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Section 5 Lone Oak ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-05-325-015	2518 N MADRONO CT	07/24/23	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$178,900	51.26
M-13-05-330-019	2580 LONE OAK DR	07/29/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$171,600	46.38
M-13-05-335-007	2814 SITKA CT	06/03/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$168,000	44.80
<b>Totals:</b>						<b>\$1,094,000</b>	<b>\$518,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>47.39</b>
							<b>Std. Dev. =&gt;</b>	<b>3.37</b>

Outlier

M-13-05-380-001	7201 TUPELO DR	01/09/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$190,600	62.49
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$357,712	\$92,536	\$256,464	\$261,515	0.981	1,950	\$131.52	L05	10.9163
\$343,293	\$83,551	\$286,449	\$256,156	1.118	1,732	\$165.39	L05	2.8411
\$336,032	\$83,713	\$291,287	\$248,835	1.171	1,836	\$158.65	L05	8.0752
<b>\$1,037,037</b>		<b>\$834,200</b>	<b>\$766,506</b>			<b>\$151.85</b>		<b>0.1534</b>
			E.C.F. =>	<b>1.088</b>		Std. Deviation=>	<b>0.09809353</b>	
			Ave. E.C.F. =>	<b>1.090</b>		Ave. Variance=>	<b>7.2775</b>	Coefficient of Var=>
<b>\$381,185</b>	<b>\$82,593</b>	<b>\$222,407</b>	<b>\$294,469</b>	<b>0.755</b>	<b>1,892</b>	<b>\$117.55</b>	<b>L05</b>	<b>75.5280</b>

Building Style	Land Value	Land Table	Property Class	Building Dep.
SPLIT LEVEL	\$79,200	SEC 5 LONE OAK	401	65
2 STY	\$80,950	SEC 5 LONE OAK	401	67
SPLIT LEVEL	\$80,300	SEC 5 LONE OAK	401	66

6.677569094

1 STY	\$80,000	SEC 5 LONE OAK	401	70
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# Real Estate Summary Sheet

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

09/24/2024 10:53 AM

**Parcel:** M -13-05-325-015  
**Owner's Name:** GUMTOW ANDREW & SARAH  
**Property Address:** 2518 N MADRONO CT  
ANN ARBOR, MI 48103  
**Liber/Page:** 5527/954  
**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:** LO5 SEC 5 LONE OAK

## Mailing Address:

GUMTOW ANDREW & SARAH  
2518 N MADRONO CT  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 07/24/2023 for 349,000 by FARRINGTON ERICK & BAMDAD MICHAELA.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5527/954

## Most Recent Permit Information

Permit 24-0612 on 05/09/2024 for \$10,000 category REROOF.

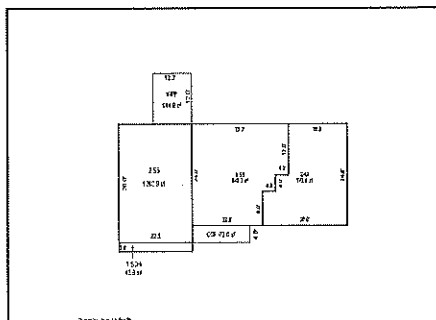
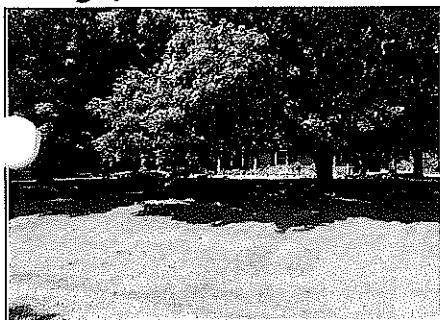
## Physical Property Characteristics

<b>2025 S.E.V.:</b> 188,500	<b>2025 Taxable:</b> 177,000	<b>Lot Dimensions:</b>
<b>2024 S.E.V.:</b> 177,000	<b>2024 Taxable:</b> 177,000	<b>Acreage:</b> 0.99
<b>Financing:</b> R-1	<b>Land Value:</b> 79,200	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 13,336	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: BC  
Style: SPLIT LEVEL  
Exterior: Wood Siding  
% Good (Physical): 65  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 0  
Floor Area: 1,950  
Ground Area: 1,276  
Garage Area: 512  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 284,528

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 10:53 AM

<b>Parcel:</b>	M -13-05-330-019	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BURGESS JENNIFER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2580 LONE OAK DR ANN ARBOR, MI 48103	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5492/535	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Paved Road	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	LO5 SEC 5 LONE OAK

## Mailing Address:

BURGESS JENNIFER  
2580 LONE OAK DR  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 07/29/2022 for 370,000 by DRESSSELHOUSE, ANDREW & FENDER, AMAN.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5492/535

## Most Recent Permit Information

Permit 04-00089 on 01/30/2004 for \$3,174 category .

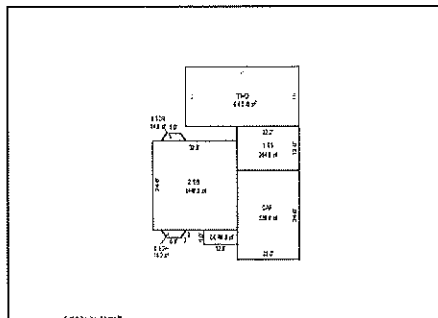
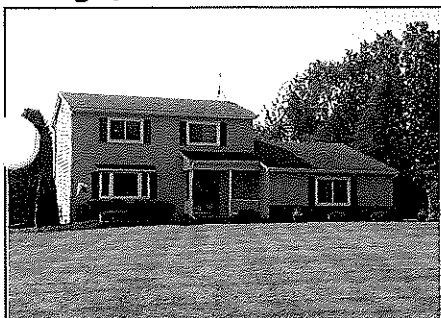
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	181,100	<b>2025 Taxable:</b>	156,450	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	167,500	<b>2024 Taxable:</b>	156,450	<b>Acreage:</b>	1.19
<b> zoning:</b>	R-1	<b>Land Value:</b>	80,950	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	2,601	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1977  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 67  
Heating System: Heat Pump  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 2  
Floor Area: 1,732  
Ground Area: 984  
Garage Area: 528  
Basement Area: 720  
Basement Walls:  
Estimated TCV: 278,698

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 10:53 AM

**Parcel:** M -13-05-335-007  
**Owner's Name:** ZEHNDER SILAS M & MORGAN E  
**Property Address:** 2814 SITKA CT  
ANN ARBOR, MI 48103  
**Liber/Page:** 5486/499  
**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:** LO5 SEC 5 LONE OAK

## Mailing Address:

ZEHNDER SILAS M & MORGAN E  
2814 SITKA CT  
ANN ARBOR MI 48103

## Most Recent Sale Information

Sold on 06/03/2022 for 375,000 by TOAZ MATTHEW & CARLENE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 5486/499

## Most Recent Permit Information

None Found

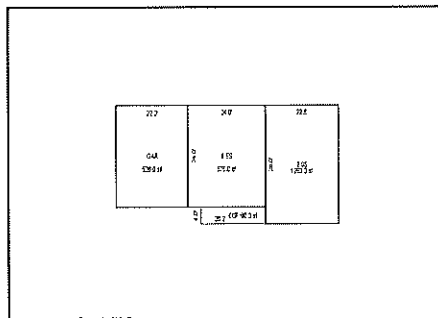
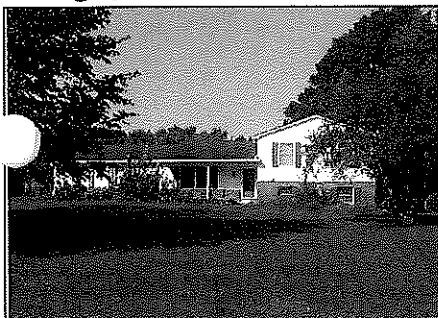
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	177,200	<b>2025 Taxable:</b>	152,985	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	165,800	<b>2024 Taxable:</b>	152,985	<b>Acreage:</b>	1.06
<b>Financing:</b>	R-1	<b>Land Value:</b>	80,300	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	3,413	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1978  
Occupancy: Single Family  
Class: BC  
Style: SPLIT LEVEL  
Exterior: Wood Siding  
% Good (Physical): 66  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 2  
Floor Area: 1,836  
Ground Area: 1,206  
Garage Area: 528  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 270,732

## Image/Sketch



Section 5 Lone Oak Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-05-325-015	2518 N MADRONO CT	07/24/23	\$349,000	WD	03-ARMS LENGTH	\$349,000	\$173,900	49.83
M-13-05-330-019	2580 LONE OAK DR	07/29/22	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$166,600	45.03
M-13-05-335-007	2814 SITKA CT	06/03/22	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$163,000	43.47
<b>Totals:</b>						<b>\$1,094,000</b>	<b>\$503,500</b>	
						<b>Sale. Ratio =&gt;</b>	<b>46.02</b>	
						<b>Std. Dev. =&gt;</b>	<b>3.32</b>	

Outlier

M-13-05-380-001 7201 TUPELO DR 01/09/23 \$305,000 WD 03-ARMS LENGTH \$305,000 \$185,600 60.85



Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liberal/Page	
\$347,812	\$70,488	\$69,300	0.99	0.99	\$71,200	\$1.63	L05 5527/954		
\$333,293	\$107,657	\$70,950	1.19	1.19	\$90,468	\$2.08	L05 5492/535		
\$326,032	\$119,268	\$70,300	1.06	1.06	\$112,517	\$2.58	L05 5486/499		
<b>\$1,007,137</b>	<b>\$297,413</b>	<b>\$210,550</b>	<b>3.24</b>	<b>3.24</b>	<b>Average</b>	<b>Average</b>			
					Average	Average			
					per FF=>	per NetAcre=>	91,794.14	per SqFt=>	\$2.11

\$371,185      \$3,815      \$70,000      1.00      1.00      \$3,815      \$0.09      L05 5510/297

**Land Table Class**

SEC 5 LONE OAK 401

SEC 5 LONE OAK 401

SEC 5 LONE OAK 401

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