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Section 24 TPS, L Glen, Homestead, Brassow Woods ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Asmt.
M-13-24-308-006	3185 SHADBERRY CT	08/09/22	\$700,000	WD	03-ARMS LENGTH	\$700,000	\$302,900
M-13-24-396-017	5950 BELLWETHER D	02/14/23	\$500,000	WD	03-ARMS LENGTH	\$500,000	\$249,600
M-13-24-400-003	2601 BRASSOW RD	02/03/23	\$551,000	WD	03-ARMS LENGTH	\$551,000	\$248,000
M-13-24-400-007	2540 TEXTILE RD	09/26/23	\$875,000	WD	03-ARMS LENGTH	\$875,000	\$451,100
M-13-24-455-007	2950 ROBAL CT	10/25/22	\$491,000	WD	03-ARMS LENGTH	\$491,000	\$256,300
M-13-24-460-021	5949 BELLWETHER D	08/01/22	\$516,500	WD	03-ARMS LENGTH	\$516,500	\$253,200
Totals:			\$3,633,500			\$3,633,500	\$1,761,100

Sale. Ratio =>

Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Ecf Area
43.27	\$605,771	\$85,873	\$614,127	\$568,195	1.081	2,688	\$228.47	L24
49.92	\$499,281	\$87,655	\$412,345	\$449,864	0.917	2,046	\$201.54	L24
45.01	\$495,947	\$85,593	\$465,407	\$445,604	1.044	2,434	\$191.21	L24
51.55	\$902,263	\$212,839	\$662,161	\$750,743	0.882	3,154	\$209.94	L24
52.20	\$512,628	\$85,459	\$405,541	\$466,851	0.869	2,386	\$169.97	L24
49.02	\$506,395	\$85,852	\$430,648	\$459,610	0.937	2,606	\$165.25	L24
	\$3,522,285		\$2,990,229	\$3,140,867			\$194.40	
48.47				E.C.F. =>	0.952		Std. Deviation=	0.087652206
3.60				Ave. E.C.F. =>	0.955		Ave. Variance=	7.1811

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building	Depr.
12.5915	2 STY	\$75,120	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		79
3.8326	2 STY	\$75,600	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		72
8.9516	2 STY	\$83,320	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		79
7.2916	2 STY	\$208,040	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		86
8.6251	2 STY	\$77,880	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		79
1.7938	2 STY	\$75,960	TPS,L,GLEN,HOMESTEAD,BRASSOW/WD	401		73

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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 1:28 PM

Parcel:	M -13-24-308-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH TRACY & JAIME	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3185 SHADBERRY CT SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5494/322	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

SMITH TRACY & JAIME
3185 SHADBERRY CT
SALINE MI 48176

Most Recent Sale Information

Sold on 08/09/2022 for 700,000 by LOSEY-ZIMMERMAN TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5494/322

Most Recent Permit Information

None Found

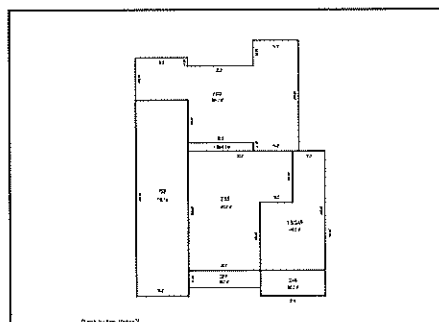
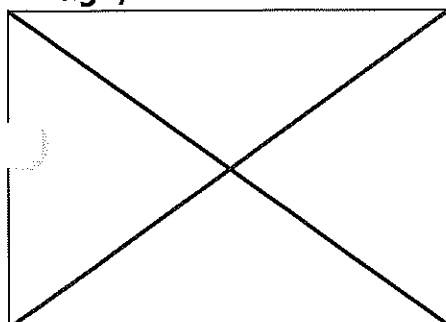
Physical Property Characteristics

2025 S.E.V.:	313,400	2025 Taxable:	254,520	Lot Dimensions:	
2024 S.E.V.:	305,100	2024 Taxable:	254,520	Acreage:	1.02
zoning:	R-1	Land Value:	75,120	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	10,753	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,688
Ground Area: 1,512
Garage Area: 560
Basement Area: 1,472
Basement Walls:
Estimated TCV: 540,921

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 1:28 PM

Parcel:	M -13-24-396-017	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUGGAN JENNA & MITCHELL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5950 BELLWETHER DR SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5511/464	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

DUGGAN JENNA & MITCHELL
5950 BELLWETHER DR
SALINE MI 48176

Most Recent Sale Information

Sold on 02/14/2023 for 500,000 by KYRITSIS NIKOLAOS & KATE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5511/464

Most Recent Permit Information

Permit 08-00572 on 09/11/2008 for \$6,211 category .

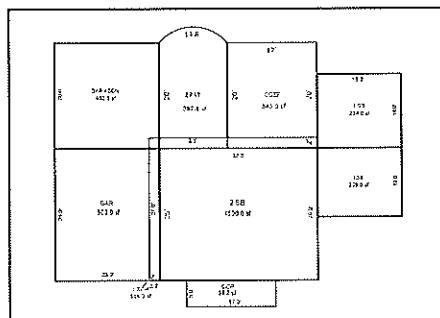
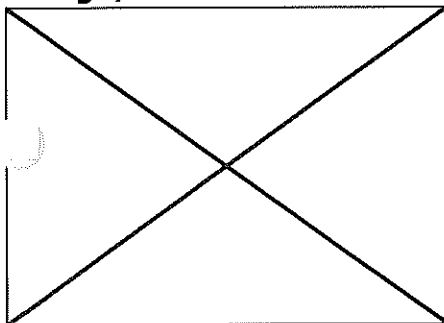
Physical Property Characteristics

2025 S.E.V.:	258,000	2025 Taxable:	251,100	Lot Dimensions:	
2024 S.E.V.:	251,100	2024 Taxable:	251,100	Acreage:	1.10
zoning:	R-1	Land Value:	75,600	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	12,055	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1985
Occupancy: Single Family
Class: B+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,046
Ground Area: 1,182
Garage Area: 900
Basement Area: 958
Basement Walls:
Estimated TCV: 428,271

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 1:28 PM

Parcel:	M -13-24-400-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TORRES JR REUBEN L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2601 BRASSOW RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5510/747	Prev. Taxable Stat	TAXABLE
Split:	11/07/1999	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

TORRES JR REUBEN L
2601 BRASSOW RD
SALINE MI 48176

Most Recent Sale Information

Sold on 02/03/2023 for 551,000 by DRESNER ANDREW & CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5510/747

Most Recent Permit Information

Permit 06-00050 on 01/30/2006 for \$1,000 category .

Physical Property Characteristics

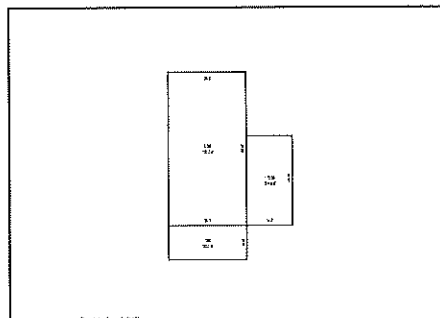
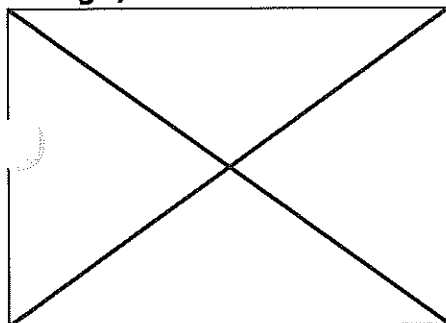
2025 S.E.V.:	255,600	2025 Taxable:	248,700	Lot Dimensions:	
2024 S.E.V.:	248,700	2024 Taxable:	248,700	Acreage:	2.22
 zoning:	R-1	Land Value:	83,320	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	2,273	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,434
Ground Area: 1,350
Garage Area: 700
Basement Area: 1,350
Basement Walls:
Estimated TCV: 394,802

of Agricultural Buildings: 3
Estimated TCV: 30,896
Cmts:

Image/Sketch



Real Estate Summary Sheet

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09/17/2024 1:28 PM

Parcel:	M -13-24-400-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	D'ANDREA NATHAN &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2540 TEXTILE RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5534/0420	Prev. Taxable Stat	TAXABLE
Split:	12/17/2002	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

D'ANDREA NATHAN &
MITROPOULOS ELENI K
2540 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 09/26/2023 for 875,000 by ORTMANN WALTER & JILL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5534/0420

Most Recent Permit Information

Permit 11-00055 on 03/02/2011 for \$16,000 category .

Physical Property Characteristics

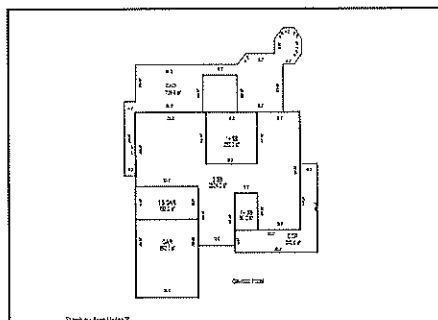
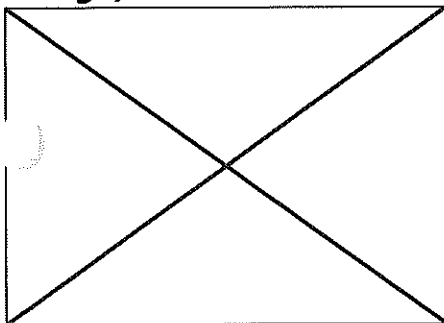
2025 S.E.V.:	464,500	2025 Taxable:	457,400	Lot Dimensions:	
2024 S.E.V.:	457,400	2024 Taxable:	457,400	Acreage:	15.67
 zoning:	R-1	Land Value:	208,040	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	4,799	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 5
Full Baths: 3 Half Baths: 2
Floor Area: 3,154
Ground Area: 1,644
Garage Area: 660
Basement Area: 1,644
Basement Walls:
Estimated TCV: 686,771

of Agricultural Buildings: 1
Estimated TCV: 29,345
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 1:28 PM

Parcel:	M -13-24-455-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUNTZINGER BROCK & CAITLIN F	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2950 ROBAL CT SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5501/943	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

HUNTZINGER BROCK & CAITLIN F
2950 ROBAL CT
SALINE MI 48176

Most Recent Sale Information

Sold on 10/25/2022 for 491,000 by BRACE JOHN & KATHY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5501/943

Most Recent Permit Information

Permit 19-00925 on 09/03/2019 for \$5,900 category MISC.

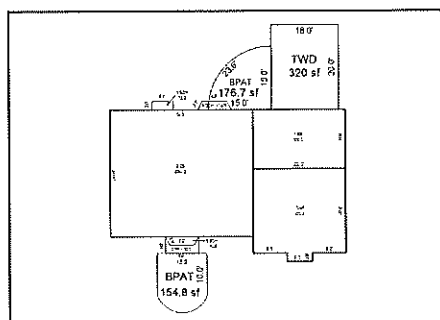
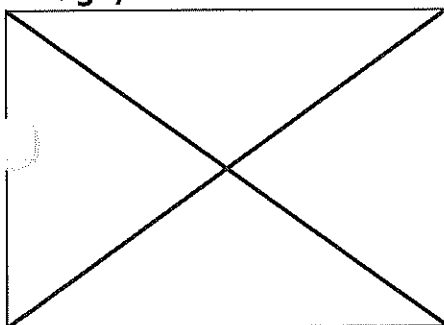
Physical Property Characteristics

2025 S.E.V.:	265,000	2025 Taxable:	231,105	Lot Dimensions:	
2024 S.E.V.:	255,100	2024 Taxable:	231,105	Acreage:	1.48
 zoning:	R-1	Land Value:	77,880	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	7,579	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): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,386
Ground Area: 1,328
Garage Area: 452
Basement Area: 1,020
Basement Walls:
Estimated TCV: 444,442

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/17/2024 1:28 PM

Parcel:	M -13-24-460-021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FOREVER MOORE, LLC	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5949 BELLWETHER DR SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5493/992	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L24 SEC 24 TPS,L.G,HOMESTEAD/BRASSOW WDS

Mailing Address:

FOREVER MOORE, LLC
3920 N. OCEAN DR #20B
RIVIERA BEACH FL 33404

Most Recent Sale Information

Sold on 08/01/2022 for 516,500 by WOJCIK THOMAS & MARGARET.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5493/992

Most Recent Permit Information

Permit 17-00181 on 03/14/2017 for \$17,000 category .

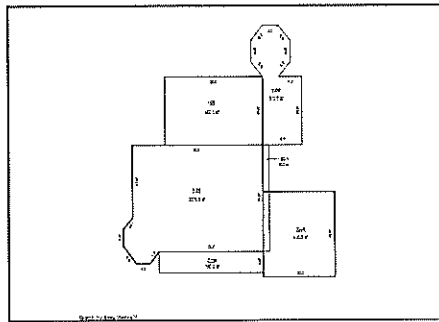
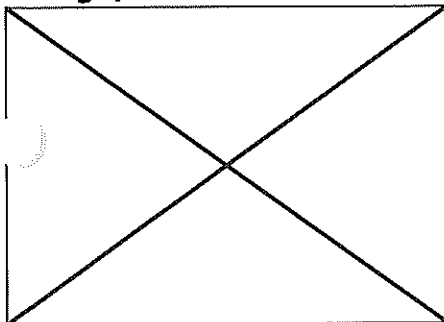
Physical Property Characteristics

2025 S.E.V.:	261,700	2025 Taxable:	227,850	Lot Dimensions:	
2024 S.E.V.:	251,800	2024 Taxable:	227,850	Acreage:	1.16
 zoning:	R-1	Land Value:	75,960	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	9,892	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: 2 Half Baths: 1
Floor Area: 2,606
Ground Area: 1,518
Garage Area: 440
Basement Area: 1,518
Basement Walls:
Estimated TCV: 437,549

Image/Sketch



Section 24 TPS, L Glen, Homestead, Brassow Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
M-13-24-100-019	5380 S MAPLE RD	04/30/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000
M-13-24-308-006	3185 SHADBERRY CT	08/09/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000
M-13-24-365-003	3294 HOMESTEAD CT	04/26/24	\$795,000	WD	03-ARM'S LENGTH	\$795,000
M-13-24-396-017	5950 BELLWETHER D	02/14/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000
M-13-24-400-003	2601 BRASSOW RD	02/03/23	\$551,000	WD	03-ARM'S LENGTH	\$551,000
M-13-24-430-005	5528 BRIAR GLEN DR	03/31/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000
M-13-24-440-004	5605 GLEN OAK CT	05/03/24	\$605,000	WD	03-ARM'S LENGTH	\$605,000
M-13-24-440-014	5681 BRIAR GLEN DR	09/07/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000
M-13-24-440-015	5697 BRIAR GLEN DR	10/18/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
M-13-24-455-007	2950 ROBAL CT	10/25/22	\$491,000	WD	03-ARM'S LENGTH	\$491,000
M-13-24-460-020	5931 BELLWETHER D	05/03/24	\$481,024	WD	03-ARM'S LENGTH	\$481,024
M-13-24-460-021	5949 BELLWETHER D	08/01/22	\$516,500	WD	03-ARM'S LENGTH	\$516,500
Totals:						\$5,634,524

Outlier

M-13-24-400-007	2540 TEXTILE RD	09/26/23	\$875,000	WD	03-ARM'S LENGTH	\$875,000
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Section 24 TPS, L Glen, Homestead, Brassow Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
M-13-24-308-006	3185 SHADBERRY CT	08/09/22	\$700,000	WD	03-ARM'S LENGT-	\$700,000
M-13-24-396-017	5950 BELLWETHER D	02/14/23	\$500,000	WD	03-ARM'S LENGT-	\$500,000
M-13-24-400-003	2601 BRASSOW RD	02/03/23	\$551,000	WD	03-ARM'S LENGT-	\$551,000
M-13-24-430-005	5528 BRIAR GLEN DR	03/31/23	\$415,000	WD	03-ARM'S LENGT-	\$415,000
M-13-24-440-014	5681 BRIAR GLEN DR	09/07/22	\$180,000	WD	03-ARM'S LENGT-	\$180,000
M-13-24-440-015	5697 BRIAR GLEN DR	10/18/22	\$175,000	WD	03-ARM'S LENGT-	\$175,000
M-13-24-455-007	2950 ROBAL CT	10/25/22	\$491,000	WD	03-ARM'S LENGT-	\$491,000
M-13-24-460-021	5949 BELLWETHER D	08/01/22	\$516,500	WD	03-ARM'S LENGT-	\$516,500
Totals:						\$3,528,500

Outlier

M-13-24-400-007	2540 TEXTILE RD	09/26/23	\$875,000	WD	03-ARM'S LENGT-	\$875,000
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Cur. Asmnt.	Asd/Adj.	Sale Cur.	Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	EGF Area	Libel/Page
\$299,900	42.84	\$599,791	\$169,349	\$69,140	1.02	1.02	\$166,028	\$3.81		L24 5494/322	
\$246,700	49.34	\$493,381	\$76,319	\$69,700	1.10	1.10	\$69,381	\$1.59		L24 5511/464	
\$244,600	44.39	\$489,167	\$138,373	\$76,540	2.22	2.22	\$62,330	\$1.43		L24 5510/747	
\$239,500	57.71	\$478,960	\$5,530	\$69,490	1.07	1.07	\$5,168	\$0.12		L24 5516/651	
\$34,800	19.33	\$69,630	\$180,000	\$69,630	1.09	1.09	\$165,138	\$3.79		L24 5497/319	
\$34,700	19.83	\$69,420	\$175,000	\$69,420	1.06	1.06	\$165,094	\$3.79		L24 5502/0206	
\$253,600	51.65	\$507,108	\$56,252	\$72,360	1.48	1.48	\$38,008	\$0.87		L24 5501/943	
\$250,300	48.46	\$500,555	\$86,065	\$70,120	1.16	1.16	\$74,194	\$1.70		L24 5493/992	
\$1,604,100		\$3,208,012	\$886,888	\$566,400	10.20	10.20					
Sale. Ratio =>	45.46				Average		Average				
Std. Dev. =>	14.38				per Net Acre=>	86,949.80	per SqFt=>	\$2.00			

\$451,100 51.55 \$902,263 \$180,777 \$208,040 15.70 15.67 \$11,514 \$0.26 L24 5534/0420

Land Table

Class

TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 402
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401
TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401

TPS, L, GLEN, HOMESTEAD, BRASSOW WE 401