

P

Travis Pointe ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale
M-13-13-405-002	4518 COTTONWOOD DR	06/29/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$223,500	51.38
M-13-13-405-014	4590 COTTONWOOD DR	03/08/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$216,900	49.86
M-13-13-405-020	4626 COTTONWOOD DR	03/01/24	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$198,200	49.56
M-13-13-405-026	4662 COTTONWOOD DR	08/05/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$241,800	46.50
M-13-13-405-038	2641 ASPEN RD	12/14/22	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$230,500	52.03
M-13-13-405-055	2777 ASPEN RD	07/07/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$228,800	44.43
M-13-13-405-057	2793 ASPEN RD	03/27/23	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,600	52.14
M-13-13-406-002	2776 ASPEN RD	07/19/22	\$949,000	WD	03-ARM'S LENGTH	\$949,000	\$496,300	52.30
M-13-13-406-012	2726 ASPEN CT	10/16/23	\$729,000	WD	03-ARM'S LENGTH	\$729,000	\$463,200	63.54
<b>Totals:</b>						<b>\$4,850,900</b>	<b>\$2,520,800</b>	

Sale. Ratio => 51.97  
 Std. Dev. => 5.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$447,027	\$90,000	\$345,000	\$370,360	0.932	1,592	\$216.71	TPC	1.5895
\$433,770	\$90,000	\$345,000	\$356,608	0.967	1,859	\$185.58	TPC	2.0028
\$396,470	\$90,000	\$309,900	\$317,915	0.975	1,592	\$194.66	TPC	2.7368
\$483,540	\$90,718	\$429,282	\$407,492	1.053	2,069	\$207.48	TPC	10.6054
\$460,967	\$90,000	\$353,000	\$384,821	0.917	2,069	\$170.61	TPC	3.0110
\$457,563	\$90,578	\$424,422	\$380,690	1.115	2,069	\$205.13	TPC	16.7455
\$443,253	\$90,000	\$335,000	\$366,445	0.914	1,859	\$180.20	TPC	3.3232
\$992,668	\$90,000	\$859,000	\$936,372	0.917	3,063	\$280.44	TPC	3.0051
\$926,423	\$92,429	\$636,571	\$865,139	0.736	3,330	\$191.16	TPC	21.1619
<b>\$5,041,676</b>		<b>\$4,037,175</b>	<b>\$4,385,841</b>			<b>\$203.55</b>		<b>2.6919</b>
				E.C.F. =>	0.921	Std. Deviation=>	0.10511181	
				Ave. E.C.F. =>	0.947	Ave. Variance=>	7.1312	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
1 STY	\$90,000	TRAVIS POINTE CONDOS	407	84
1 STY	\$90,000	TRAVIS POINTE CONDOS	407	71
1 STY	\$90,000	TRAVIS POINTE CONDOS	407	71
2 STY	\$90,000	TRAVIS POINTE CONDOS	407	76
2 STY	\$90,000	TRAVIS POINTE CONDOS	407	70
2 STY	\$90,000	TRAVIS POINTE CONDOS	407	71
1 STY	\$90,000	TRAVIS POINTE CONDOS	407	73
2 STY	\$90,000	TRAVIS POINTE CONDOS	407	90
2 STY	\$90,000	TRAVIS POINTE CONDOS	407	79

7.527002564

# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

<b>Parcel:</b>	M -13-13-405-002	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	OBERSCHULTE MARC H & DIANA TRUST	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	4518 COTTONWOOD DR ANN ARBOR, MI 48108	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5527/348	<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>	TPC TRAVIS POINTE CONDOS

## Mailing Address:

OBERSCHULTE MARC H & DIANA TRUST  
PO BOX 254  
EMPIRE MI 49630

## Most Recent Sale Information

Sold on 06/29/2023 for 435,000 by DILLON DENNIS & JOAN.

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

**Liber/Page:** 5527/348

## Most Recent Permit Information

Permit 24-0248 on 03/14/2024 for \$27,479 category DECK/PORCH.

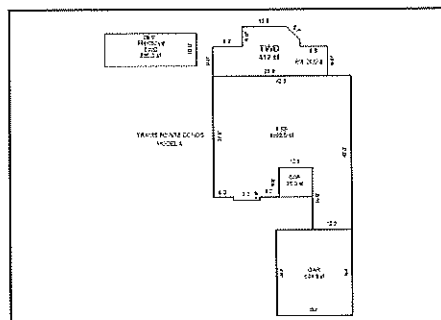
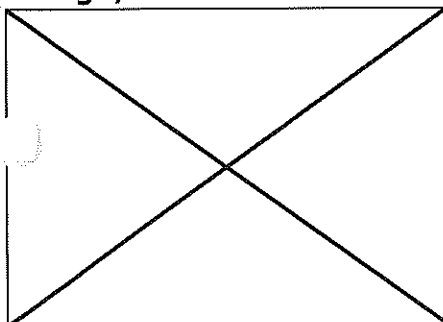
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	215,600	<b>2025 Taxable:</b>	215,600	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	224,300	<b>2024 Taxable:</b>	224,300	<b>Acreage:</b>	0.00
<b> zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,592  
Ground Area: 1,592  
Garage Area: 605  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 341,102

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

**Parcel:** M -13-13-405-014  
**Owner's Name:** DOOLEY GERALD & PAMELA (LE)  
**Property Address:** 4590 COTTONWOOD DR  
ANN ARBOR, MI 48108  
**Liber/Page:** 5545/751  
**Split:** //  
**Public Impr.:** Paved Road  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** TPC TRAVIS POINTE CONDOS

## Mailing Address:

DOOLEY GERALD & PAMELA (LE)  
4590 COTTONWOOD DR  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 02/19/2024 for 0 by DOOLEY GERALD & PAMELA.

**Terms of Sale:** 18-LIFE ESTATE

**Liber/Page:** 5545/751

## Most Recent Permit Information

Permit 24-02272 on 02/27/2024 for \$0 category STANDBY GENERATOR.

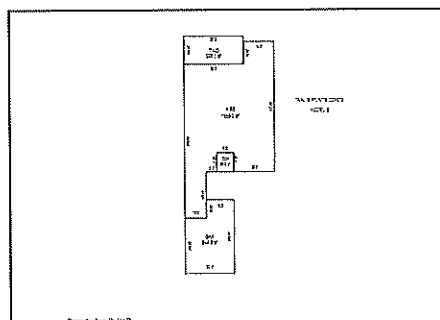
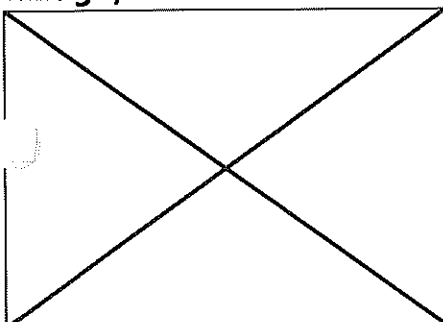
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	209,200	<b>2025 Taxable:</b>	209,200	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	218,000	<b>2024 Taxable:</b>	218,000	<b>Acreage:</b>	0.00
<b> zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,859  
Ground Area: 1,859  
Garage Area: 545  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 328,436

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

<b>Parcel:</b>	M -13-13-405-020	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	MCELVAIN THOMAS & SEGAL BARBARA	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	4626 COTTONWOOD DR ANN ARBOR, MI 48108	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5546/638	<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>	TPC TRAVIS POINTE CONDOS

## Mailing Address:

MCELVAIN THOMAS & SEGAL BARBARA  
2434 FLORA LANE  
PUNTA GORDA FL 33950

## Most Recent Sale Information

Sold on 03/01/2024 for 399,900 by MCLEAN KATHLEEN TRUST.

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

**Liber/Page:** 5546/638

## Most Recent Permit Information

None Found

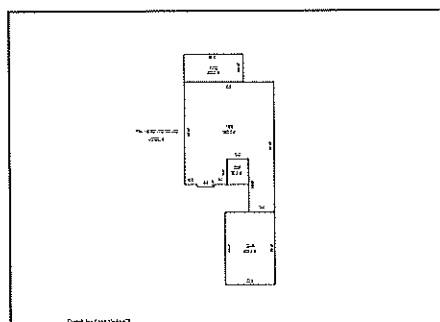
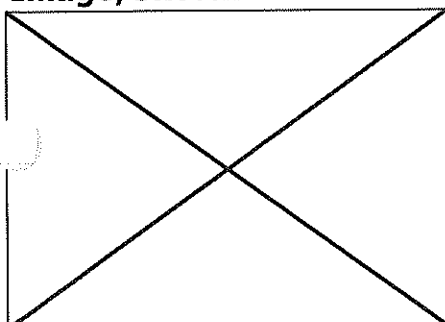
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	191,400	<b>2025 Taxable:</b>	191,400	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	198,900	<b>2024 Taxable:</b>	133,665	<b>Acreage:</b>	0.00
<b>Planning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,592  
Ground Area: 1,592  
Garage Area: 605  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 292,800

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

**Parcel:** M -13-13-405-026  
**Owner's Name:** HAYWARD KEITH D & LORI  
**Property Address:** 4662 COTTONWOOD DR  
ANN ARBOR, MI 48108  
**Liber/Page:** 5499/942  
**Split:** //  
**Public Impr.:** Paved Road  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** TPC TRAVIS POINTE CONDOS

## Mailing Address:

HAYWARD KEITH D & LORI  
146 WEST SHORE WOODS PO BOX 342  
DOUGLAS MI 49406

## Most Recent Sale Information

Sold on 10/10/2022 for 0 by HAYWARD D. KEITH & LORI.

**Terms of Sale:** 15-LADY BIRD

**Liber/Page:** 5499/942

## Most Recent Permit Information

Permit 24-0904 on 07/10/2024 for \$70,000 category REMODEL.

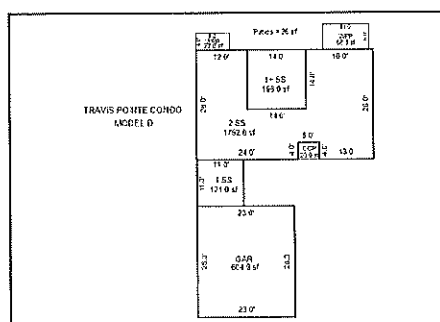
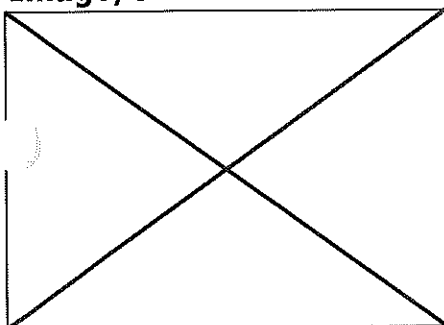
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	233,000	<b>2025 Taxable:</b>	233,000	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	243,200	<b>2024 Taxable:</b>	236,460	<b>Acreage:</b>	0.00
<b>Planning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	718	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 76  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 2  
Floor Area: 2,069  
Ground Area: 1,193  
Garage Area: 605  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 375,300

## Image/Sketch





# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

**Parcel:** M -13-13-405-038  
**Owner's Name:** PAUL SIMI & MANJILA SUNIL  
**Property Address:** 2641 ASPEN RD  
ANN ARBOR, MI 48108  
**Liber/Page:** 5506/343  
**Split:** //  
**Public Impr.:** Paved Road  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** TPC TRAVIS POINTE CONDOS

## Mailing Address:

PAUL SIMI & MANJILA SUNIL  
2641 ASPEN RD  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 12/14/2022 for 443,000 by KOZEIL MATTHEW E TRUST.

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

**Liber/Page:** 5506/343

## Most Recent Permit Information

Permit 15-00899 on 11/04/2015 for \$2,998 category .

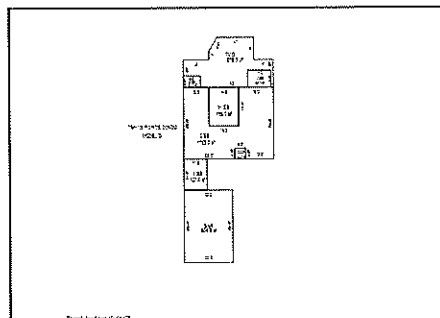
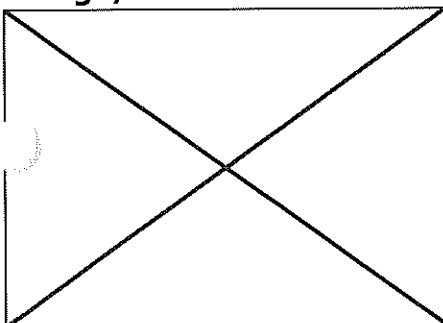
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	222,200	<b>2025 Taxable:</b>	222,200	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	231,900	<b>2024 Taxable:</b>	225,750	<b>Acreage:</b>	0.00
<b> zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1985  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,069  
Ground Area: 1,193  
Garage Area: 605  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 354,420

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

<b>Parcel:</b>	M -13-13-405-055	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	WANG HAO & YIFAN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	2777 ASPEN RD ANN ARBOR, MI 48108	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5490/320	<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>	TPC TRAVIS POINTE CONDOS

## Mailing Address:

WANG HAO & YIFAN  
2777 ASPEN RD  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 07/07/2022 for 515,000 by BENNETT DAVID & HELLEN A (LE).

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

**Liber/Page:** 5490/320

## Most Recent Permit Information

Permit 24-0533 on 05/31/2024 for \$17,466 category DECK/PORCH.

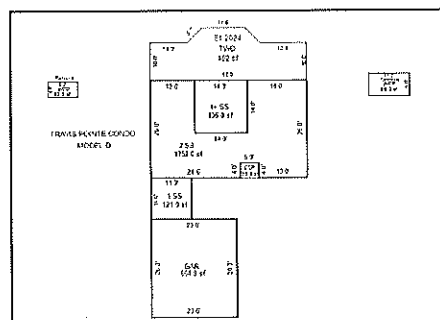
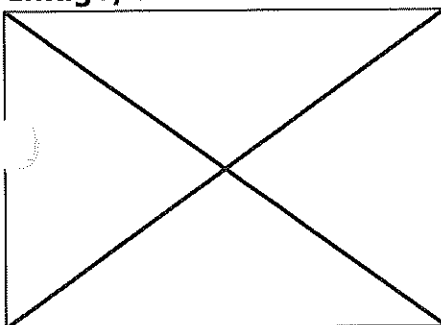
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	220,600	<b>2025 Taxable:</b>	220,600	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	230,100	<b>2024 Taxable:</b>	223,965	<b>Acreage:</b>	0.00
<b> zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	578	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 71  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 2  
Floor Area: 2,069  
Ground Area: 1,193  
Garage Area: 605  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 350,615

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

<b>Parcel:</b>	M -13-13-405-057	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	FELDMAN DAVID H	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	2793 ASPEN RD ANN ARBOR, MI 48108	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5516/342	<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>	TPC TRAVIS POINTE CONDOS

## Mailing Address:

FELDMAN DAVID H  
2793 ASPEN RD  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 03/27/2023 for 425,000 by LUMBARD VAN.

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

**Liber/Page:** 5516/342

## Most Recent Permit Information

None Found

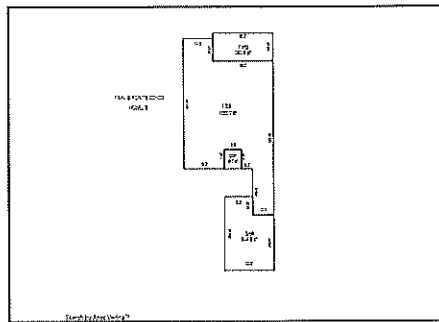
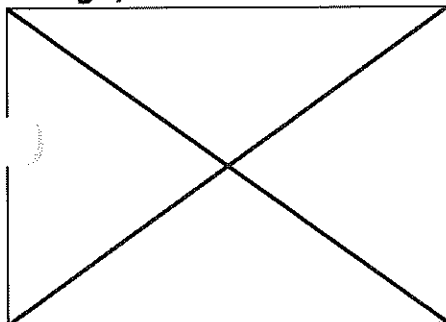
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	213,700	<b>2025 Taxable:</b>	213,700	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	220,300	<b>2024 Taxable:</b>	220,300	<b>Acreage:</b>	0.00
<b>zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: B+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 2  
Floor Area: 1,859  
Ground Area: 1,859  
Garage Area: 545  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 337,496

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

<b>Parcel:</b>	M -13-13-406-002	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	TISON JOEL K	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	2776 ASPEN RD ANN ARBOR, MI 48108	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5491/872	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	TPC TRAVIS POINTE CONDOS

## Mailing Address:

TISON JOEL K  
2776 ASPEN RD  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 07/19/2022 for 949,000 by CASTELLI PERLA C.

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

**Liber/Page:** 5491/872

## Most Recent Permit Information

None Found

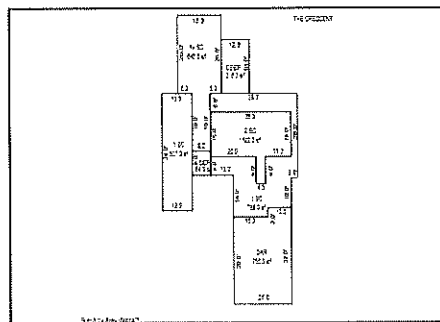
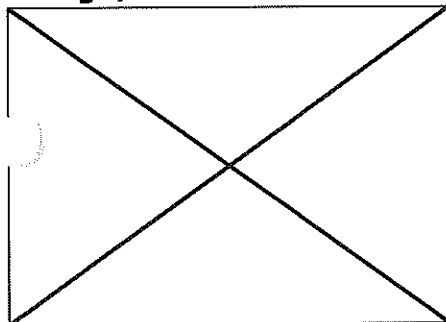
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	476,200	<b>2025 Taxable:</b>	476,200	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	501,900	<b>2024 Taxable:</b>	482,685	<b>Acreage:</b>	0.00
<b>zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1997  
Occupancy: Single Family  
Class: A  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 90  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 3,063  
Ground Area: 2,502  
Garage Area: 755  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 862,399

## Image/Sketch



# Real Estate Summary Sheet

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

09/24/2024 1:48 PM

**Parcel:** M -13-13-406-012  
**Owner's Name:** DUNBAR BRUCE D & JULIE L  
**Property Address:** 2726 ASPEN CT  
ANN ARBOR, MI 48108  
**Liber/Page:** 5536/330  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Previous Class:** 407.RESIDENTIAL CONDOMINIUMS  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** M -13 LODI  
**MAP #:**  
**School:** 81120 SALINE AREA SCHOOL DISTRICT  
**Neighborhood:** TPC TRAVIS POINTE CONDOS

## Mailing Address:

DUNBAR BRUCE D & JULIE L  
2726 ASPEN CT  
ANN ARBOR MI 48108

## Most Recent Sale Information

Sold on 10/16/2023 for 729,000 by FAETH CHRISTINE L.

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

**Liber/Page:** 5536/330

## Most Recent Permit Information

Permit 24-0806 on 08/06/2024 for \$0 category STANDBY GENERATOR.

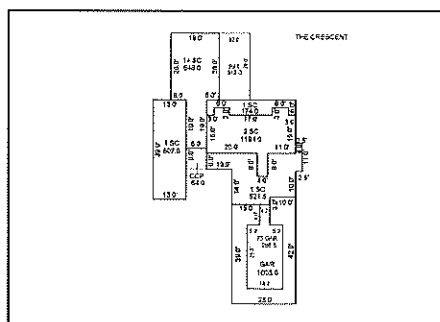
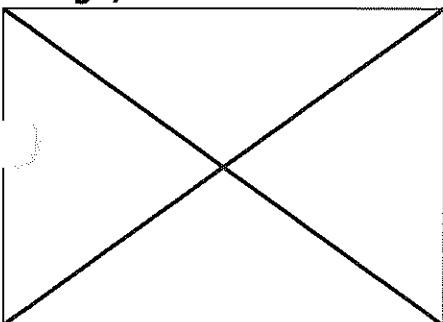
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	444,600	<b>2025 Taxable:</b>	364,500	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	364,500	<b>2024 Taxable:</b>	364,500	<b>Acreage:</b>	0.00
<b>zoning:</b>	PUD	<b>Land Value:</b>	90,000	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	2,429	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1996  
Occupancy: Single Family  
Class: A  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 79  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 0  
Floor Area: 3,330  
Ground Area: 2,446  
Garage Area: 1,005  
Basement Area: 0  
Basement Walls:  
Estimated TCV: 796,793

## Image/Sketch



Travis Pointe Condo Site Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-405-002	4518 COTTONWOOD DR	06/29/23	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$221,000	50.80
M-13-13-405-014	4590 COTTONWOOD DR	03/08/23	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$214,400	49.29
M-13-13-405-020	4626 COTTONWOOD DR	03/01/24	\$399,900	WD	03-ARMS LENGTH	\$399,900	\$195,700	48.94
M-13-13-405-026	4662 COTTONWOOD DR	08/05/22	\$520,000	WD	03-ARMS LENGTH	\$520,000	\$239,300	46.02
M-13-13-405-038	2641 ASPEN RD	12/14/22	\$443,000	WD	03-ARMS LENGTH	\$443,000	\$228,000	51.47
M-13-13-405-055	2777 ASPEN RD	07/07/22	\$515,000	WD	03-ARMS LENGTH	\$515,000	\$226,300	43.94
M-13-13-405-057	2793 ASPEN RD	03/27/23	\$425,000	WD	03-ARMS LENGTH	\$425,000	\$219,100	51.55
M-13-13-406-002	2776 ASPEN RD	07/19/22	\$949,000	WD	03-ARMS LENGTH	\$949,000	\$493,800	52.03
<b>Totals:</b>			<b>\$4,121,900</b>			<b>\$4,121,900</b>	<b>\$2,037,600</b>	

Sale. Ratio => 49.43  
 Std. Dev. => 2.91

Cur Appraisal	Land Residual	Est. Land Value	ECF Area	Libel/Page	Land Table	Class
\$442,027	\$77,973	\$85,000	TPC 5527/348		TRAVIS POINTE CONDOS	407
\$428,770	\$91,230	\$85,000	TPC 5513/576		TRAVIS POINTE CONDOS	407
\$391,470	\$93,430	\$85,000	TPC 5546/638		TRAVIS POINTE CONDOS	407
\$478,540	\$126,460	\$85,000	TPC 5493/57		TRAVIS POINTE CONDOS	407
\$455,967	\$72,033	\$85,000	TPC 5506/343		TRAVIS POINTE CONDOS	407
\$452,563	\$147,437	\$85,000	TPC 5490/320		TRAVIS POINTE CONDOS	407
\$438,253	\$71,747	\$85,000	TPC 5516/342		TRAVIS POINTE CONDOS	407
\$987,663	\$46,337	\$85,000	TPC 5491/872		TRAVIS POINTE CONDOS	407
<b>\$4,075,253</b>	<b>\$726,647</b>	<b>\$680,000</b>				
Average						
Per Site: <b>\$90,830.88</b>						