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Diible Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-06-405-060	2600 ANDREW THOMAS TRL	11/22/23	\$740,000	WD	03-ARMS LENGTH	\$740,000	\$411,900	55.66
M-13-06-405-070	2481 ANDREW THOMAS TRL	02/13/25	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$370,100	54.83
M-13-07-105-029	7677 WOOD BROOK RD	03/15/24	\$675,000	WD	03-ARMS LENGTH	\$675,000	\$349,100	51.72
M-13-07-105-041	3009 WATERS MEADOW TRL	12/05/24	\$585,000	WD	03-ARMS LENGTH	\$585,000	\$272,700	46.62
M-13-07-105-056	3068 PRAIRIE CIRCLE TRL	05/31/24	\$602,000	WD	03-ARMS LENGTH	\$602,000	\$281,100	46.69

Totals: \$3,277,000 \$3,277,000 \$1,684,900

Sale. Ratio => 51.42
 Std. Dev. => 4.32

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	
\$829,770	\$124,865	\$615,135	\$737,348	0.834	2,303	\$267.10	DBLE	10.3917	
\$740,109	\$95,383	\$579,617	\$674,400	0.859	2,576	\$225.01	DBLE	7.8714	
\$698,213	\$87,736	\$587,264	\$638,574	0.920	2,619	\$224.23	DBLE	1.8521	
\$545,363	\$96,575	\$488,425	\$469,444	1.040	1,828	\$267.19	DBLE	10.2264	
\$562,197	\$92,762	\$509,238	\$491,041	1.037	2,430	\$209.56	DBLE	9.8888	
\$3,375,652		\$2,779,679	\$3,010,806			\$238.62		1.4936	
				E.C.F. =>	0.923	Std. Deviation=>		0.0969207	
				Ave. E.C.F. =>	0.938	Ave. Variance=>		8.0461	
									Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1STY	\$86,165	DIUBLEMEADOWS	407	85
1STY	\$72,295	DIUBLEMEADOWS	407	85
2STY	\$71,915	DIUBLEMEADOWS	407	92
1STY	\$82,840	DIUBLEMEADOWS	407	84
2STY	\$72,770	DIUBLEMEADOWS	407	85

8.576367407

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:04 AM

Parcel: M -13-06-405-060
Owner's Name: LIEDEL FAMILY TRUST
Property Address: 2600 ANDREW THOMAS TRL
ANN ARBOR, MI 48103
Liber/Page: 5539/519
Split: 11/11/2003
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: DBLE DIUBLE MEADOWS

Mailing Address:

LIEDEL FAMILY TRUST
2600 ANDREW THOMAS TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 11/22/2023 for 740,000 by CATE JOHN & JEANNINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5539/519

Most Recent Permit Information

Permit 24-0118 on 01/08/2024 for \$0 category STANDBY GENERATOR.

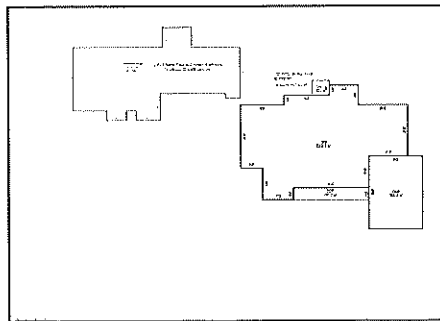
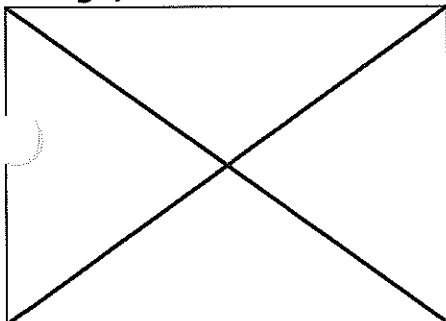
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	392,900	2025 Taxable:	360,025	Acreage:	0.91
Usage:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 2,303
Ground Area: 2,303
Garage Area: 660
Basement Area: 2,303
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:04 AM

Parcel:	M -13-06-405-070	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MCCLURE JOSEPH/CATHERINE/DOUGLAS	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	2481 ANDREW THOMAS TRL ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5579/315	Prev. Taxable Stat:	TAXABLE
Split:	11/11/2003	Created:	11/11/2003
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

MCCLURE JOSEPH/CATHERINE/DOUGLAS
2481 ANDREW THOMAS TRL
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 02/13/2025 for 675,000 by WRIGHT JOHN & WRIGHT PATRICK TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5579/315

Most Recent Permit Information

Permit 04-01373 on 10/25/2004 for \$290,000 category .

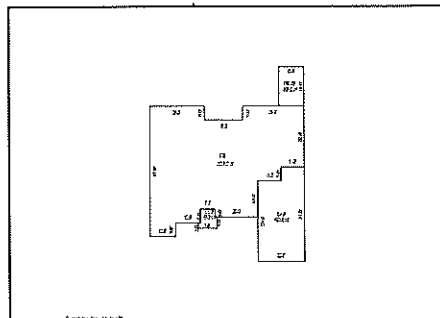
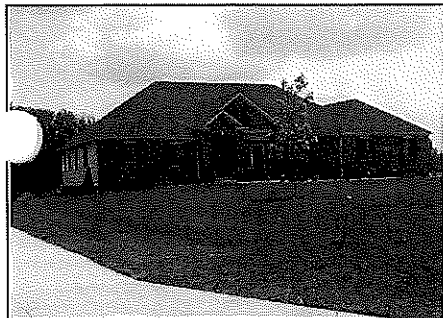
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	345,900	2025 Taxable:	246,996	Acreage:	0.76
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,576
Ground Area: 2,576
Garage Area: 693
Basement Area: 2,576
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:04 AM

Parcel:	M -13-07-105-029	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	LYON ZACKARY & JESSICA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	7677 WOOD BROOK RD ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5548/519	Prev. Taxable Stat:	TAXABLE
Split:	11/11/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	DBLE DIUBLE MEADOWS

Mailing Address:

LYON ZACKARY & JESSICA
7677 WOOD BROOK RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 03/15/2024 for 675,000 by GURICA NICHOLAS F & RACHEL H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5548/519

Most Recent Permit Information

Permit 16--0093 on 12/21/2016 for \$8,000 category .

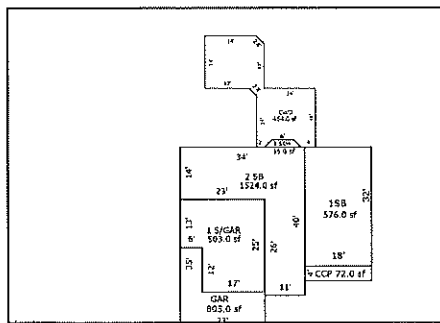
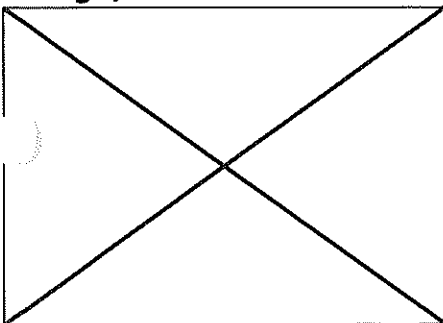
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	334,400	2025 Taxable:	334,400	Acreage:	0.76
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2015
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 2
Floor Area: 2,619
Ground Area: 1,338
Garage Area: 805
Basement Area: 1,338
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Diuble Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
M-13-06-405-070	2481 ANDREW THOMAS TRL	02/13/25	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$373,900	55.39
M-13-07-105-029	7677 WOOD BROOK RD	03/15/24	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$352,900	52.28
M-13-07-105-041	3009 WATERS MEADOW TRL	03/14/24	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$277,000	49.46
M-13-07-105-041	3009 WATERS MEADOW TRL	12/05/24	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$277,000	47.35
M-13-07-105-056	3068 PRAIRIE CIRCLE TRL	05/31/24	\$602,000	WD	03-ARM'S LENGTH	\$602,000	\$284,900	47.33
Totals:			\$3,097,000			\$3,097,000	\$1,565,700	
							Sale. Ratio =>	50.56
							Std. Dev. =>	3.47

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libel/Page
\$747,719	\$7,186	\$79,905	0.76	0.76	\$9,443	\$0.22	DBLE 5579/315	
\$705,783	\$48,702	\$79,485	0.76	0.76	\$64,336	\$1.48	DBLE 5548/519	
\$554,083	\$97,477	\$91,560	0.87	0.87	\$111,786	\$2.57	DBLE 5548/302	
\$554,083	\$122,477	\$91,560	0.87	0.87	\$140,455	\$3.22	DBLE 5573/800	
\$569,857	\$112,573	\$80,430	0.77	0.77	\$146,962	\$3.37	DBLE 5556/0107	
\$3,131,525	\$388,415	\$422,940	4.03	4.03				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		96,428.75 per SqFt=>		\$2.21		

Land Table	Class
DIUBLEMEADOWS	407
DIUBLEMEADOWS	407
DIUBLEMEADOWS	407
DIUBLEMEADOWS	407
DIUBLEMEADOWS	407