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Section 26 & Subs ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Ascd/Adj. Sale
M-13-26-105-001	3637 TEXTILE RD	01/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$191,700	46.76
M-13-26-105-018	3552 WEBER RD	02/15/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$150,600	37.19
M-13-26-200-006	4320 WEBER RD	09/16/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$299,500	51.20
M-13-26-305-030	6969 HEATHERIDGE DR	05/19/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$194,300	44.16
M-13-26-310-014	6931 HEATHERIDGE DR	06/17/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$186,400	43.35
M-13-27-101-015	4450 WEBER RD	09/14/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$200,100	45.48
Totals:						\$2,710,000	\$1,222,600	
						Sale. Ratio =>		45.11
						Std. Dev. =>		4.60

Outlier

M-13-27-101-008	5730 MICHAEL DR	05/22/23	\$1,300,000	WD	03-ARM'S LENGTH	\$1,300,000	\$713,400	54.88
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$383,425	\$82,206	\$327,794	\$330,647	0.991	1,698	\$193.05	L26	7.9452
\$301,183	\$86,144	\$318,856	\$236,047	1.351	1,683	\$189.46	L26	27.9989
\$598,900	\$109,459	\$475,541	\$537,257	0.885	2,968	\$160.22	L26	18.5697
\$388,593	\$98,827	\$341,173	\$318,075	1.073	2,308	\$147.82	L26	0.1794
\$372,854	\$86,164	\$343,836	\$314,698	1.093	1,755	\$195.92	L26	2.1765
\$400,150	\$91,536	\$348,464	\$337,519	1.032	1,884	\$184.96	L26	3.8399
\$2,445,105		\$2,155,664	\$2,074,243			\$178.57		3.1572
			E.C.F. =>	1.039		Std. Deviation=>	0.15565449	
			Ave. E.C.F. =>	1.071		Ave. Variance=>	10.1183	Coefficient of Var=>
\$1,426,724	\$196,710	\$1,103,290	\$1,350,180	0.817	4,041	\$273.02	L26	81.7143

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STY	\$80,000	SEC 26 & SUBS	401	69
1 STY	\$80,400	SEC 26 & SUBS	401	54
2 STY	\$89,800	SEC 26 & SUBS	401	79
2 STY	\$81,400	SEC 26 & SUBS	401	71
1 STY	\$81,100	SEC 26 & SUBS	401	66
1 STY	\$88,150	SEC 26 & SUBS	407	67

9.449043271

2 STY	\$74,500	SEC 26 & SUBS	407	85
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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel: M -13-26-105-001
Owner's Name: KOVACEVICH JOANNA & JOSHUA
Property Address: 3637 TEXTILE RD
SALINE, MI 48176
Liber/Page: 5550/719
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: L26 SEC 26 & SUBS

Mailing Address:

KOVACEVICH JOANNA & JOSHUA
3637 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 04/10/2024 for 435,000 by FITZGERALD KELLI & PETER A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5550/719

Most Recent Permit Information

Permit 24-1091 on 07/31/2024 for \$56,675 category REROOF.

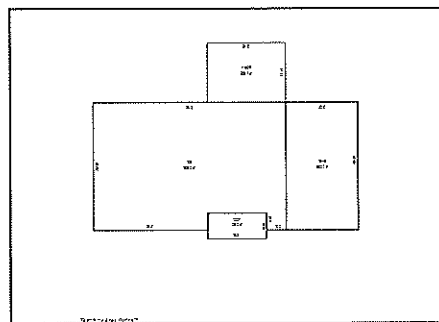
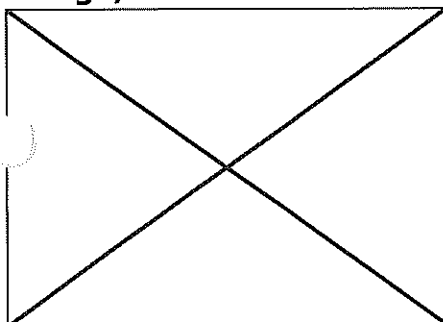
Physical Property Characteristics

2025 S.E.V.:	198,500	2025 Taxable:	198,500	Lot Dimensions:	
2024 S.E.V.:	188,200	2024 Taxable:	188,200	Acreage:	1.00
Zoning:	R-1	Land Value:	80,000	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	2,206	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): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,698
Ground Area: 1,698
Garage Area: 660
Basement Area: 1,698
Basement Walls:
Estimated TCV: 314,776

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel:	M -13-26-105-018	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ISSEL COLLIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3552 WEBER RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5545/318	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L26 SEC 26 & SUBS
Mailing Address:	ISSEL COLLIN 3552 WEBER RD SALINE MI 48176		

Most Recent Sale Information

Sold on 02/15/2024 for 405,000 by SLATER BRADLEY & JENNIFER.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5545/318

Most Recent Permit Information

None Found

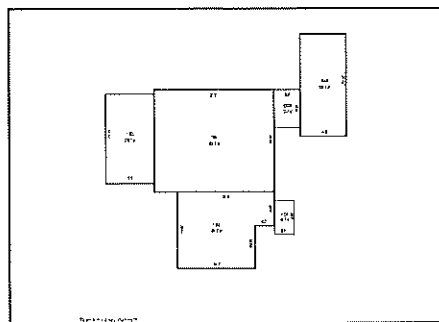
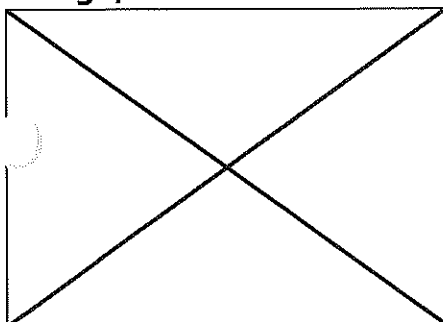
Physical Property Characteristics

2025 S.E.V.:	155,400	2025 Taxable:	155,400	Lot Dimensions:	
2024 S.E.V.:	146,600	2024 Taxable:	130,736	Acreage:	1.04
Financing:	R-1	Land Value:	80,400	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,744	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 54
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,683
Ground Area: 1,683
Garage Area: 676
Basement Area: 888
Basement Walls:
Estimated TCV: 224,717

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel:	M -13-26-200-006	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EWALD MICHAEL R & TAYLER R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4320 WEBER RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5498/33	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L26 SEC 26 & SUBS

Mailing Address:

EWALD MICHAEL R & TAYLER R
4320 WEBER RD
SALINE MI 48176

Most Recent Sale Information

Sold on 09/16/2022 for 585,000 by GARBARINO JOSEPH & JOAN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5498/33

Most Recent Permit Information

Permit 24-0487 on 04/19/2024 for \$62,524 category REROOF.

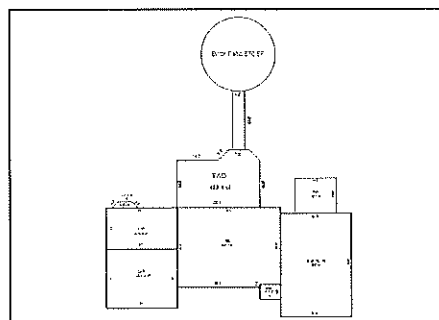
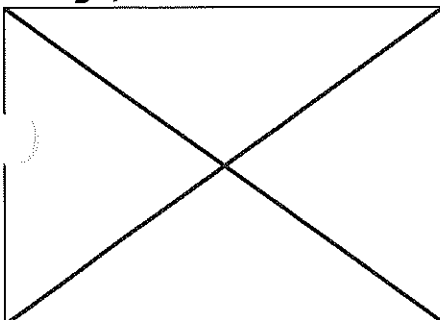
Physical Property Characteristics

2025 S.E.V.:	310,500	2025 Taxable:	279,195	Lot Dimensions:	
2024 S.E.V.:	293,800	2024 Taxable:	279,195	Acreage:	1.98
 zoning:	AG	Land Value:	89,800	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	19,659	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 3 Half Baths: 1
Floor Area: 2,968
Ground Area: 2,114
Garage Area: 1,056
Basement Area: 938
Basement Walls:
Estimated TCV: 511,469

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel: M -13-26-305-030
Owner's Name: NAJOR MATTHEW S & LINDSAY E
Property Address: 6969 HEATHERIDGE DR
SALINE, MI 48176
Liber/Page: 5523/378
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: L26 SEC 26 & SUBS

Mailing Address:

NAJOR MATTHEW S & LINDSAY E
6969 HEATHERIDGE DR
SALINE MI 48176

Most Recent Sale Information

Sold on 05/31/2023 for 0 by NAJOR MATTHEW S.

Terms of Sale: 09-FAMILY

Liber/Page: 5523/378

Most Recent Permit Information

Permit 21-01012 on 08/25/2021 for \$0 category WINDOWS.

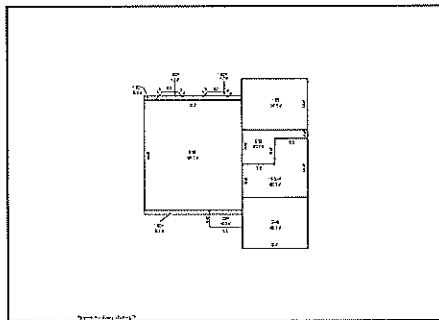
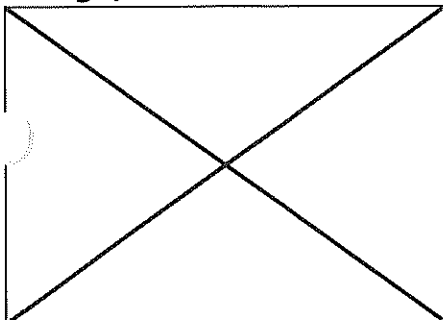
Physical Property Characteristics

2025 S.E.V.:	200,800	2025 Taxable:	190,500	Lot Dimensions:	
2024 S.E.V.:	190,500	2024 Taxable:	190,500	Acreage:	1.14
 zoning:	R-1	Land Value:	81,400	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	17,427	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1984
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 2
Floor Area: 2,308
Ground Area: 1,120
Garage Area: 460
Basement Area: 780
Basement Walls:
Estimated TCV: 302,807

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel: M -13-26-310-014
Owner's Name: OSAK ERIC & CATHERINE P
Property Address: 6931 HEATHERIDGE DR
SALINE, MI 48176
Liber/Page: 5488/671
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: L26 SEC 26 & SUBS

Mailing Address:

OSAK ERIC & CATHERINE P
6931 HEATHERIDGE DR
SALINE MI 48176

Most Recent Sale Information

Sold on 06/17/2022 for 430,000 by JOHNSON KIRK & DEBORAH TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5488/671

Most Recent Permit Information

Permit 18-00924 on 10/03/2018 for \$8,400 category REROOF.

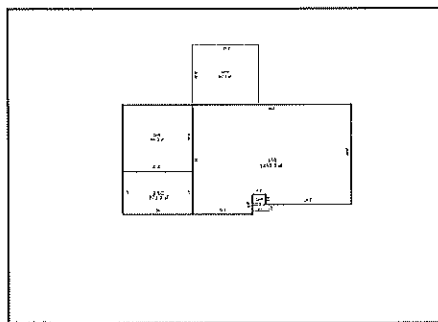
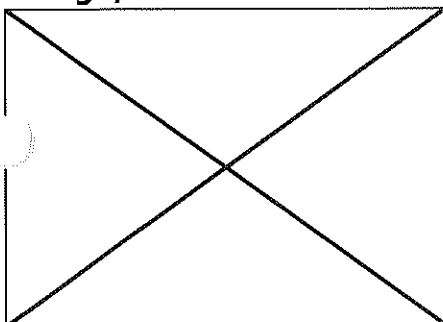
Physical Property Characteristics

2025 S.E.V.:	192,900	2025 Taxable:	176,925	Lot Dimensions:	
2024 S.E.V.:	182,700	2024 Taxable:	176,925	Acreage:	1.11
Zoning:	R-1	Land Value:	81,100	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,064	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1984
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,755
Ground Area: 1,755
Garage Area: 900
Basement Area: 1,482
Basement Walls:
Estimated TCV: 299,592

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/24/2024 10:35 AM

Parcel:	M -13-27-101-015	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SHURTLIFF WILLIAM V & RACHELLE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4450 WEBER RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5501/551	Prev. Taxable Stat	TAXABLE
Split:	10/07/2001	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L26 SEC 26 & SUBS

Mailing Address:

SHURTLIFF WILLIAM V & RACHELLE
4450 WEBER RD
SALINE MI 48176

Most Recent Sale Information

Sold on 09/14/2022 for 440,000 by GERBER PAMELA & CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5501/551

Most Recent Permit Information

Permit 23-1338 on 10/13/2023 for \$40,000 category BASEMENT FINISH.

Physical Property Characteristics

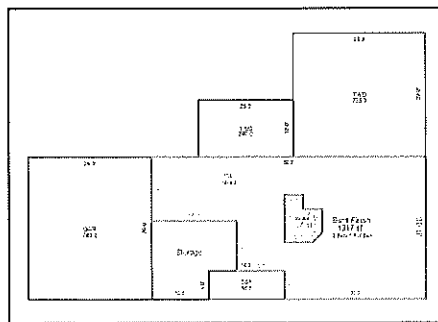
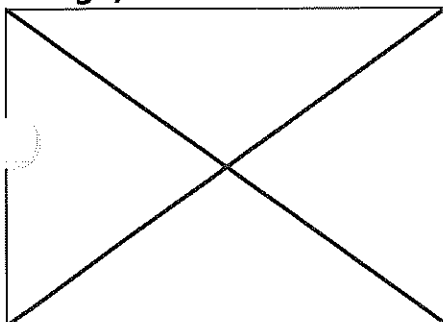
2025 S.E.V.:	206,700	2025 Taxable:	198,200	Lot Dimensions:	
2024 S.E.V.:	198,200	2024 Taxable:	198,200	Acreage:	2.21
 zoning:	PUD	Land Value:	88,150	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	3,386	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,884
Ground Area: 1,884
Garage Area: 780
Basement Area: 1,644
Basement Walls:
Estimated TCV: 309,190

of Agricultural Buildings: 1
Estimated TCV: 12,740
Cmts:

Image/Sketch



Section 26 & Subs Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-26-105-001	3637 TEXTILE RD	01/20/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$185,000	45.12
M-13-26-105-018	3552 WEBER RD	02/15/24	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$143,800	35.51
M-13-26-200-006	4320 WEBER RD	09/16/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$292,000	49.91
M-13-26-305-030	6969 HEATHERIDGE DR	05/19/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$187,300	42.57
M-13-26-310-014	6931 HEATHERIDGE DR	06/17/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$179,500	41.74
M-13-27-101-015	4450 WEBER RD	09/14/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$197,100	44.80
Totals:			\$2,710,000			\$2,710,000	\$1,184,700	
							Sale. Ratio =>	43.72
							Std. Dev. =>	4.75

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$369,925	\$106,575	\$66,500	1.00	1.00	\$106,575	\$2.45	L26 5509/837	
\$287,563	\$184,217	\$66,780	1.04	1.04	\$177,132	\$4.07	L26 5545/318	
\$583,900	\$75,900	\$74,800	1.98	1.98	\$38,333	\$0.88	L26 5498/33	
\$374,673	\$132,807	\$67,480	1.14	1.14	\$116,497	\$2.67	L26 5523/376	
\$359,024	\$138,246	\$67,270	1.11	1.11	\$124,546	\$2.86	L26 5488/671	
\$394,100	\$128,000	\$82,100	2.21	2.21	\$57,919	\$1.33	L26 5501/551	
\$2,369,185	\$765,745	\$424,930	8.48	8.48	Average	Average		
Average			Average		Average			
per FF=>			per Net Acre=>		per SqFt=>			
			90,300.12				\$2.07	

