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| Lodi Township Agricultural Land Value Study 2025 Roll | | | | | | | |
|--|--------------------------|---------------------|-------------------------|---------------------|-------------------|------------|-------------------|
| Surrounding Township Land Sales | | | | | | | |
| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Acres | Price/Acre | Price/Acre |
| C-03-34-100-023 | 5001 Webster Church Road | 6/2/2023 | \$140,000 | WD | 17.20 | \$8,139.53 | |
| C-03-02-100-001 | 9710 Merrill Road | 9/12/2023 | \$275,000 | WD | 38.10 | \$7,217.85 | |
| G-07-33-100-009 | 1906 S. Lima Road | 4/19/2021 | \$130,000 | WD | 20.04 | \$6,487.03 | |
| N-14-03-400-005 | Waters Road | 4/30/2024 | \$340,000 | WD | 50.85 | \$6,686.33 | |
| | | | | Total Acres Sold: | 126.19 | | |
| | | | \$885,000 | AVERAGE PRICE/ACRE: | | | \$7,013.23 |
| | | | | | | | |
| Lodi Township Agricultural Sales | | | | | | | |
| Parcel Number | Date of Sale | Adjusted Sale Price | ECF Neighborhood | Parcel Size | Price/Acre | Comments | |
| M-13-18-300-001 | 2/20/2024 | \$390,000.00 | Farms | 40.55 | \$9,617.76 | | |
| | | | TOTAL ACRES SOLD: | 40.55 | | | |
| | | | AVERAGE PRICE PER ACRE: | | \$9,617.76 | | |
| | Total Sales Price: | \$390,000.00 | | | | | |
| LODI TOWNSHIP 2025 AG VALUES: | | | | | | | |
| #1 SOIL: | | | | | \$9,617.76 | | |
| #2 SOIL: | | | | | | | |
| #3 SOIL: | | | | | | | |
| #4 SOIL: | | | | | | | |
| #5 SOIL: | | | | | | | |

Due to a limited number of vacant land sales in Lodi Township, sales from similar rural townships were utilized to develop the 2025 Agricultural Land Values. Sales from Webster & Freedom Townships were included in this analysis.

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libers & Page | Verified By | Status | Prcnt. Trans. |
|---|------------------------------|------------|------------|------------|-----------------|---------------|-------------------|--------|---------------|
| DICKS LINDA LEE | PIERSOL BRANDON D & RACHEL E | 140,000 | 06/02/2023 | WD | 03-ARM'S LENGTH | 5522 853 | PROPERTY TRANSFER | | 100.0 |
| <p>Property Address: 5001 WEBSTER CHURCH RD</p> <p>Class: AGRICULTURAL-VACAN Zoning: AG Building Permit(s):</p> <p>School: DEXTER COMMUNITY SCHOOL DIST</p> <p>P.R.E. 0% Qual. Ag.</p> <p>MAP #: C-8</p> <p>2024 Est TCV 180,256</p> | | | | | | | | | |
| <p>Owner's Name/Address: PIER SOL BRANDON D & RACHEL E 4290 EASTGATE DR ANN ARBOR MI 48103</p> | | | | | | | | | |
| <p>Taxpayer's Name/Address: PIER SOL BRANDON D & RACHEL E 4290 EASTGATE DR ANN ARBOR MI 48103</p> | | | | | | | | | |
| <p>Tax Description: OWNER REQUEST WE 34-1A-1A-1C PCL "C" COM AP NE COR SEC 34, TH S 00-48-02 E 1140.75 FT TO A POB, TH CONT S 00-48-02 E 360.00 FT, TH S 89-11-58 W 1121.73 FT, TH S 48-05-58 W 305.06 FT, TH N 01-04-52 W 995.89 FT, TH N 89-04-38 E 525.92 FT, TH S 01-04-52 E 340.74 FT, TH N 89-11-58 E 187.38 FT, TH S 39-11-22 E 122.12 FT, TH N 89-11-58 E 565.68 FT TO THE POB. PT OF NE 1/4 SEC 34, TIS-RSE. 17.47 AC SPLIT ON 12/05/2022 FROM C -03-34-100-008; Comments/Influences Split/Comb. on 12/05/2022 completed 12/05/2022 Bill OWNER REQUEST ; Parent Parcel(s): C -03-34-100-008; Child Parcel(s): C -03-34-100-021, C -03-34-100-022, C -03-34-100-023; ----- The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Webster, County Of Washtenaw, Michigan</p> | | | | | | | | | |
| <p>Improvements: Improved X Vacant Public</p> <p>Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.</p> <p>Topography of Site</p> <p>Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain</p> | | | | | | | | | |
| <p>Who When What</p> | | | | | | | | | |
| <p>Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value</p> | | | | | | | | | |
| 2024 | 90,100 | 0 | 90,100 | | | | | | 90,100S |
| 2023 | 83,200 | 0 | 83,200 | | | | | | 19,092C |
| 2022 | 0 | 0 | 0 | | | | | | 0 |
| 2021 | 0 | 0 | 0 | | | | | | 0 |

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

11/13/2024
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Valuation Report

DB: Webster Twp 2024

| | | |
|---------------------|------------------|------------------------------|
| C -03-34-100-023 | 2024 Est. T.C.V. | PIERSOL BRANDON D & RACHEL E |
| Property Class: 102 | | 5001 WEBSTER CHURCH RD |
| Map #: C-8 | WEBSTER TOWNSHIP | DEXTER, MI 48130 |

Land Value Estimates for Land Table AG.AG- AGRICULTURAL LAND

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--|----------|-------|-------------|-------|-------|-------|--------|---------------------------------|
| AG RATES | 1. 1-25 | | 17.20 Acres | | 10480 | 100 | | 180,256 |
| AG RATES | 8. RWW | | 0.27 Acres | | 0 | 100* | | 0 |
| * denotes lines that do not contribute to the total acreage calculation. | | | | | | | | |
| 17.20 Total Acres | | | | | | | | Total Est. Land Value = 180,256 |

| | | | | | |
|---|--------------------|---------|--------------|----------------|---------|
| 2024 Est. T.C.V. C -03-34-100-023 | = | 180,256 | | | |
| Est. TCV/Total Floor Area = 0.00, Most recent sale 06/02/2023 for 140,000 | | | | | |
| 2023 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | |
| 83,200 | 83,200 | 83,200 | 19,092 | 5.00 | |
| 2024 | New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses |
| | 0 | 6,900 | 0 | 71,008 | 0 |
| 2024 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT |
| 90,100 | 90,100 | 90,100 | 20,046 | 90,100 | 0 |

Parcel Number: C-03-02-100-001

Jurisdiction: WEBSTER TOWNSHIP

County: WASHTENAW

Printed on

11/13/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Libers & Page | Verified By | Percent Trans. |
|-------------------------|-------------------|--------------------------------------|------------|---------------------|-----------------|---------------|-------------------|----------------|
| TYLER KENNETH E | SCHWARCK JANICE R | 275,000 | 09/12/2023 | WD | 03-ARM'S LENGTH | 5532 953 | PROPERTY TRANSFER | 0.0 |
| TYLER KENNETH E | TYLER KENNETH E | 0 | 10/05/2022 | QC | 15-LADY BIRD | 5508 714 | DEED | 0.0 |
| Property Address | | Class: AGRICULTURAL-VACANZoning: Ag | | Building Permitt(s) | | Date | Number | Status |
| 9710 MERRILL RD | | School: DEXTER COMMUNITY SCHOOL DIST | | | | | | |
| Owner's Name/Address | | P.R.E. 100% 09/13/2023 Qual. Ag. | | | | | | |
| SCHWARCK JANICE R | | MAP #: C-1 | | | | | | |
| 3825 BARKER RD | | 2024 Est TCV 333,375 | | | | | | |
| WHITMORE LAKE MI 48189 | | Improved | | X | | Vacant | | |
| Taxpayer's Name/Address | | Public | | X | | Vacant | | |
| SCHWARCK JANICE R | | Dirt Road | | X | | Vacant | | |
| 3825 BARKER RD | | Gravel Road | | X | | Vacant | | |
| WHITMORE LAKE MI 48189 | | Paved Road | | X | | Vacant | | |
| | | Storm Sewer | | X | | Vacant | | |
| | | Sidewalk | | X | | Vacant | | |
| | | Water | | X | | Vacant | | |
| | | Sewer | | X | | Vacant | | |
| | | Electric | | X | | Vacant | | |
| | | Gas | | X | | Vacant | | |
| | | Curb | | X | | Vacant | | |
| | | Street Lights | | X | | Vacant | | |
| | | Standard Utilities | | X | | Vacant | | |
| | | Underground Utilis. | | X | | Vacant | | |
| | | Topography of Site | | X | | Vacant | | |
| | | Level | | X | | Vacant | | |
| | | Rolling | | X | | Vacant | | |
| | | Low | | X | | Vacant | | |
| | | High | | X | | Vacant | | |
| | | Landscaped | | X | | Vacant | | |
| | | Swamp | | X | | Vacant | | |
| | | Wooded | | X | | Vacant | | |
| | | Pond | | X | | Vacant | | |
| | | Waterfront | | X | | Vacant | | |
| | | Ravine | | X | | Vacant | | |
| | | Wetland | | X | | Vacant | | |
| | | Flood Plain | | X | | Vacant | | |
| | | Who | | When | | What | | |
| | | 2024 | | 166,700 | | 0 | | 44,935C |
| | | 2023 | | 160,500 | | 0 | | 42,796C |
| | | 2022 | | 160,000 | | 0 | | 40,759C |
| | | 2021 | | 159,500 | | 0 | | 39,457C |

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

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11/13/2024
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Valuation Report

DB: Webster Top 2024

C -03-02-100-001 2024 Est. T.C.V. SCHWARCK JANICE R
Property Class: 102 9710 MERRILL RD
Map #: C-1 WEBSTER TOWNSHIP WHITMORE LAKE, MI 48189

Land Value Estimates for Land Table AG.AG- AGRICULTURAL LAND

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|-------------|----------|-------|-------|-------------|------|-------|-------------------------|---------|
| AG RATES | 2.26-40 | | 38.10 | Acres | 8750 | 100 | | 333,375 |
| | | | 38.10 | Total Acres | | | Total Est. Land Value = | 333,375 |

2024 Est. T.C.V. C -03-02-100-001 = 333,375

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/12/2023 for 275,000

| 2023 Assessed | MBOR | S.E.V. | Base for Cap | C.P.I. | | |
|-------------------------|---------|-----------|----------------|-------------|---------|--|
| 160,500 | 160,500 | 160,500 | 42,796 | 5.00 | | |
| 2024 New Eq. Adjustment | Loss | Additions | Tax Adjustment | Losses | | |
| 0 | 6,200 | 0 | 2,139 | 0 | | |
| 2024 Assessed | MBOR | S.E.V. | Capped | ->Taxable<- | PRE/MBT | |
| 166,700 | 166,700 | 166,700 | 44,935 | 44,935 | 44,935 | |

Parcel Number: N-14-03-400-005

Jurisdiction: FREEDOM TOWNSHIP

County: WASHTEENAW

Printed on

11/25/2024

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Sheet & Page | Verified By | Prcnt. Trans. |
|--|-----------------------------|------------|------------|------------|-----------------|--------------|-------------------|---------------|
| SCHENK KARL & ANNE | 2016 NANCY BENDER TRUST | 340,000 | 04/30/2024 | PTA | 03-ARM'S LENGTH | 5552/964 | DEED | 0.0 |
| SCHENK LOIS M | SCHENK K, STONE E, PYLIE J, | 0 | 04/14/2023 | PTA | 09-FAMILY | | PROPERTY TRANSFER | 0.0 |
| SCHENK K, STONE E, PYLIE J, | SCHENK KARL & ANNE | 153,500 | 04/14/2023 | PTA | 09-FAMILY | | PROPERTY TRANSFER | 0.0 |
| Property Address | | | | | | | | |
| WATERS RD | | | | | | | | |
| Class: AGRICULTURAL-VACAN Zoning: A-R Building Permit(s) | | | | | | | | |
| School: CHELSEA SCHOOL DISTRICT | | | | | | | | |
| P.R.E. 100% 04/18/2023 Qual. Ag. | | | | | | | | |
| MAP #: N-2 | | | | | | | | |
| 2025 Est TCV Tentative | | | | | | | | |
| Improved X Vacant | | | | | | | | |
| Public Improvements | | | | | | | | |
| Land Value Estimates for Land Table 100+.100+ ACRES | | | | | | | | |
| Description Frontage Depth Front Acres Depth Acres Rate %Adj. Reason Value | | | | | | | | |
| 100+ ACRES #2 29.61 Acres 5130 100 151,899 | | | | | | | | |
| 100+ ACRES #3 17.16 Acres 4860 100 83,398 | | | | | | | | |
| 100+ ACRES SWAMP/WET WDS 3.70 Acres 400 100 1,480 | | | | | | | | |
| 100+ ACRES ROW 0.38 Acres 0 100 0 | | | | | | | | |
| 50.85 Total Acres Total Est. Land Value = 236,777 | | | | | | | | |
| Tax Description | | | | | | | | |
| OWNER REQUEST FR 3-10A PCL " 1 " BEG AT S 1/4 COR SEC 3, TH N 02-23-20 W 2674.78 FT, TH N 87-44-09 E 987.21 FT, TH S 02-30-34 E 1802.94 FT, TH S 88-03-40 W 496.44 FT, TH S 02-30-34 E 877.49 FT, TH S 88-03-40 W 496.44 FT TO THE POB. PT OF SE 1/4 SEC 3, T3S-R4E 50.85 AC. SPLIT ON 12/12/2022 FROM N -14-03-400-003; | | | | | | | | |
| Comments/Influences | | | | | | | | |
| Split/Comb. on 01/27/2023 completed | | | | | | | | |
| 01/27/2023 BROOKSM | | | | | | | | |
| Parent Parcel(s): N -14-03-400-003; | | | | | | | | |
| Child Parcel(s): N -14-03-400-004, N -14-03-400-005; | | | | | | | | |
| Topography of Site | | | | | | | | |
| Level Rolling | | | | | | | | |
| Low | | | | | | | | |
| High | | | | | | | | |
| Landscaped | | | | | | | | |
| Swamp | | | | | | | | |
| Wooded | | | | | | | | |
| Pond | | | | | | | | |
| Waterfront | | | | | | | | |
| Ravine | | | | | | | | |
| Metland | | | | | | | | |
| Flood Plain | | | | | | | | |
| Who When What | | | | | | | | |
| Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value | | | | | | | | |
| 2025 Tentative Tentative Tentative Tentative Tentative | | | | | | | | |
| 2024 118,400 0 118,400 76,521C | | | | | | | | |
| 2023 118,400 0 118,400 72,878C | | | | | | | | |
| 2022 0 0 0 | | | | | | | | |

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

11/25/2024
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Valuation Report

DB: Asmtfreedom Twp 2025

| | | |
|---------------------|------------------|-------------------------|
| N -14-03-400-005 | 2025 Est. T.C.V. | 2016 NANCY BENDER TRUST |
| Property Class: 102 | | WATERS RD |
| Map #: N-2 | FREEDOM TOWNSHIP | ANN ARBOR, MI 48103 |

OWNER REQUEST FR 3-10A PCL " 1 " BEG AT S 1/4 COR SEC 3, TH N 02-23-20 W
 2674.78 FT, TH N 87-44-09 E 987.21 FT, TH S 02-30-34 E 1802.94 FT, TH S 88-03-40
 W 496.44 FT, TH S 02-30-34 E 877.49 FT, TH S 88-03-40 W 496.44 FT TO THE POB. PT
 OF SE 1/4 SEC 3, T3S-R4E 50.85 AC.
 SPLIT ON 12/12/2022 FROM N -14-03-400-003;

Land Value Estimates for Land Table 100+.100+ ACRES

* Factors *

| Description | Frontage | Depth | Front | Depth | Rate | %Adj. | Reason | Value |
|--------------------------|----------|-------|-------------------|-------|------|-------|-------------------------|---------|
| 100+ ACRES #2 | | | 29.61 Acres | | 5130 | 100 | | 151,899 |
| 100+ ACRES #3 | | | 17.16 Acres | | 4860 | 100 | | 83,398 |
| 100+ ACRES SWAMP/WET WDS | | | 3.70 Acres | | 400 | 100 | | 1,480 |
| 100+ ACRES ROW | | | 0.38 Acres | | 0 | 100 | | 0 |
| | | | 50.85 Total Acres | | | | Total Est. Land Value = | 236,777 |

2025 Est. T.C.V. N -14-03-400-005 = 236,777
 Est. TCV/Total Floor Area = 0.00, Most recent sale 04/30/2024 for 340,000
 2024 Assessed MBOR S.E.V. Base for Cap C.P.I.
 118,400 118,400 118,400 76,521 0.00
 2025 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 0 0 0
 2025 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 Tentative Tentative Tentative Tentative Tentative Tentative

Parcel Number: G -07-33-100-009

Jurisdiction: LIMA TWP

County: WASHWENAW

Printed on

12/04/2023

| Grantor | Grantee | Sale Price | Sale Date | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|---|------------------------------|---|------------|---|-----------------|--------------|-------------------|---------------|
| MIKELSON SHAWN & ELIZABETH | GAUKEL ZACHARY & WOMBLE RYAN | 130,000 | 04/19/2021 | WD | 03-RAM'S LENGTH | 5423/413 | PROPERTY TRANSFER | 100.0 |
| BALL EILEEN | MIKELSON SHAWN & ELIZABETH | 0 | 08/21/2009 | WD | 03-RAM'S LENGTH | 4749-510 | PROPERTY TRANSFER | 0.0 |
| BALL ROBERT JR | MIKELSON SHAWN | 1,477 | 06/25/2007 | WD | 03-RAM'S LENGTH | 4635-497 | PROPERTY TRANSFER | 100.0 |
| Property Address | | Class: RESIDENTIAL-VACANT Zoning: AG-1 (Building Permits) | | Date | Number | Status | | |
| 1906 S LIMA CENTER RD | | School: CHELSEA SCHOOL DISTRICT | | 11/21/2022 | 220209 | OPEN | | |
| Owner's Name/Address | | P.R.E. 1008 12/16/2001 Qual. Ag. | | | | | | |
| GAUKEL ZACHARY & WOMBLE RYAN | | MAP #: CHELSEA FIRE | | | | | | |
| 2617 FRANK XST | | 2023 Est TCV 100,738 TCV/TRA: 0.00 | | | | | | |
| LANISING MI 48911 | | X Improved | | Vacant | | | | |
| Tax Description | | Public Improvements | | Description | | Frontage | | Depth |
| OWNER REQUEST 05/25/01 LI 33-2E PCL "S" | | Dirt Road | | GENERAL TABLE 'A' | | 20.04 | | Total Acres |
| COM AT N 1/4 COR SEC 33, TH S 00-48-06 E | | Gravel Road | | * Factors * | | Rate | | %Adj. |
| 1697.38 FT TO POB, TH N 89-11-34 E | | Paved Road | | Work Description for Permit 220209, Issued 11/21/2022: 56 X 55 3 BRM 2.5 BATH | | 5,027 | | 100 |
| 1305.92 FT. TH S 01-01-45 E 668.00 FT, TH | | Storm Sewer | | FINISHED BASEMENT GAS FIREPLACE HOUSE | | Total Est. | | Land Value = |
| S 89-11-34 W 1308.57 FT, TH N 00-48-06 W | | Sewer | | | | | | 100,738 |
| 668.00 FT TO POB. PT OF NE 1/4 SEC 33, | | Electric | | | | | | 100,738 |
| T2S-R4E. 20.04 AC. SPLIT ON 05/25/2001 | | Gas | | | | | | |
| FROM G -07-33-100-003; | | Curb | | | | | | |
| Comments/Influences | | Street Lights | | | | | | |
| 2023 ROLL - JUST STARTED..CHECK BACK | | Standard Utilities | | | | | | |
| NEXT YEAR | | Underground Utils. | | | | | | |
| | | Topography of Site | | | | | | |
| | | Level | | | | | | |
| | | Rolling | | | | | | |
| | | Low | | | | | | |
| | | High | | | | | | |
| | | Landscaped | | | | | | |
| | | Swamp | | | | | | |
| | | Wooded | | | | | | |
| | | Pond | | | | | | |
| | | Waterfront | | | | | | |
| | | Ravine | | | | | | |
| | | Wetland | | | | | | |
| | | Flood Plain | | | | | | |
| | | Who | | When | | What | | |
| | | 2023 | | 50,400 | | 0 | | 50,400 |
| | | 2022 | | 56,100 | | 0 | | 56,100 |
| | | 2021 | | 56,100 | | 0 | | 56,100 |
| | | 2020 | | 56,100 | | 0 | | 56,100 |

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

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Lodi Township Agricultural ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ |
|-----------------|---------------------------|-----------|-------------|--------|------------------------------|--------------|
| M-13-02-300-010 | 2881 TESSMER RD | 09/29/22 | \$665,000 | WD | 03-ARM'S LENGTH | \$665,000 |
| M-13-02-300-013 | 4480 W WATERS RD | 03/22/24 | \$500,000 | WD | 03-ARM'S LENGTH | \$500,000 |
| M-13-05-100-007 | 2297 CENTENNIAL LN | 09/12/22 | \$409,900 | CD | 03-ARM'S LENGTH | \$409,900 |
| M-13-05-200-021 | 2406 CENTENNIAL LN | 07/31/23 | \$361,000 | WD | 03-ARM'S LENGTH | \$361,000 |
| M-13-05-260-002 | 2367 STRIEFER RD | 11/17/23 | \$465,000 | WD | 03-ARM'S LENGTH | \$465,000 |
| M-13-05-260-004 | 7423 STRIEFER CT | 07/22/22 | \$515,000 | WD | 03-ARM'S LENGTH | \$515,000 |
| M-13-05-300-007 | 7150 TUPELO DR | 10/05/23 | \$329,500 | WD | 03-ARM'S LENGTH | \$329,500 |
| M-13-05-300-008 | 7126 W WATERS RD | 06/30/23 | \$510,000 | WD | 03-ARM'S LENGTH | \$510,000 |
| M-13-07-300-028 | 3850 DUBLE RD | 03/05/24 | \$550,000 | WD | 03-ARM'S LENGTH | \$550,000 |
| M-13-08-200-022 | 3137 FARM LN | 10/05/22 | \$421,000 | WD | 03-ARM'S LENGTH | \$421,000 |
| M-13-08-200-026 | 3394 GENSLER RD | 07/22/22 | \$380,200 | WD | 03-ARM'S LENGTH | \$380,200 |
| M-13-08-400-016 | 3685 ROBERT LN | 05/02/22 | \$880,000 | WD | 03-ARM'S LENGTH | \$880,000 |
| M-13-09-200-012 | 6363 W WATERS RD | 05/20/22 | \$850,000 | WD | 03-ARM'S LENGTH | \$850,000 |
| M-13-11-300-005 | 4180 W ELLSWORTH RD | 12/02/22 | \$370,000 | WD | 03-ARM'S LENGTH | \$370,000 |
| M-13-13-200-011 | 4461 S WAGNER RD | 05/17/23 | \$315,000 | WD | 03-ARM'S LENGTH | \$315,000 |
| M-13-13-300-005 | 4627 ANN ARBOR SALINE RD | 08/02/23 | \$401,000 | WD | 03-ARM'S LENGTH | \$401,000 |
| M-13-15-200-004 | 5189 W ELLSWORTH RD | 11/15/23 | \$650,000 | WD | 03-ARM'S LENGTH | \$650,000 |
| M-13-15-300-011 | 5040 ROSEMARY CT | 02/27/24 | \$1,000,000 | WD | 03-ARM'S LENGTH | \$1,000,000 |
| M-13-21-400-011 | 5708 TEXTILE RD | 05/31/22 | \$875,000 | WD | 03-ARM'S LENGTH | \$875,000 |
| M-13-23-100-012 | 3929 PLEASANT LAKE RD | 04/11/23 | \$1,980,000 | WD | 03-ARM'S LENGTH | \$1,980,000 |
| M-13-23-200-022 | 5035 FOX RIDGE CT | 03/24/23 | \$2,950,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$2,950,000 |
| M-13-27-300-018 | 5250 BETHEL CHURCH RD | 07/06/22 | \$1,200,000 | WD | 03-ARM'S LENGTH | \$1,200,000 |
| M-13-27-300-019 | 5166 BETHEL CHURCH RD | 09/21/22 | \$419,900 | WD | 03-ARM'S LENGTH | \$419,900 |
| M-13-27-300-020 | 6880 DELL RD | 02/08/23 | \$385,000 | WD | 03-ARM'S LENGTH | \$385,000 |
| M-13-28-400-008 | 5504 BETHEL CHURCH RD | 08/15/23 | \$535,000 | WD | 03-ARM'S LENGTH | \$535,000 |
| M-13-30-300-004 | 8379 WEBER RD | 05/05/22 | \$695,000 | WD | 03-ARM'S LENGTH | \$695,000 |
| M-13-30-400-002 | 7647 WEBER RD | 09/18/23 | \$350,000 | WD | 03-ARM'S LENGTH | \$350,000 |
| M-13-30-400-016 | 7655 WEBER RD | 11/14/22 | \$525,000 | WD | 03-ARM'S LENGTH | \$525,000 |
| M-13-30-400-029 | 7821 WEBER RD | 04/14/23 | \$700,000 | WD | 03-ARM'S LENGTH | \$700,000 |
| M-13-33-300-014 | 6260 SUNRISE CT | 07/14/22 | \$715,000 | WD | 03-ARM'S LENGTH | \$715,000 |
| M-13-33-400-008 | 5805 SALINE WATERWORKS RD | 07/21/22 | \$341,100 | WD | 03-ARM'S LENGTH | \$341,100 |

| | | | | | | |
|-----------------|--------------------------------|----------|---------------------|----|-----------------|---------------------|
| M-13-33-400-010 | 5865 SALINE WATERWORKS RD | 12/30/22 | \$375,000 | WD | 03-ARM'S LENGTH | \$375,000 |
| M-13-34-200-007 | 5500 SALINE WATERWORKS RD | 04/07/22 | \$310,000 | WD | 03-ARM'S LENGTH | \$310,000 |
| M-13-34-200-035 | 5054 DEERE PARK CT | 06/28/23 | \$435,000 | WD | 03-ARM'S LENGTH | \$435,000 |
| M-13-34-300-016 | 7532 DELL RD | 07/29/22 | \$425,000 | WD | 03-ARM'S LENGTH | \$425,000 |
| M-13-34-300-030 | 5253 SALINE WATERWORKS RD | 01/26/24 | \$506,000 | WD | 03-ARM'S LENGTH | \$506,000 |
| M-13-35-100-016 | 3650 SALINE WATERWORKS RD | 06/20/23 | \$830,000 | WD | 03-ARM'S LENGTH | \$830,000 |
| M-13-35-200-021 | 4250 SALINE WATERWORKS RD | 08/03/23 | \$560,000 | WD | 03-ARM'S LENGTH | \$560,000 |
| M-13-35-300-021 | 4775 WILLIAMSBURG ON THE RIVER | 05/19/22 | \$1,075,000 | WD | 03-ARM'S LENGTH | \$1,075,000 |
| M-13-35-400-005 | 3695 SALINE WATERWORKS RD | 03/22/23 | \$415,000 | WD | 03-ARM'S LENGTH | \$415,000 |
| M-13-36-300-006 | 3333 SALINE WATERWORKS RD | 04/19/22 | \$679,100 | WD | 03-ARM'S LENGTH | \$679,100 |
| Totals: | | | \$26,853,700 | | | \$26,853,700 |

Due to only 1 improved sale in the Farms ECF neighborhood, sales from the Lodi South, Lodi East and Lodi West ECF neighborhoods were included to develop the 2025 Farms ECF. ECF used for 2025: 0.916.

| Cur. Asmnt. | Ascd/Adj. Sale | Cur. Appraisal | Land + Yard | Blgd. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area |
|-------------|----------------|----------------|-------------|----------------|--------------|--------|------------|-----------|----------|
| \$372,500 | 56.02 | \$753,337 | \$216,355 | \$448,645 | \$454,961 | 0.986 | 3,328 | \$134.81 | LOE |
| \$263,300 | 52.66 | \$526,597 | \$99,746 | \$400,254 | \$361,126 | 1.108 | 1,892 | \$211.55 | LOE |
| \$172,800 | 42.16 | \$345,621 | \$94,082 | \$315,818 | \$273,533 | 1.155 | 1,404 | \$224.94 | LOW |
| \$206,500 | 57.20 | \$412,989 | \$181,067 | \$179,933 | \$252,386 | 0.713 | 1,438 | \$125.13 | LOW |
| \$198,600 | 42.71 | \$397,137 | \$80,313 | \$384,687 | \$345,501 | 1.113 | 1,896 | \$202.89 | LOW |
| \$223,200 | 43.34 | \$446,340 | \$78,626 | \$436,374 | \$400,997 | 1.088 | 2,520 | \$173.16 | LOW |
| \$163,400 | 49.59 | \$326,850 | \$252,873 | \$76,627 | \$73,977 | 1.036 | 1,863 | \$41.13 | LOW |
| \$279,800 | 54.86 | \$559,615 | \$110,839 | \$399,161 | \$489,396 | 0.816 | 2,279 | \$175.15 | LOW |
| \$218,600 | 39.75 | \$437,193 | \$94,000 | \$456,000 | \$374,256 | 1.218 | 1,920 | \$237.50 | LOW |
| \$200,300 | 47.58 | \$400,531 | \$102,087 | \$318,913 | \$325,457 | 0.980 | 1,577 | \$202.23 | LOW |
| \$183,500 | 48.26 | \$366,941 | \$130,372 | \$249,828 | \$257,621 | 0.970 | 1,566 | \$159.53 | LOW |
| \$580,600 | 65.98 | \$1,161,224 | \$263,321 | \$616,679 | \$979,175 | 0.630 | 4,481 | \$137.62 | LOW |
| \$539,200 | 63.44 | \$1,078,348 | \$275,200 | \$574,800 | \$865,975 | 0.664 | 3,596 | \$159.84 | LOW |
| \$182,100 | 49.22 | \$364,250 | \$85,103 | \$284,897 | \$236,165 | 1.206 | 1,370 | \$207.95 | LOE |
| \$153,400 | 48.70 | \$306,737 | \$61,963 | \$253,037 | \$207,085 | 1.222 | 1,524 | \$166.03 | LOE |
| \$200,500 | 50.00 | \$400,997 | \$142,559 | \$258,441 | \$221,311 | 1.168 | 1,952 | \$132.40 | LOE |
| \$294,500 | 45.31 | \$589,012 | \$231,600 | \$418,400 | \$388,862 | 1.076 | 3,626 | \$115.39 | LOW |
| \$430,500 | 43.05 | \$861,018 | \$169,098 | \$830,902 | \$750,463 | 1.107 | 3,667 | \$226.59 | LOW |
| \$595,700 | 68.08 | \$1,191,481 | \$256,724 | \$618,276 | \$1,016,770 | 0.608 | 6,112 | \$101.16 | LOW |
| \$1,322,900 | 66.81 | \$2,645,748 | \$316,785 | \$1,663,215 | \$2,539,763 | 0.655 | 9,146 | \$181.85 | LOW |
| \$1,248,300 | 42.32 | \$2,496,516 | \$445,998 | \$2,504,002 | \$2,531,504 | 0.989 | 8,738 | \$286.56 | LOW |
| \$570,300 | 47.53 | \$1,140,589 | \$184,489 | \$1,015,511 | \$987,818 | 1.028 | 4,148 | \$244.82 | LOS |
| \$216,900 | 51.66 | \$433,713 | \$98,437 | \$321,463 | \$346,466 | 0.928 | 1,464 | \$219.58 | LOS |
| \$213,900 | 55.56 | \$427,754 | \$85,600 | \$299,400 | \$354,197 | 0.845 | 1,714 | \$174.68 | LOS |
| \$220,400 | 41.20 | \$440,861 | \$185,843 | \$349,157 | \$263,623 | 1.324 | 2,264 | \$154.22 | LOS |
| \$300,100 | 43.18 | \$600,200 | \$432,828 | \$262,172 | \$197,935 | 1.325 | 2,357 | \$111.23 | FI |
| \$159,800 | 45.66 | \$319,674 | \$201,300 | \$148,700 | \$127,763 | 1.164 | 1,160 | \$128.19 | LOW |
| \$265,400 | 50.55 | \$530,861 | \$137,750 | \$387,250 | \$428,692 | 0.903 | 2,930 | \$132.17 | LOW |
| \$302,800 | 43.26 | \$605,527 | \$253,108 | \$446,892 | \$424,646 | 1.052 | 2,708 | \$165.03 | FI |
| \$501,200 | 70.10 | \$1,002,496 | \$262,199 | \$452,801 | \$764,461 | 0.592 | 3,336 | \$135.73 | LOS |
| \$152,200 | 44.62 | \$304,415 | \$70,450 | \$270,650 | \$242,200 | 1.117 | 1,506 | \$179.71 | LOS |

| | | | | | | | | | |
|---------------------|-------|---------------------|-----------|---------------------|---------------------|-------|-------|------------------|------------|
| \$211,100 | 56.29 | \$422,195 | \$95,057 | \$279,943 | \$338,031 | 0.828 | 2,064 | \$135.63 | LOS |
| \$143,100 | 46.16 | \$286,171 | \$64,065 | \$245,935 | \$229,514 | 1.072 | 1,197 | \$205.46 | LOS |
| \$195,800 | 45.01 | \$391,547 | \$95,613 | \$339,387 | \$305,891 | 1.110 | 2,184 | \$155.40 | LOS |
| \$209,700 | 49.34 | \$419,466 | \$92,817 | \$332,183 | \$338,146 | 0.982 | 2,146 | \$154.79 | LOS |
| \$221,400 | 43.75 | \$442,831 | \$113,309 | \$392,691 | \$341,120 | 1.151 | 1,776 | \$221.11 | LOS |
| \$378,300 | 45.58 | \$756,642 | \$205,920 | \$624,080 | \$569,660 | 1.096 | 3,314 | \$188.32 | LOS |
| \$323,200 | 57.71 | \$646,416 | \$116,175 | \$443,825 | \$548,345 | 0.809 | 2,692 | \$164.87 | LOS |
| \$557,800 | 51.89 | \$1,115,636 | \$185,669 | \$889,331 | \$962,699 | 0.924 | 2,925 | \$304.04 | LOS |
| \$204,700 | 49.33 | \$409,401 | \$141,856 | \$273,144 | \$276,403 | 0.988 | 1,244 | \$219.57 | LOS |
| \$286,200 | 42.14 | \$572,483 | \$77,878 | \$601,222 | \$512,013 | 1.174 | 2,064 | \$291.29 | LOS |
| \$13,664,500 | | \$27,337,360 | | \$20,064,626 | \$21,905,905 | | | \$177.79 | |
| Sale. Ratio => | 50.88 | | | | E.C.F. => | 0.916 | | Std. Deviation=> | 0.19327794 |
| Std. Dev. => | 7.89 | | | | Ave. E.C.F. => | 0.998 | | Ave. Variance=> | 15.3801 |

| Dev. by Mean (%) | Building Style | Land Value | Other Parcels In Sale | Land Table | Property Class |
|------------------|----------------|------------|-----------------------|------------|----------------|
| 1.1964 | BH-LEVEL | \$178,333 | | LODI/EAST | 401 |
| 11.0268 | 1 STY | \$89,545 | | LODI/EAST | 401 |
| 15.6506 | 1 STY | \$89,365 | | LODI/WEST | 401 |
| 28.5155 | 2 STY | \$181,067 | | LODI/WEST | 401 |
| 11.5337 | 1 STY | \$75,000 | | LODI/WEST | 401 |
| 9.0141 | 2 STY | \$75,050 | | LODI/WEST | 401 |
| 3.7740 | 1 STY | \$252,873 | | LODI/WEST | 401 |
| 18.2462 | 2 STY | \$89,365 | | LODI/WEST | 401 |
| 22.0334 | 1 STY | \$94,000 | | LODI/WEST | 401 |
| 1.8189 | 1 STY | \$93,750 | | LODI/WEST | 401 |
| 2.8331 | 1 STY | \$128,600 | | LODI/WEST | 401 |
| 36.8287 | 2 STY | \$228,800 | | LODI/WEST | 401 |
| 33.4322 | 2 STY | \$270,325 | | LODI/WEST | 401 |
| 20.8265 | 2 STY | \$82,000 | | LODI/EAST | 401 |
| 22.3819 | 1 STY | \$59,920 | | LODI/EAST | 401 |
| 16.9692 | 2 STY | \$129,800 | | LODI/EAST | 401 |
| 7.7877 | BH-LEVEL | \$231,600 | | LODI/WEST | 401 |
| 10.9103 | 2 STY | \$164,133 | | LODI/WEST | 401 |
| 39.0003 | 2 STY | \$153,625 | | LODI/WEST | 401 |
| 34.3212 | 2 STY | \$197,600 | | LODI/WEST | 401 |
| 0.8946 | 2 STY | \$235,300 | M-13-23-200-021 | LODI/WEST | 401 |
| 2.9953 | 2 STY | \$157,875 | | LODI/SOUTH | 401 |
| 7.0247 | 1 STY | \$94,750 | | LODI/SOUTH | 401 |
| 15.2789 | 1 STY | \$85,600 | | LODI/SOUTH | 401 |
| 32.6374 | 2 STY | \$173,267 | | LODI/SOUTH | 401 |
| 32.6457 | 2 STY | \$432,323 | | FARMS | 101 |
| 16.5788 | 1 STY | \$201,300 | | LODI/WEST | 401 |
| 9.4754 | BH-LEVEL | \$137,750 | | LODI/WEST | 401 |
| 5.4306 | 2 STY | \$252,360 | | FARMS | 101 |
| 40.5768 | 2 STY | \$186,960 | | LODI/SOUTH | 401 |
| 11.9384 | 1 STY | \$70,450 | | LODI/SOUTH | 401 |

| | | | | |
|---------------|-------------|-----------|------------|-----|
| 16.9924 | 1 STY | \$85,000 | LODI SOUTH | 401 |
| 7.3465 | 2 STY | \$56,000 | LODI SOUTH | 401 |
| 11.1423 | 2 STY | \$92,950 | LODI SOUTH | 401 |
| 1.5716 | SPLIT LEVEL | \$88,750 | LODI SOUTH | 401 |
| 15.3099 | 1 STY | \$110,600 | LODI SOUTH | 401 |
| 9.7448 | 2 STY | \$199,028 | LODI SOUTH | 401 |
| 18.8692 | 2 STY | \$86,200 | LODI SOUTH | 401 |
| 7.4293 | 1 STY | \$180,040 | LODI SOUTH | 401 |
| 0.9874 | 1 STY | \$135,750 | LODI SOUTH | 401 |
| 17.6149 | 1 STY | \$76,300 | LODI SOUTH | 401 |
| 8.2136 | | | | |

Coefficient of Var=> 15.40969492

Building Dept.

68

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| 65 |
| 90 |
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| 74 |
| 73 |
| 60 |
| 82 |
| 82 |
| 74 |
| 89 |
