

G

Section 23 Lodi Country Estates 1-6 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
M-13-23-180-003	3544 SURREY DR	12/07/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000
M-13-23-180-006	3720 MEADOW LN	07/28/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000
M-13-23-185-001	3743 MEADOW LN	04/29/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000
M-13-23-185-003	3667 MEADOW LN	08/28/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000
M-13-23-400-007	3510 TEXTILE RD	08/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000
M-13-23-410-001	3519 MEADOW LN	11/02/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900
M-13-23-480-004	5798 WAGON WHEEL DR	05/20/22	\$468,500	WD	03-ARM'S LENGTH	\$468,500
M-13-24-270-001	3279 SURREY DR	02/21/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000
M-13-24-270-003	3344 CLOVER DR	02/29/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000
M-13-24-270-006	3275 CLOVER DR	05/31/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000
M-13-24-340-015	5627 PRAIRIE RD	08/26/22	\$430,900	WD	03-ARM'S LENGTH	\$430,900
Totals:						\$5,779,300

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$249,300	47.49	\$498,589	\$86,880	\$438,120	\$456,947	0.959	3,679
\$394,200	49.58	\$788,439	\$113,396	\$681,604	\$749,215	0.910	3,769
\$259,100	46.27	\$518,289	\$94,419	\$465,581	\$470,444	0.990	3,341
\$273,600	48.86	\$547,245	\$86,379	\$473,621	\$511,505	0.926	2,468
\$322,600	52.46	\$645,266	\$90,389	\$524,611	\$615,846	0.852	2,287
\$185,500	46.39	\$370,994	\$90,024	\$309,876	\$311,842	0.994	2,120
\$228,000	48.67	\$455,927	\$84,753	\$383,747	\$411,958	0.932	2,368
\$153,100	38.28	\$306,163	\$81,847	\$318,153	\$248,963	1.278	1,664
\$207,100	44.54	\$414,247	\$87,935	\$377,065	\$362,166	1.041	2,700
\$284,000	50.71	\$571,792	\$84,037	\$475,963	\$541,349	0.879	3,003
\$230,100	53.40	\$460,106	\$85,973	\$344,927	\$415,242	0.831	2,360
\$2,786,600		\$5,577,057		\$4,793,268	\$5,095,477		
Sale. Ratio =>	48.22					E.C.F. => 0.941	
Std. Dev. =>	4.15					Ave. E.C.F. => 0.963	

\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
\$119.09	L23	0.3942	2 STY	\$84,000	SEC 23 LODI CTY EST. 1-6	401
\$180.84	L23	5.2984	2 STY	\$83,000	SEC 23 LODI CTY EST. 1-6	401
\$139.35	L23	2.6922	2 STY	\$82,200	SEC 23 LODI CTY EST. 1-6	401
\$191.90	L23	3.6805	2 STY	\$82,300	SEC 23 LODI CTY EST. 1-6	401
\$229.39	L23	11.0887	1 STY	\$85,400	SEC 23 LODI CTY EST. 1-6	401
\$146.17	L23	3.0953	1 STY	\$82,100	SEC 23 LODI CTY EST. 1-6	401
\$162.06	L23	3.1221	2 STY	\$80,000	SEC 23 LODI CTY EST. 1-6	401
\$191.20	L23	31.5170	1 STY	\$79,200	SEC 23 LODI CTY EST. 1-6	401
\$139.65	L23	7.8396	2 STY	\$80,000	SEC 23 LODI CTY EST. 1-6	401
\$158.50	L23	8.3524	2 STY	\$80,400	SEC 23 LODI CTY EST. 1-6	401
\$146.16	L23	13.2076	2 STY	\$80,200	SEC 23 LODI CTY EST. 1-6	401

\$164.03

0.122077487

2.2051

Std. Deviation=> 0.122077487
Ave. Variance=> 8.2080 Coefficient of Var=> 8.525655247

Building Dept.

59
79
58
84
94
53
72
55
56
69
68

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-180-003
Owner's Name: CALL-BOYCE ELIZABETH, &
Property Address: 3544 SURREY DR
SALINE, MI 48176
Liber/Page: 5540/0120 **Created:** / /
Split: / / **Active:** Active
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

CALL-BOYCE ELIZABETH, &
HUPMAN DAVID & VICKIE
3544 SURREY DR
SALINE MI 48176

Most Recent Sale Information

Sold on 12/07/2023 for 525,000 by PAXTON REID & CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5540/0120

Most Recent Permit Information

None Found

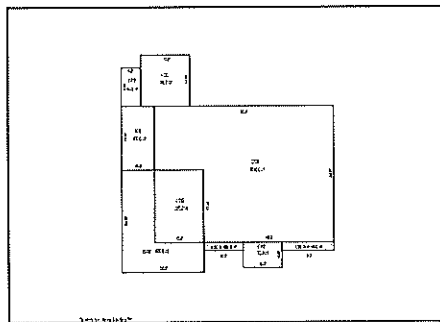
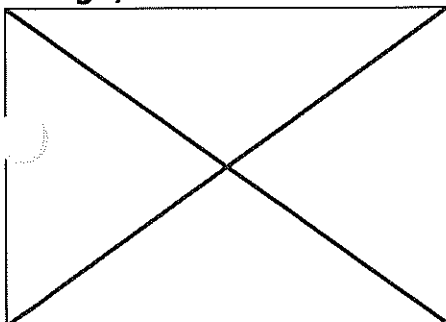
Physical Property Characteristics

2025 S.E.V.: 262,500	2025 Taxable: 251,700	Lot Dimensions:
2024 S.E.V.: 251,700	2024 Taxable: 251,700	Acreage: 1.40
Financing: R-1	Land Value: 84,000	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 2,880	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1970
Occupancy: Single Family
Class: B-5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 1 Half Baths: 3
Floor Area: 3,679
Ground Area: 1,835
Garage Area: 600
Basement Area: 1,655
Basement Walls:
Estimated TCV: 438,212

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-24-327-015
Owner's Name: O'DONNELL DENIS & ASHLEY
Property Address: 5721 BLUE GRASS LN
SALINE, MI 48176
Liber/Page: L-5002 P-732
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

O'DONNELL DENIS & ASHLEY
5721 BLUE GRASS LN
SALINE MI 48176

Most Recent Sale Information

Sold on 09/12/2013 for 245,000 by ABRAHAM WILLIAM & DENISE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: L-5002 P-732

Most Recent Permit Information

Permit 22-0034 on 03/14/2022 for \$0 category EGRESS WINDOW.

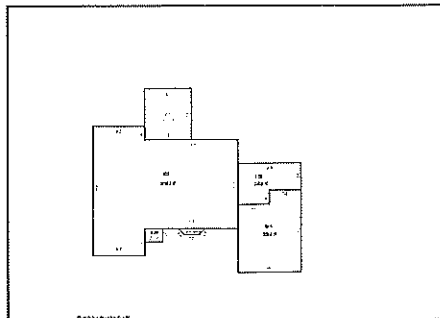
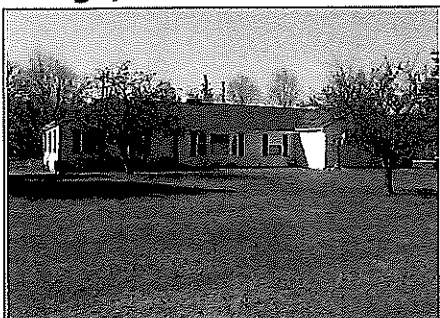
Physical Property Characteristics

2025 S.E.V.: 185,000	2025 Taxable: 147,321	Lot Dimensions:
2024 S.E.V.: 177,000	2024 Taxable: 147,321	Acreage: 1.00
Zoning: R-1	Land Value: 80,000	Frontage: 0.0
PRE: 100,000	Land Impr. Value: 7,566	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 2
Floor Area: 1,952
Ground Area: 1,936
Garage Area: 528
Basement Area: 1,696
Basement Walls:
Estimated TCV: 282,391

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-185-001
Owner's Name: VALE-FONG LIVING TRUST
Property Address: 3743 MEADOW LN
SALINE, MI 48176
Liber/Page: 5484/48
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

VALE-FONG LIVING TRUST
3743 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 05/13/2022 for 0 by VALE KAVA & FONG WING.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5484/48

Most Recent Permit Information

Permit 22-0761 on 07/11/2022 for \$0 category MISC.

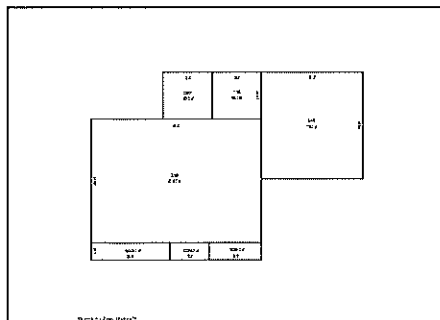
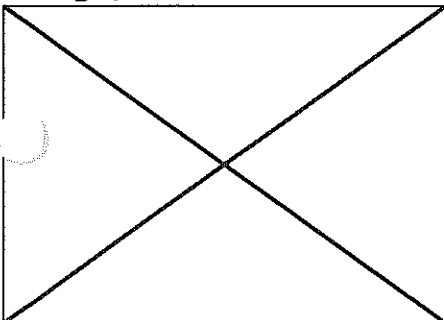
Physical Property Characteristics

2025 S.E.V.: 272,800	2025 Taxable: 226,275	Lot Dimensions:
2024 S.E.V.: 258,400	2024 Taxable: 226,275	Acreage: 1.22
 zoning: R-1	Land Value: 82,200	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 12,219	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1968
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 3,341
Ground Area: 1,833
Garage Area: 775
Basement Area: 1,668
Basement Walls:
Estimated TCV: 451,156

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-24-270-003
Owner's Name: MARTIN ERIC & CANDICE
Property Address: 3344 CLOVER DR
SALINE, MI 48176
Liber/Page: 5546/453
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

MARTIN ERIC & CANDICE
3344 CLOVER DR
SALINE MI 48176

Most Recent Sale Information

Sold on 02/29/2024 for 465,000 by BURKHARDT AGNES TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5546/453

Most Recent Permit Information

Permit 03-24270 on 09/11/2003 for \$20,000 category .

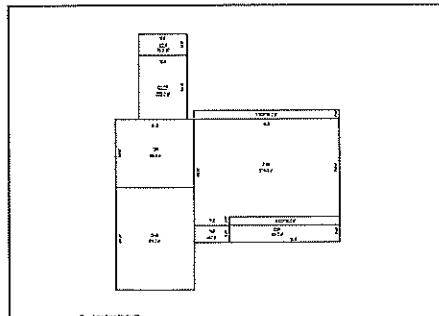
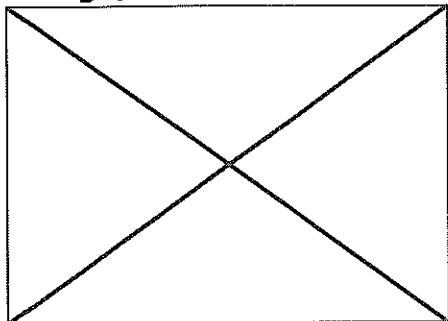
Physical Property Characteristics

2025 S.E.V.:	217,600	2025 Taxable:	217,600	Lot Dimensions:	
2024 S.E.V.:	208,700	2024 Taxable:	157,054	Acreage:	1.00
Zoning:	R-1	Land Value:	80,000	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	7,935	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1966
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 1 Half Baths: 2
Floor Area: 2,700
Ground Area: 1,485
Garage Area: 576
Basement Area: 1,485
Basement Walls:
Estimated TCV: 347,317

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-405-007
Owner's Name: SHEA GREGORY & LISA
Property Address: 3641 FOX DEN CT
SALINE, MI 48176
Liber/Page: 4080/791
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

SHEA GREGORY & LISA
3641 FOX DEN CT
SALINE MI 48176

Most Recent Sale Information

Sold on 12/17/2001 for 326,000 by JEPPESEN PAMELA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 4080/791

Most Recent Permit Information

Permit 13-00611 on 08/12/2013 for \$18,650 category .

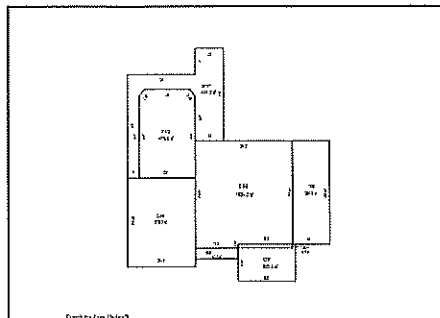
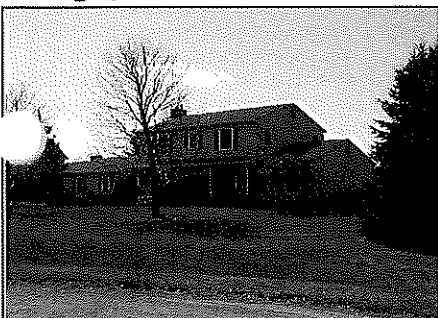
Physical Property Characteristics

2025 S.E.V.:	255,500	2025 Taxable:	184,539	Lot Dimensions:	
2024 S.E.V.:	241,800	2024 Taxable:	184,539	Acreage:	1.02
 zoning:	R-1	Land Value:	80,200	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	12,748	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 2
Floor Area: 2,362
Ground Area: 1,376
Garage Area: 576
Basement Area: 1,376
Basement Walls:
Estimated TCV: 418,093

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-410-001
Owner's Name: DOOLEY DANIEL J
Property Address: 3519 MEADOW LN
SALINE, MI 48176

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE

Liber/Page: 5537/583
Split: / /

Created: / /
Active: Active

Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: L23 SEC 23 LODI CT ES. 1-6

Public Impr.: Paved Road
Topography: None

Mailing Address:

DOOLEY DANIEL J
3519 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 11/02/2023 for 399,900 by HIEBER RUSSELL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5537/583

Most Recent Permit Information

Permit 24-0006 on 01/04/2024 for \$9,100 category REROOF.

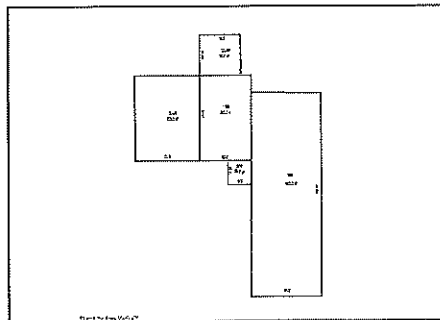
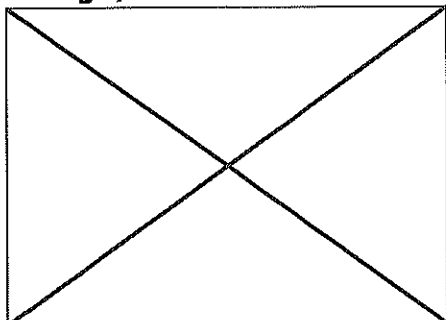
Physical Property Characteristics

2025 S.E.V.: 194,500	2025 Taxable: 186,600	Lot Dimensions:
2024 S.E.V.: 186,600	2024 Taxable: 186,600	Acreage: 1.21
Zoning: R-1	Land Value: 82,100	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 7,924	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1964
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,120
Ground Area: 2,120
Garage Area: 1,153
Basement Area: 1,620
Basement Walls:
Estimated TCV: 299,056

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-24-270-001
Owner's Name: LUKE AMY & NASH BRIAN
Property Address: 3279 SURREY DR
SALINE, MI 48176
Liber/Page: 5546/383
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

LUKE AMY & NASH BRIAN
3279 SURREY DR
SALINE MI 48176

Most Recent Sale Information

Sold on 02/21/2024 for 400,000 by FORSTNER RICHARD & JOANN REV TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5546/383

Most Recent Permit Information

Permit 24-0591 on 05/20/2024 for \$1,000 category REMODEL.

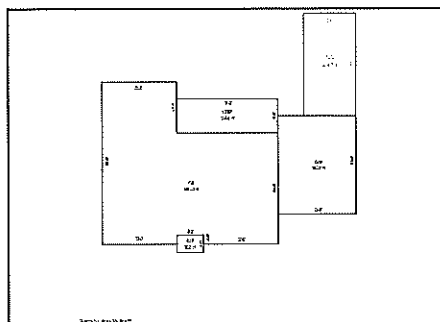
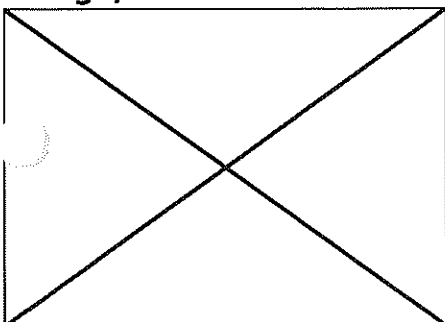
Physical Property Characteristics

2025 S.E.V.: 160,300	2025 Taxable: 160,300	Lot Dimensions:
2024 S.E.V.: 153,400	2024 Taxable: 125,427	Acreage: 0.99
 zoning: R-1	Land Value: 79,200	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 2,647	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1965
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,664
Ground Area: 1,664
Garage Area: 552
Basement Area: 1,664
Basement Walls:
Estimated TCV: 238,756

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-185-003
Owner's Name: DECKER CHARLES JR. & PAOLA
Property Address: 3667 MEADOW LN
SALINE, MI 48176
Liber/Page: 5531/0725
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

DECKER CHARLES JR. & PAOLA
3667 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 08/28/2023 for 560,000 by CORNERSTONE RELOCATION GROUP,LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5531/0725

Most Recent Permit Information

Permit 24-0463 on 04/17/2024 for \$61,000 category REMODEL.

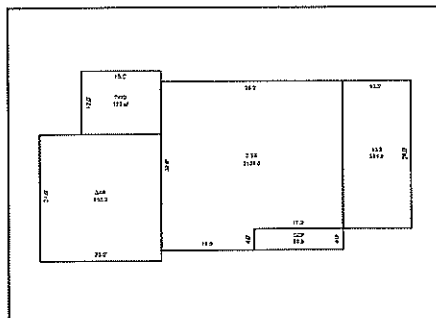
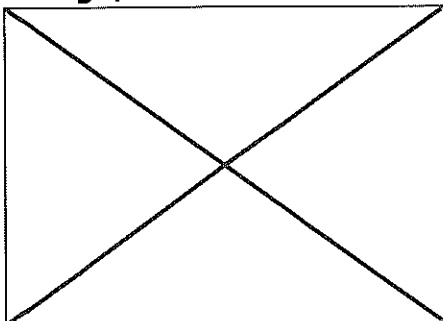
Physical Property Characteristics

2025 S.E.V.:	288,500	2025 Taxable:	275,500	Lot Dimensions:	
2024 S.E.V.:	275,500	2024 Taxable:	275,500	Acreage:	1.23
Zoning:	R-1	Land Value:	82,300	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	4,079	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1963
Occupancy: Single Family
Class: B-5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,468
Ground Area: 1,416
Garage Area: 552
Basement Area: 1,416
Basement Walls:
Estimated TCV: 490,533

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel:	M -13-24-270-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MELCHI DENNIS R & CARROLL ROBERT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3275 CLOVER DR SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5486/95	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81.120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

MELCHI DENNIS R & CARROLL ROBERT T
3275 CLOVER DR
SALINE MI 48176

Most Recent Sale Information

Sold on 05/31/2022 for 560,000 by ERICKSON BRIAN & ARLENE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5486/95

Most Recent Permit Information

Permit 21-00153 on 02/08/2021 for \$12,000 category MISC.

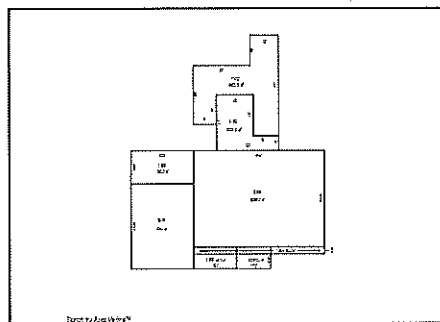
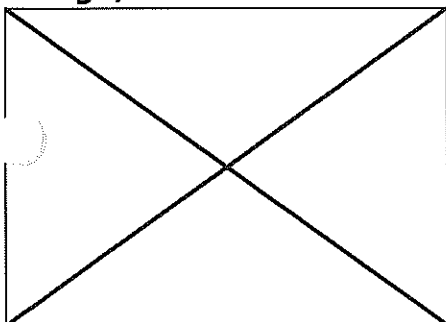
Physical Property Characteristics

2025 S.E.V.:	299,700	2025 Taxable:	223,650	Lot Dimensions:	
2024 S.E.V.:	286,700	2024 Taxable:	223,650	Acreage:	1.04
 zoning:	R-1	Land Value:	80,400	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	3,637	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 2
Floor Area: 3,003
Ground Area: 1,715
Garage Area: 890
Basement Area: 1,196
Basement Walls:
Estimated TCV: 519,154

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-180-006
Owner's Name: POLLOCK DAVID J & SANDRA K
Property Address: 3720 MEADOW LN
SALINE, MI 48176
Liber/Page: 5548/478
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

POLLOCK DAVID J & SANDRA K
3720 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 03/18/2024 for 0 by POLLOCK LIVING TRUST.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5548/478

Most Recent Permit Information

Permit 15-00651 on 08/14/2015 for \$65,000 category .

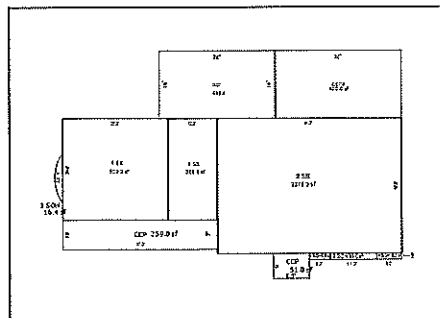
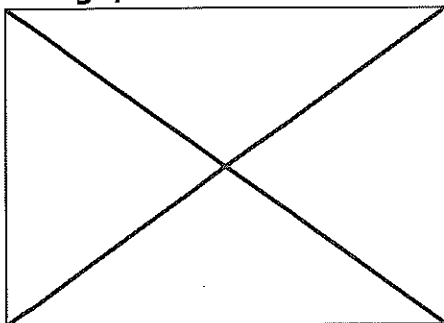
Physical Property Characteristics

2025 S.E.V.:	415,900	2025 Taxable:	398,700	Lot Dimensions:	
2024 S.E.V.:	398,700	2024 Taxable:	398,700	Acreage:	1.30
Zoning:	R-1	Land Value:	83,000	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	30,396	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1963
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: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,769
Ground Area: 2,296
Garage Area: 1,504
Basement Area: 1,408
Basement Walls:
Estimated TCV: 718,497

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:45 PM

Parcel: M -13-23-400-007
Owner's Name: EDWARDS MELANIE & SETH
Property Address: 3510 TEXTILE RD
SALINE, MI 48176
Liber/Page: 5532/0620
Split: 10/26/2001
Public Impr.: None
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

EDWARDS MELANIE & SETH
3510 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/04/2023 for 615,000 by STANLEY BRANDEN J & MARGARET.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5532/0620

Most Recent Permit Information

Permit 17-01241 on 12/22/2017 for \$200,000 category NEW HOUSE.

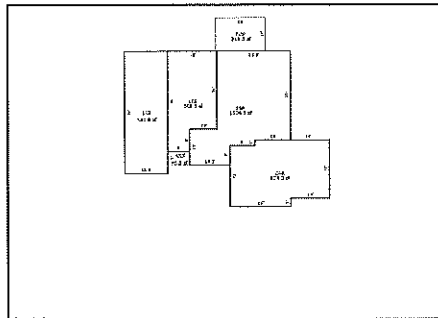
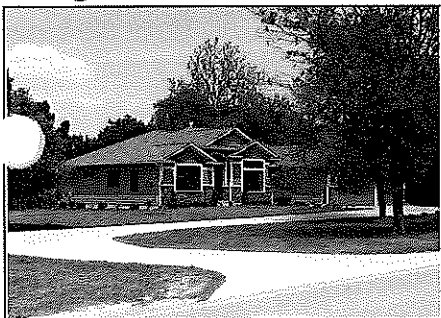
Physical Property Characteristics

2025 S.E.V.: 340,500	2025 Taxable: 325,000	Lot Dimensions:
2024 S.E.V.: 325,000	2024 Taxable: 325,000	Acres: 1.54
 zoning: R-1	Land Value: 85,400	Frontage: 0.0
PRE: 100.000	Land Impr. Value: 4,989	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2018
Occupancy: Single Family
Class: B
Style: 1 STY
Exterior:
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,287
Ground Area: 2,287
Garage Area: 804
Basement Area: 2,287
Basement Walls:
Estimated TCV: 590,596

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 12:44 PM

Parcel: M -13-23-480-004
Owner's Name: GRAY ANDREW J & KAYLIN M
Property Address: 5798 WAGON WHEEL DR
SALINE, MI 48176
Liber/Page: 5484/242
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

GRAY ANDREW J & KAYLIN M
5798 WAGON WHEEL DR
SALINE MI 48176

Most Recent Sale Information

Sold on 05/20/2022 for 468,500 by WEBER ROBERT & CATHERINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5484/242

Most Recent Permit Information

Permit 24-0824 on 06/17/2024 for \$34,776 category WINDOWS.

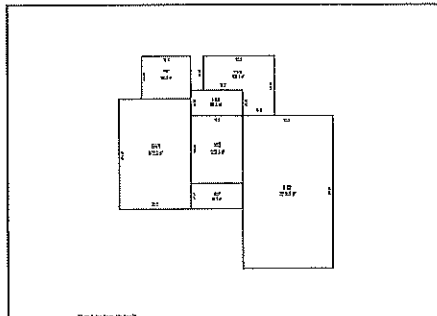
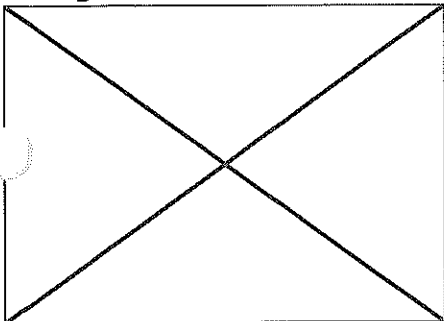
Physical Property Characteristics

2025 S.E.V.:	239,900	2025 Taxable:	198,345	Lot Dimensions:	
2024 S.E.V.:	229,300	2024 Taxable:	198,345	Acreage:	1.00
Zoning:	R-1	Land Value:	80,000	Frontage:	0.0
APRE:	100.000	Land Impr. Value:	4,753	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 2
Floor Area: 2,368
Ground Area: 1,360
Garage Area: 572
Basement Area: 1,264
Basement Walls:
Estimated TCV: 395,068

Image/Sketch



Section 23 Lodi Country Estates, 1-6 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-23-180-00:3544	SURREY DR	12/07/23	\$525,000	WD	03-ARM'S LENGT-	\$525,000	\$246,800	47.01	
M-13-23-180-00:3720	MEADOW LN	07/28/23	\$795,000	WD	03-ARM'S LENGT-	\$795,000	\$391,700	49.27	
M-13-23-185-00:3743	MEADOW LN	04/29/22	\$560,000	WD	03-ARM'S LENGT-	\$560,000	\$256,600	45.82	
M-13-23-185-00:3667	MEADOW LN	08/28/23	\$560,000	WD	03-ARM'S LENGT-	\$560,000	\$271,100	48.41	
M-13-23-400-00:3510	TEXTILE RD	08/04/23	\$615,000	WD	03-ARM'S LENGT-	\$615,000	\$320,100	52.05	
M-13-23-410-00:3519	MEADOW LN	11/02/23	\$399,900	WD	03-ARM'S LENGT-	\$399,900	\$183,000	45.76	
M-13-23-480-00:5798	WAGON WHEEL DR	05/20/22	\$468,500	WD	03-ARM'S LENGT-	\$468,500	\$225,500	48.13	
M-13-24-270-00:3279	SURREY DR	02/21/24	\$400,000	WD	03-ARM'S LENGT-	\$400,000	\$150,600	37.65	
M-13-24-270-00:3344	CLOVER DR	02/29/24	\$465,000	WD	03-ARM'S LENGT-	\$465,000	\$204,600	44.00	
M-13-24-270-00:3275	CLOVER DR	05/31/22	\$560,000	WD	03-ARM'S LENGT-	\$560,000	\$281,500	50.27	
M-13-24-340-01:5627	PRAIRIE RD	08/26/22	\$430,900	WD	03-ARM'S LENGT-	\$430,900	\$227,600	52.82	
Totals:			\$5,779,300			\$5,779,300	\$2,759,100		
								Sale. Ratio =>	47.74
								Std. Dev. =>	4.20

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
\$493,589	\$110,411	\$79,000	1.40	1.40	\$78,865	\$1.81	L23
\$783,439	\$89,561	\$78,000	1.30	1.30	\$68,893	\$1.58	L23
\$513,289	\$123,911	\$77,200	1.22	1.22	\$101,566	\$2.33	L23
\$542,245	\$95,055	\$77,300	1.23	1.23	\$77,280	\$1.77	L23
\$640,266	\$55,134	\$80,400	1.54	1.54	\$35,801	\$0.82	L23
\$365,994	\$111,006	\$77,100	1.21	1.21	\$91,740	\$2.11	L23
\$450,927	\$92,573	\$75,000	1.00	1.00	\$92,573	\$2.13	L23
\$301,213	\$173,037	\$74,250	0.99	0.99	\$174,785	\$4.01	L23
\$409,247	\$130,753	\$75,000	2.00	1.00	\$65,377	\$1.50	L23
\$566,792	\$68,608	\$75,400	1.04	1.04	\$65,969	\$1.51	L23
\$455,106	\$50,994	\$75,200	1.02	1.02	\$49,994	\$1.15	L23
\$5,522,107	\$1,101,043	\$843,850	13.95	12.95			
			Average		Average		
			per Net Acre=>	78,927.81	per SqFt=>	\$1.81	

Libel/Page	Land Table	Class
5540/0120	SEC 23 LODI CTY EST. 1-6	401
5528/533	SEC 23 LODI CTY EST. 1-6	401
5481/0892	SEC 23 LODI CTY EST. 1-6	401
5531/0725	SEC 23 LODI CTY EST. 1-6	401
5532/0620	SEC 23 LODI CTY EST. 1-6	401
5537/583	SEC 23 LODI CTY EST. 1-6	401
5484/242	SEC 23 LODI CTY EST. 1-6	401
5546/383	SEC 23 LODI CTY EST. 1-6	401
5546/453	SEC 23 LODI CTY EST. 1-6	401
5486/95	SEC 23 LODI CTY EST. 1-6	401
5496/102	SEC 23 LODI CTY EST. 1-6	401