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Brookview Highlands ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
M-13-25-126-007	1818 STONERIDGE DR	05/24/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000
M-13-25-127-015	354 CRESTWAY CT	09/05/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000
M-13-25-140-055	1919 BROOKVIEW DR	04/19/23	\$960,000	WD	03-ARM'S LENGTH	\$960,000
M-13-25-140-057	1903 BROOKVIEW DR	04/28/23	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000
M-13-25-142-062	1851 RIDGEWOOD CIR	11/01/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000
M-13-25-142-068	1803 BROOKVIEW DR	08/15/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000
M-13-25-144-074	1806 BROOKVIEW DR	08/04/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000
M-13-25-144-086	1908 BROOKVIEW DR	02/27/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000
<b>Totals:</b>			<b>\$7,225,000</b>			<b>\$7,225,000</b>

Cur. Asmnt.	Ascd/Adj Sale	Cur. Appraisal	Land+Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$407,200	45.24	\$814,451	\$200,971	\$699,029	\$966,110	0.724	3,408	\$205.11
\$263,100	44.97	\$526,214	\$120,194	\$464,806	\$639,402	0.727	2,809	\$165.47
\$426,100	44.39	\$852,246	\$188,980	\$771,020	\$1,044,513	0.738	3,975	\$193.97
\$470,600	43.57	\$941,129	\$209,097	\$870,903	\$1,152,806	0.755	4,424	\$196.86
\$511,600	58.47	\$1,029,035	\$128,297	\$746,703	\$1,418,485	0.526	4,720	\$158.20
\$377,100	40.77	\$754,248	\$130,241	\$794,759	\$982,688	0.809	4,015	\$197.95
\$316,800	42.24	\$633,563	\$128,610	\$621,390	\$795,202	0.781	3,636	\$170.90
\$580,600	50.49	\$1,161,191	\$233,042	\$916,958	\$1,461,652	0.627	4,840	\$189.45
<b>\$3,353,100</b>		<b>\$6,712,077</b>		<b>\$5,885,568</b>	<b>\$8,460,858</b>			<b>\$184.74</b>
Sale. Ratio =>	46.41					E.C.F. =>		Std. Deviation=>
Std. Dev. =>	5.69					Ave. E.C.F. =>	0.711	Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
BVHL	1.2543	2 STY	\$106,700	BROOKVIEW/HIGHLANDS	401	77
BVHL	1.5933	2 STY	\$105,000	BROOKVIEW/HIGHLANDS	401	75
BVHL	2.7155	2 STY	\$175,500	BROOKVIEW/HIGHLANDS	401	84
BVHL	4.4457	2 STY	\$176,500	BROOKVIEW/HIGHLANDS	401	79
BVHL	18.4598	2 STY	\$106,900	BROOKVIEW/HIGHLANDS	401	82
BVHL	9.7754	2 STY	\$105,000	BROOKVIEW/HIGHLANDS	401	89
BVHL	7.0418	2 STY	\$105,000	BROOKVIEW/HIGHLANDS	401	79
BVHL	8.3663	2 STY	\$115,000	BROOKVIEW/HIGHLANDS	401	88

1.5383

0.0915855

6.7065 Coefficient of Var=> 9.432420582

# Real Estate Summary Sheet

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

09/17/2024 12:19 PM

**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 .

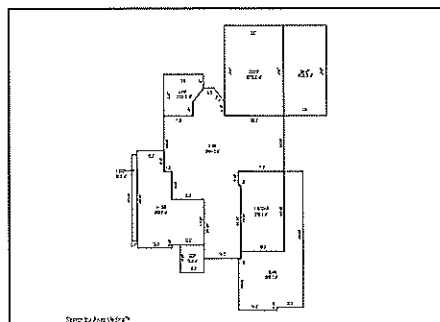
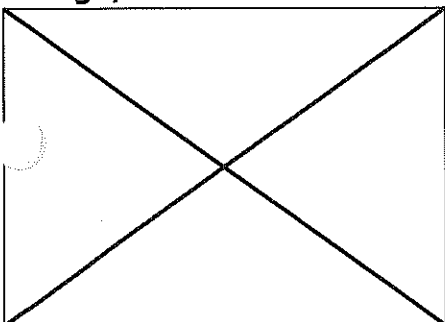
## Physical Property Characteristics

<b>2025 S.E.V.:</b> 458,400	<b>2025 Taxable:</b> 407,500	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 407,500	<b>2024 Taxable:</b> 407,500	<b>Acreage:</b> 1.17
<b> zoning:</b> R-1	<b>Land Value:</b> 106,700	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 94,271	<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): 77  
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: 715,888

## Image/Sketch



# Real Estate Summary Sheet

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

09/17/2024 12:19 PM

<b>Parcel:</b>	M -13-25-140-055	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ASSAAD USAMA & HAROUNI GHADA (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1919 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5535/0247	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Paved Road	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

ASSAAD USAMA & HAROUNI GHADA (LE)  
1919 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 10/13/2023 for 0 by ASSAAD USAMA & HAROUNI GHADA.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5535/0247

## Most Recent Permit Information

Permit 18-00798 on 08/20/2018 for \$31,776 category REROOF.

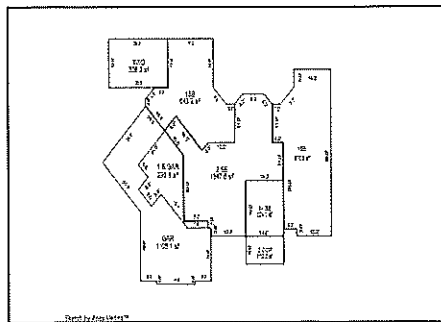
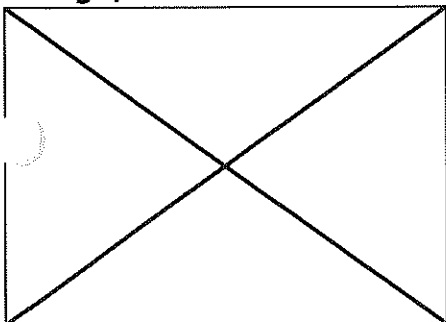
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	481,500	<b>2025 Taxable:</b>	420,000	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	420,000	<b>2024 Taxable:</b>	420,000	<b>Acreage:</b>	1.01
<b>Zoning:</b>	R-1	<b>Land Value:</b>	175,500	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	13,480	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1995  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 5 Half Baths: 1  
Floor Area: 3,975  
Ground Area: 2,711  
Garage Area: 1,106  
Basement Area: 2,711  
Basement Walls:  
Estimated TCV: 773,984

## Image/Sketch



# Real Estate Summary Sheet

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

09/17/2024 12:19 PM

<b>Parcel:</b>	M -13-25-142-062	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROY KRISTEN M & THOMAS G (LE)	<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>	5534/0605	<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 M & THOMAS G (LE)  
1851 RIDGEWOOD CIR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 10/06/2023 for 0 by ROY KRISTEN MARIE & THOMAS GERARD.

**Terms of Sale:** 18-LIFE ESTATE **Liber/Page:** 5534/0605

## Most Recent Permit Information

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

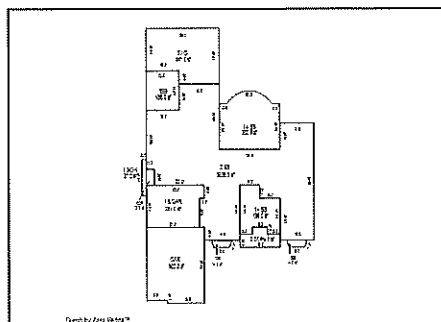
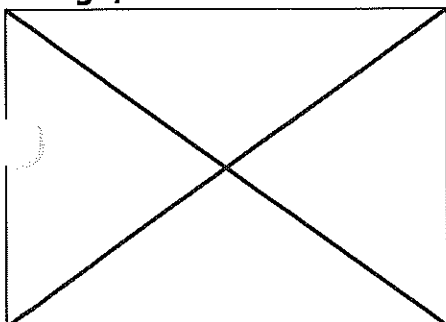
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	586,800	<b>2025 Taxable:</b>	508,300	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	508,300	<b>2024 Taxable:</b>	508,300	<b>Acreage:</b>	1.19
<b> zoning:</b>	R-1	<b>Land Value:</b>	106,900	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	21,397	<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: 1,051,097

## Image/Sketch







Brookview Highlands Non Golf Course Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
M-13-25-126-007	1818 STONERIDGE DR	05/24/22	\$900,000	WD	03-ARM'S LENGTH	\$900,000	\$400,600
M-13-25-127-015	354 CRESTWAY CT	09/05/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$255,600
M-13-25-142-062	1851 RIDGEWOOD CIR	11/01/22	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$505,100
M-13-25-142-068	1803 BROOKVIEW DR	08/15/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$369,600
M-13-25-144-074	1806 BROOKVIEW DR	08/04/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$309,300
M-13-25-144-086	1908 BROOKVIEW DR	02/27/23	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$578,100
<b>Totals:</b>			<b>\$5,185,000</b>			<b>\$5,185,000</b>	<b>\$2,418,300</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Brookview Highlands Golf Course Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
M-13-25-140-055	1919 BROOKVIEW DR	04/19/23	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$413,600
M-13-25-140-057	1903 BROOKVIEW DR	04/28/23	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$458,100
<b>Totals:</b>			<b>\$2,040,000</b>			<b>\$2,040,000</b>	<b>\$871,700</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Asd/Adj.	Sale Cur.	Appraisal Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF	Area	Liber/Page
44.51	\$801,151	\$192,249	\$93,400	1.17	1.17	\$164,315	\$3.77		BVHL	5485/691
43.69	\$511,214	\$163,786	\$90,000	1.00	1.00	\$163,786	\$3.76		BVHL	5531/0990
57.73	\$1,015,935	(\$47,135)	\$93,800	1.19	1.19	(\$39,609)	(\$0.91)		BVHL	5502/560
39.96	\$739,248	\$275,752	\$90,000	1.00	1.00	\$275,752	\$6.33		BVHL	5529/0866
41.24	\$618,563	\$221,437	\$90,000	1.00	1.00	\$221,437	\$5.08		BVHL	5493/248
50.27	\$1,156,191	\$103,809	\$110,000	2.00	2.00	\$51,905	\$1.19		BVHL	5512/775
<b>46.64</b>	<b>\$4,842,302</b>	<b>\$909,898</b>	<b>\$567,200</b>	<b>7.36</b>	<b>7.36</b>	<b>Average</b>	<b>Average</b>			
<b>6.67</b>				<b>per Net Acre=&gt;</b>	<b>123,627.45</b>	<b>per Net Acre=&gt;</b>	<b>\$2.84</b>			

Asd/Adj.	Sale Cur.	Appraisal Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF	Area	Liber/Page
43.08	\$827,246	\$283,254	\$150,500	1.01	1.01	\$280,450	\$6.44		BVHL	5519/778
42.42	\$916,129	\$315,371	\$151,500	1.03	1.03	\$306,185	\$7.03		BVHL	5521/321
<b>42.73</b>	<b>\$1,743,375</b>	<b>\$598,625</b>	<b>\$302,000</b>	<b>2.04</b>	<b>2.04</b>	<b>Average</b>	<b>Average</b>			
<b>0.47</b>				<b>per Net Acre=&gt;</b>	<b>293,443.63</b>	<b>per SqFt=&gt;</b>	<b>\$6.74</b>			

Land Table	Class
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401

Land Table	Class
BROOKVIEW/HIGHLANDS	401
BROOKVIEW/HIGHLANDS	401