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Brookview Highlands ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-25-127-014	372 CRESTWAY CT	03/14/25	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$333,500	48.69
M-13-25-127-015	354 CRESTWAY CT	09/05/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$318,900	54.51
M-13-25-140-055	1919 BROOKVIEW DR	04/19/23	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$481,800	50.19
M-13-25-140-057	1903 BROOKVIEW DR	04/28/23	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$534,700	49.51
M-13-25-142-068	1803 BROOKVIEW DR	08/15/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$444,500	48.05
<b>Totals:</b>			<b>\$4,235,000</b>			<b>\$4,235,000</b>	<b>\$2,113,400</b>	

Sale. Ratio => 49.90  
 Std. Dev. => 2.55

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$666,943	\$132,662	\$552,338	\$714,279	0.773	3,280	\$168.40	BVHL	2.8049
\$637,756	\$147,473	\$437,527	\$655,459	0.668	2,809	\$155.76	BVHL	7.7718
\$963,668	\$159,310	\$800,690	\$1,075,345	0.745	3,975	\$201.43	BVHL	0.0642
\$1,069,423	\$178,438	\$901,562	\$1,191,156	0.757	4,424	\$203.79	BVHL	1.1648
\$888,942	\$137,537	\$787,463	\$1,004,552	0.784	4,015	\$196.13	BVHL	3.8663
<b>\$4,226,732</b>	<b>\$3,479,580</b>	<b>\$4,640,791</b>				<b>\$185.10</b>		<b>0.4550</b>
				E.C.F. =>	0.750	Std. Deviation=>	0.04598325	
				Ave. E.C.F. =>	0.745	Ave. Variance=>	3.1344	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2 STY	\$112,550	BROOKVIEW HIGHLANDS	401	73
2 STY	\$112,500	BROOKVIEW HIGHLANDS	401	74
2 STY	\$145,100	BROOKVIEW HIGHLANDS	401	83
2 STY	\$145,300	BROOKVIEW HIGHLANDS	401	78
2 STY	\$112,500	BROOKVIEW HIGHLANDS	401	88

4.205974046

# Real Estate Summary Sheet

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

09/02/2025 10:06 AM

<b>Parcel:</b>	M -13-25-127-014	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	JAMIESON ERIC & NOELANI	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	372 CRESTWAY CT SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5583/510	<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>	BVHL BROOKVIEW HIGHLANDS
<b>Mailing Address:</b>			
JAMIESON ERIC & NOELANI 372 CRESTWAY CT SALINE MI 48176			

## Most Recent Sale Information

Sold on 03/14/2025 for 685,000 by MOLA JOHN & SEXTON ROY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5583/510

## Most Recent Permit Information

None Found

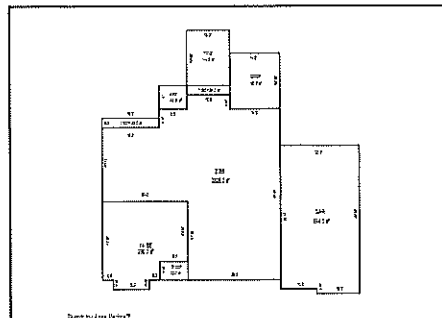
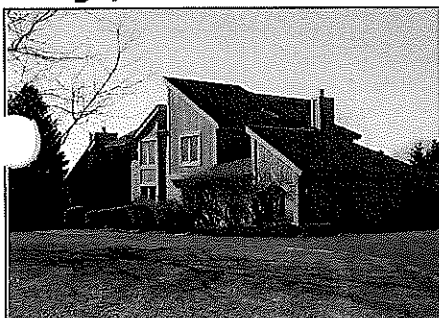
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	304,400	<b>2025 Taxable:</b>	270,449	<b>Acreage:</b>	1.01
<b>zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: B+10  
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: 2  
Floor Area: 3,280  
Ground Area: 1,810  
Garage Area: 694  
Basement Area: 1,810  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 10:06 AM

<b>Parcel:</b>	M -13-25-127-015	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHUE BRAIN II & DANA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	354 CRESTWAY CT SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5531/0990	<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>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

SHUE BRAIN II & DANA  
354 CRESTWAY CT  
SALINE MI 48176

## Most Recent Sale Information

Sold on 09/05/2023 for 585,000 by URE MCKAY & RACHEL B.

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

**Liber/Page:** 5531/0990

## Most Recent Permit Information

Permit 24-0449 on 04/29/2024 for \$67,923 category POOL/HOT TUB.

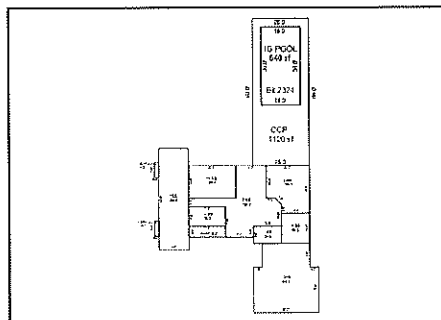
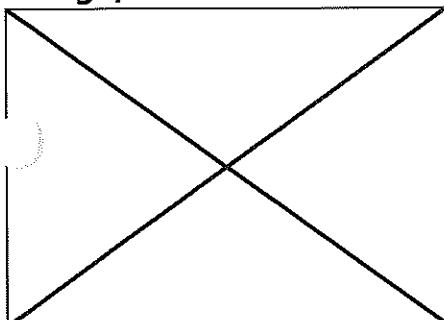
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	292,200	<b>2025 Taxable:</b>	277,556	<b>Acreage:</b>	1.00
<b>zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1990  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,809  
Ground Area: 2,104  
Garage Area: 872  
Basement Area: 1,922  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 10:06 AM

<b>Parcel:</b>	M -13-25-140-055	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ASSAAD USAMA & HAROUNI GHADA (LE)	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1919 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5535/0247	<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>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

ASSAAD USAMA & HAROUNI GHADA (LE)  
1919 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 10/13/2023 for 0 by ASSAAD USAMA & HAROUNI GHADA.

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

**Liber/Page:** 5535/0247

## Most Recent Permit Information

Permit 18-00798 on 08/20/2018 for \$31,776 category REROOF.

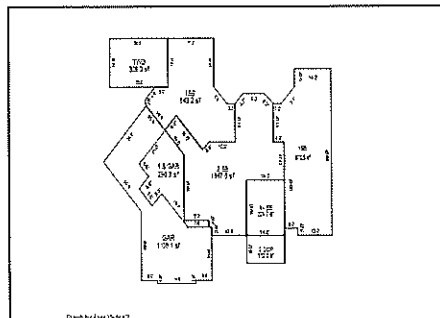
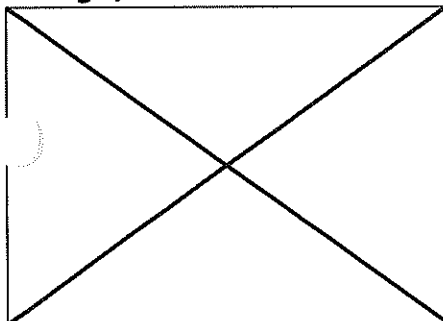
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	458,000	<b>2025 Taxable:</b>	433,020	<b>Acreage:</b>	1.01
<b> zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1995  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 5 Half Baths: 1  
Floor Area: 3,975  
Ground Area: 2,711  
Garage Area: 1,106  
Basement Area: 2,711  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 10:06 AM

**Parcel:** M -13-25-140-057  
**Owner's Name:** HENDRICKS RYAN H & SEANA  
**Property Address:** 1903 BROOKVIEW DR  
SALINE, MI 48176  
**Liber/Page:** 5521/321  
**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:** BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

HENDRICKS RYAN H & SEANA  
1903 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 04/28/2023 for 1,080,000 by HERMANSON SCOTT & KARLA.

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

**Liber/Page:** 5521/321

## Most Recent Permit Information

Permit 06-00065 on 02/15/2006 for \$30,000 category .

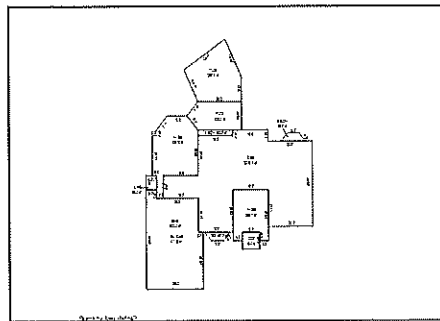
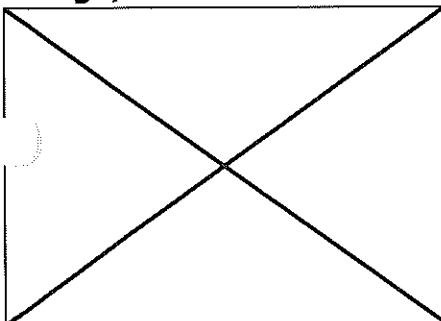
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	505,700	<b>2025 Taxable:</b>	475,084	<b>Acreage:</b>	1.03
<b> zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1996  
Occupancy: Single Family  
Class: A-10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 4 Half Baths: 2  
Floor Area: 4,424  
Ground Area: 2,298  
Garage Area: 823  
Basement Area: 2,298  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 10:06 AM

<b>Parcel:</b>	M -13-25-142-068	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	REINHART ELIZABETH	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	1803 BROOKVIEW DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5529/0866	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	Dirt Road	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	BVHL BROOKVIEW HIGHLANDS

## Mailing Address:

REINHART ELIZABETH  
1803 BROOKVIEW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 08/15/2023 for 925,000 by STAPLES BRET & KRISTEN.

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

**Liber/Page:** 5529/0866

## Most Recent Permit Information

Permit 01-05873 on 10/18/2001 for \$4,200 category .

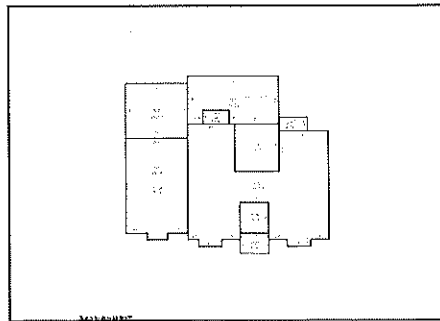
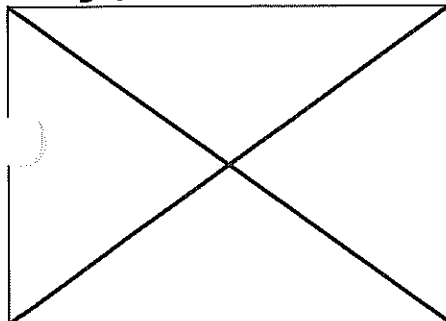
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	407,100	<b>2025 Taxable:</b>	387,140	<b>Acreage:</b>	1.00
<b>zoning:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1998  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 88  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 6  
Full Baths: 5 Half Baths: 1  
Floor Area: 4,015  
Ground Area: 1,852  
Garage Area: 688  
Basement Area: 1,852  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Brookview Highlands Land Analysis Non Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-25-127-014	372 CRESTWAY CT	03/14/25	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$337,200	49.23	
M-13-25-127-015	354 CRESTWAY CT	09/05/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$322,600	55.15	
M-13-25-142-068	1803 BROOKVIEW DR	08/15/23	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$448,200	48.45	
<b>Totals:</b>			<b>\$2,195,000</b>			<b>\$2,195,000</b>	<b>\$1,108,000</b>		
								Sale. Ratio =>	50.48
								Std. Dev. =>	3.66

Brookview Highlands Land Analysis Golf Course

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-25-140-055	1919 BROOKVIEW DR	04/19/23	\$960,000	WD	03-ARM'S LENGTH	\$960,000	\$502,000	52.29	
M-13-25-140-057	1903 BROOKVIEW DR	04/28/23	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$555,300	51.42	
<b>Totals:</b>			<b>\$2,040,000</b>			<b>\$2,040,000</b>	<b>\$1,057,300</b>		
								Sale. Ratio =>	51.83
								Std. Dev. =>	0.62

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	
\$674,493	\$130,607	\$120,100	1.01	1.01	\$129,314	\$2.97	BVHL 5583/510		
\$645,256	\$59,744	\$120,000	1.00	1.00	\$59,744	\$1.37	BVHL 5531/0990		
\$896,442	\$148,558	\$120,000	1.00	1.00	\$148,558	\$3.41	BVHL 5529/0866		
<b>\$2,216,191</b>	<b>\$338,909</b>	<b>\$360,100</b>	<b>3.01</b>	<b>3.01</b>	<b>Average</b>	<b>Average</b>			
					Average	Average			
					per FF=>	per Net Acre=>	112,594.35	per SqFt=>	\$2.58

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page	
\$1,004,068	\$141,432	\$185,500	1.01	1.01	\$140,032	\$3.21	BVHL 5519/778		
\$1,110,623	\$155,877	\$186,500	1.03	1.03	\$151,337	\$3.47	BVHL 5521/321		
<b>\$2,114,691</b>	<b>\$297,309</b>	<b>\$372,000</b>	<b>2.04</b>	<b>2.04</b>	<b>Average</b>	<b>Average</b>			
					Average	Average			
					per FF=>	per Net Acre=>	145,739.71	per SqFt=>	\$3.35

**Land Table**

**Class**

BROOKVIEW HIGHLANDS

401

BROOKVIEW HIGHLANDS

401

BROOKVIEW HIGHLANDS

401

**Land Table**

**Class**

BROOKVIEW HIGHLANDS

401

BROOKVIEW HIGHLANDS

401