

**E**

Diuble Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
M-13-06-405-060	2600 ANDREW THOMAS TR	11/22/23	\$740,000	WD	03-ARMS LENGT	\$740,000	\$352,700
M-13-07-105-029	7677 WOOD BROOK RD	03/15/24	\$675,000	WD	03-ARMS LENGT	\$675,000	\$299,000
M-13-07-105-041	3009 WATERS MEADOW TR	03/14/24	\$560,000	WD	03-ARMS LENGT	\$560,000	\$239,000
M-13-07-105-051	3243 WATERS MEADOW TR	04/22/22	\$520,500	WD	03-ARMS LENGT	\$520,500	\$204,400
M-13-07-105-057	3042 PRAIRIE CIRCLE TRL	08/29/22	\$490,000	WD	03-ARMS LENGT	\$490,000	\$221,600
M-13-07-105-058	3020 PRAIRIE CIRCLE TRL	01/17/23	\$452,500	WD	03-ARMS LENGT	\$452,500	\$230,500
<b>Totals:</b>			<b>\$3,438,000</b>			<b>\$3,438,000</b>	<b>\$1,547,200</b>

Sale. Ratio =>  
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
47.66	\$705,338	\$137,668	\$602,332	\$706,057	0.853	2,303	\$261.54	DBLE
44.30	\$598,084	\$99,150	\$575,850	\$620,565	0.928	2,619	\$219.87	DBLE
42.68	\$477,948	\$108,900	\$451,100	\$459,015	0.983	1,828	\$246.77	DBLE
39.27	\$408,820	\$99,324	\$421,176	\$384,945	1.094	1,646	\$255.88	DBLE
45.22	\$443,119	\$103,160	\$386,840	\$422,835	0.915	2,336	\$165.60	DBLE
50.94	\$460,980	\$115,120	\$337,380	\$430,174	0.784	2,213	\$152.45	DBLE
	<b>\$3,094,289</b>		<b>\$2,774,678</b>	<b>\$3,023,591</b>			<b>\$217.02</b>	
<b>45.00</b>					<b>E.C.F. =&gt; 0.918</b>			<b>Std. Deviation=&gt; 0.106780939</b>
<b>4.03</b>					<b>Ave. E.C.F. =&gt; 0.926</b>			<b>Ave. Variance=&gt; 7.5428</b>

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Dept.
7.3087	1 STY	\$99,770	DIUBLEMEADOV	407	85
0.1766	2 STY	\$83,270	DIUBLEMEADOV	407	93
5.6578	1 STY	\$95,920	DIUBLEMEADOV	407	85
16.7940	1 STY	\$89,980	DIUBLEMEADOV	407	85
1.1306	2 STY	\$85,360	DIUBLEMEADOV	407	85
14.1892	2 STY	\$85,800	DIUBLEMEADOV	407	85
<b>0.8503</b>					

Coefficient of V: 8.14400554

# Real Estate Summary Sheet

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

09/17/2024 12:34 PM

<b>Parcel:</b>	M -13-06-405-060	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LIEDEL FAMILY TRUST	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	2600 ANDREW THOMAS TRL ANN ARBOR, MI 48103	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5539/519	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/11/2003	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	DBLE DIUBLE MEADOWS

## Mailing Address:

LIEDEL FAMILY TRUST  
2600 ANDREW THOMAS TRL  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 11/22/2023 for 740,000 by CATE JOHN & JEANNINE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5539/519

## Most Recent Permit Information

Permit 24-0118 on 01/08/2024 for \$0 category STANDBY GENERATOR.

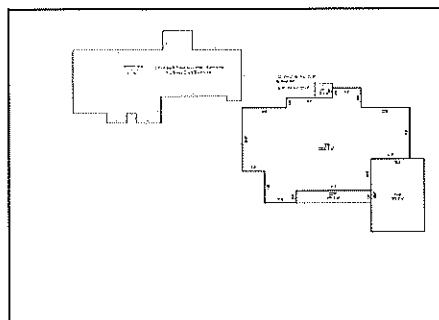
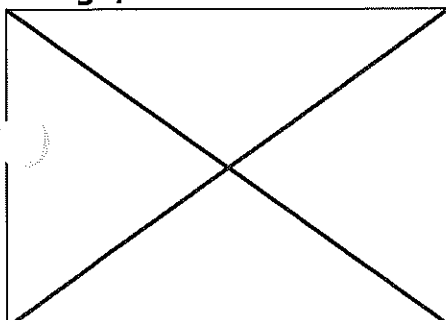
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	401,000	<b>2025 Taxable:</b>	349,200	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	349,200	<b>2024 Taxable:</b>	349,200	<b>Acreage:</b>	0.91
<b>zoning:</b>	PUD	<b>Land Value:</b>	99,770	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	37,898	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,303  
Ground Area: 2,303  
Garage Area: 660  
Basement Area: 2,303  
Basement Walls:  
Estimated TCV: 664,400

## Image/Sketch



# Real Estate Summary Sheet

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

09/17/2024 12:34 PM

**Parcel:** M -13-07-105-056  
**Owner's Name:** XU XIAOXIANG & ZHANG LIPING  
**Property Address:** 3068 PRAIRIE CIRCLE TRL  
ANN ARBOR, MI 48103  
**Liber/Page:** 5556/0107  
**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:

XU XIAOXIANG & ZHANG LIPING  
3068 PRAIRIE CIRCLE TRL  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 05/31/2024 for 602,000 by HYLIARD DANIEL & CHARITY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5556/0107

## Most Recent Permit Information

Permit 19-01114 on 10/08/2019 for \$11,850 category REROOF.

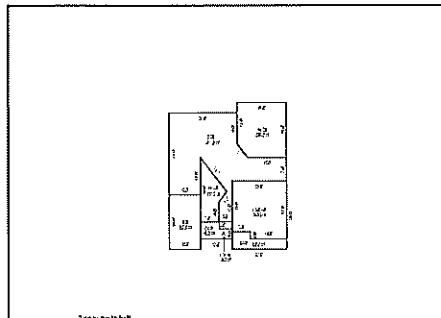
## Physical Property Characteristics

<b>2025 S.E.V.:</b> 273,900	<b>2025 Taxable:</b> 273,900	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 237,600	<b>2024 Taxable:</b> 202,639	<b>Acreage:</b> 0.77
<b>zoning:</b> PUD	<b>Land Value:</b> 84,260	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 19,279	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: B-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 85  
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: 444,185

## Image/Sketch



# Real Estate Summary Sheet

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09/17/2024 12:34 PM

<b>Parcel:</b>	M -13-07-105-058	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	MA YANHUI & HARMAN CHARWOOD J	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	3020 PRAIRIE CIRCLE TRL ANN ARBOR, MI 48103	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5509/272	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/11/2003	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	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 23-1353 on 10/12/2023 for \$15,859 category EGRESS WINDOW.

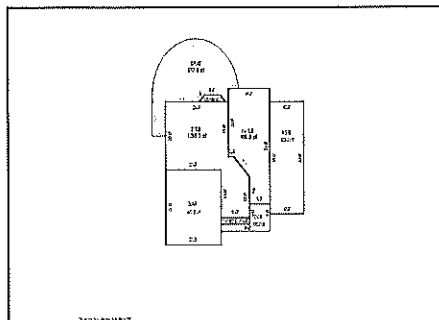
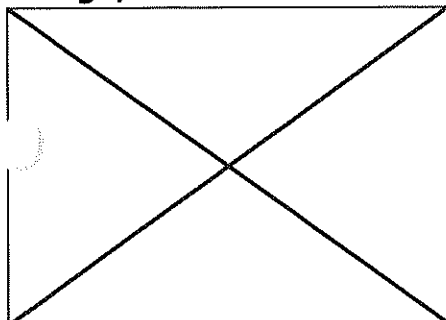
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	260,000	<b>2025 Taxable:</b>	226,200	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	226,200	<b>2024 Taxable:</b>	226,200	<b>Acreage:</b>	0.78
<b> zoning:</b>	PUD	<b>Land Value:</b>	85,800	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	29,320	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2004  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 85  
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: 404,794

## Image/Sketch



# Real Estate Summary Sheet

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

09/17/2024 12:34 PM

<b>Parcel:</b>	M -13-07-105-041	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	BROWN ROBERT B & DREWS DEE-ANNA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	3009 WATERS MEADOW TRL ANN ARBOR, MI 48103	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5548/302	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	11/11/2003	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	DBLE DIUBLE MEADOWS

## Mailing Address:

BROWN ROBERT B & DREWS DEE-ANNA  
3009 WATERS MEADOW TRL  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 03/14/2024 for 560,000 by WOODS DAWN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5548/302

## Most Recent Permit Information

Permit 20-00293 on 05/05/2020 for \$15,858 category REROOF.

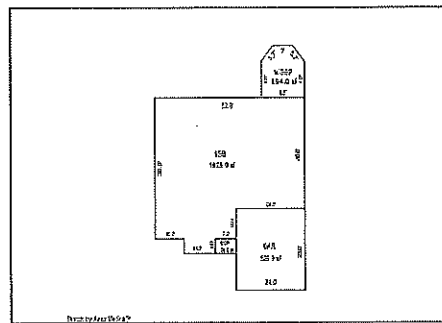
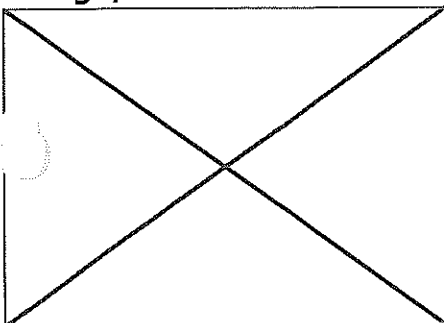
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	270,400	<b>2025 Taxable:</b>	270,400	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	231,700	<b>2024 Taxable:</b>	196,465	<b>Acreage:</b>	0.87
<b>Use:</b>	PUD	<b>Land Value:</b>	95,920	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	12,980	<b>Average Depth:</b>	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): 85  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,828  
Ground Area: 1,828  
Garage Area: 528  
Basement Area: 1,828  
Basement Walls:  
Estimated TCV: 431,933

## Image/Sketch





Duble Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
M-13-06-405-060	2600 ANDREW THOMAS TRL	11/22/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$343,600
M-13-06-405-066	2567 ANDREW THOMAS TRL	08/10/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$374,100
M-13-06-405-072	2451 ANDREW THOMAS TRL	11/21/22	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$301,300
M-13-07-105-029	7677 WOOD BROOK RD	03/15/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$291,500
M-13-07-105-041	3009 WATERS MEADOW TRL	03/14/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$230,300
M-13-07-105-051	3243 WATERS MEADOW TRL	04/22/22	\$520,500	WD	03-ARM'S LENGTH	\$520,500	\$196,200
M-13-07-105-057	3042 PRAIRIE CIRCLE TRL	08/29/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$213,800
M-13-07-105-058	3020 PRAIRIE CIRCLE TRL	01/17/23	\$452,500	WD	03-ARM'S LENGTH	\$452,500	\$222,700
<b>Totals:</b>			<b>\$4,612,000</b>			<b>\$4,612,000</b>	<b>\$2,173,500</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
46.43	\$687,198	\$134,432	\$81,630	0.91	0.91	\$148,216	\$3.40
57.55	\$748,142	(\$12,012)	\$86,130	0.96	0.96	(\$12,552)	(\$0.29)
57.50	\$602,533	\$6,067	\$84,600	0.94	0.94	\$6,454	\$0.15
43.19	\$582,944	\$160,186	\$68,130	0.76	0.76	\$211,606	\$4.86
41.13	\$460,508	\$177,972	\$78,480	0.87	0.87	\$204,096	\$4.69
37.69	\$392,460	\$201,660	\$73,620	0.82	0.82	\$246,528	\$5.66
43.63	\$427,599	\$132,241	\$69,840	0.78	0.78	\$170,414	\$3.91
49.22	\$445,380	\$77,320	\$70,200	0.78	0.78	\$99,128	\$2.28
	<b>\$4,346,764</b>	<b>\$877,866</b>	<b>\$612,630</b>	<b>6.81</b>	<b>6.81</b>		
47.13				Average			
7.31				per Net Acre=>	128,965.18	per SqFt=>	\$2.96

ECF Area	Libret/Page	Land Table	Class
DBLE 5539/519		DIUBLE MEADOWS	407
DBLE 5495/106		DIUBLE MEADOWS	407
DBLE 5504/570		DIUBLE MEADOWS	407
DBLE 5548/519		DIUBLE MEADOWS	407
DBLE 5548/302		DIUBLE MEADOWS	407
DBLE 5481/0408		DIUBLE MEADOWS	407
DBLE 5495/634		DIUBLE MEADOWS	407
DBLE 5509/272		DIUBLE MEADOWS	407