
Sale Price/Floor Area: 96.34  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

12/10/2023 9:27 AM

**Parcel:** M -13-25-200-009  
**Owner's Name:** GPM SOUTHEAST, LLC  
**Property Address:** 6139 ANN ARBOR SALINE RD  
SALINE, MI 48176  
**Liber/Page:** 5427/468  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 201.COMMERCIAL-IMPROVED  
**Previous Class:** 201.COMMERCIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** ZZ COMMERCIAL

## Mailing Address:

GPM SOUTHEAST, LLC  
8565 MAGELLAN PARKWAY STE 400  
RICHMOND VA 23227

## Most Recent Sale Information

Sold on 05/18/2021 for 550,000 by EXPRESS STOP REAL ESTATE HOLDINGS,.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5427/468

## Most Recent Permit Information

Permit 23-0063 on 01/17/2023 for \$0 category DEMOLITION.

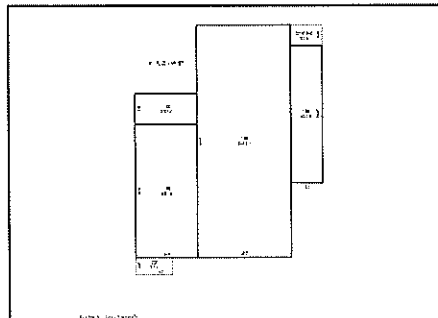
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	324,900	<b>2023 Taxable:</b>	313,320	<b>Acreage:</b>	2.58
<b>Zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Commercial Buildings: 2  
Type: Markets - Mini-Mart Convenience Stores  
Desc:  
Class: C  
Quality: Average  
Built: 1930 Remodeled: 2009  
Overall Building Height: 0  
Floor Area: 5,848  
Sale Price/Floor Area: 94.05  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



Lodi Township Commercial Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-300-002	4548 ANN ARBOR SALINE RD	10/14/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$124,400	23.70
M-13-24-360-022	5939 ANN ARBOR SALINE	01/31/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$271,600	54.32
M-13-25-200-009	6139 ANN ARBOR SALINE	05/18/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$337,200	61.31
D-04-24-300-007	6100 DEXTER PINCKNEY RD	05/18/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$171,000	26.31
<b>Totals:</b>			<b>\$1,575,000</b>			<b>\$1,575,000</b>	<b>\$733,200</b>	

Sale. Ratio => 46.55  
 Std. Dev. => 20.01

Description:

Enter the Estimated Land Value for each of these sizes:

1 Acre:	<input type="text" value="43,000"/>	3 Acre:	<input type="text" value="67,500"/>	10 Acre:	<input type="text" value="150,000"/>	30 Acre:	<input type="text" value="360,000"/>
1.5 Acre:	<input type="text" value="48,000"/>	4 Acre:	<input type="text" value="85,000"/>	15 Acre:	<input type="text" value="210,000"/>	40 Acre:	<input type="text" value="400,000"/>
2 Acre:	<input type="text" value="55,000"/>	5 Acre:	<input type="text" value="92,500"/>	20 Acre:	<input type="text" value="260,000"/>	50 Acre:	<input type="text" value="500,000"/>
2.5 Acre:	<input type="text" value="62,500"/>	7 Acre:	<input type="text" value="112,500"/>	25 Acre:	<input type="text" value="300,000"/>	100 Acre:	<input type="text" value="1,000,000"/>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$248,791	\$322,684	\$46,475	1.03	1.03	\$313,285	\$7.19	ZZ 5500/916	
\$543,166	\$36,394	\$79,560	3.55	3.56	\$10,252	\$0.24	ZZ 5510/679	
\$674,391	(\$48,591)	\$75,800	2.58	2.58	(\$18,834)	(\$0.43)	ZZ 5427/468	
\$436,894	\$338,331	\$125,225	2.00	2.00	\$168,997	\$3.88	00201 5427/0506	
<b>\$1,466,348</b>	<b>\$310,487</b>	<b>\$201,835</b>	<b>7.16</b>	<b>7.17</b>	<b>Average</b>	<b>Average</b>		
			Average		Average			
			per Net Acre=>		43,364.11 per SqFt=>		\$1.00	



**Other Parcels in Sale Land Table Class**

M-99-10-006-600 COMMERCIAL 201

COMMERCIAL 201

COMMERCIAL 201

DEXTER COMM 201