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Lodi Farms ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
M-13-01-400-060	2925 W ARBOR RD	09/17/24	\$590,000	WD	03-ARM'S LENGTH	\$590,000
M-13-02-400-033	2760 TRILLIUM LN	09/25/24	\$840,000	WD	03-ARM'S LENGTH	\$840,000
M-13-05-300-007	7150 TUPELO DR	10/05/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500
M-13-08-100-011	3443 GENSLEY RD	08/23/24	\$865,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$865,000
M-13-30-400-029	7821 WEBER RD	04/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000
Totals:						\$3,324,500

Due to only one improved 101 Sale, sales in Lodi East and Lodi West ECF Neighborhoods were utilized to develop the 2026 Farms ECF. ECF of 0.955 was used for the 2026 year.

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
\$336,600	57.05	\$673,120	\$157,196	\$432,804	\$449,020	0.964	1,638	\$264.23	LOE
\$488,900	58.20	\$977,896	\$125,267	\$714,733	\$742,062	0.963	3,669	\$194.80	LOE
\$167,000	50.68	\$336,889	\$256,958	\$72,542	\$79,931	0.908	1,863	\$38.94	LOW
\$421,500	48.73	\$843,005	\$320,486	\$544,514	\$568,182	0.958	2,001	\$272.12	LOW
\$347,800	49.69	\$695,637	\$289,493	\$410,507	\$439,004	0.935	2,708	\$151.59	FI
\$1,761,800		\$3,526,547		\$2,175,100	\$2,278,199			\$184.34	
Sale. Ratio =>	52.99				E.C.F. =>	0.955		Std. Deviation=>	0.02430674
Std. Dev. =>	4.42				Ave. E.C.F. =>	0.946		Ave. Variance=>	1.9429

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.8276	1 STY	\$67,560		LODI EAST	401	82
1.7563	2 STY	\$125,267		LODI EAST	401	78
3.8051	1 STY	\$252,873		LODI WEST	401	47
1.2735	1 STY	\$288,550	M-13-08-100-010	LODI WEST	401	79
1.0522	2 STY	\$288,789		FARMS	101	66

0.9136

Coefficient of Var=> 2.05469796

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/25/2025 10:27 AM

Parcel:	M -13-01-400-060	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CHETCUTI SEAN & JOHNSON MARYLOU	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2925 W ARBOR RD ANN ARBOR, MI 48103	Current Taxable Status:	TAXABLE
Liber/Page:	5566/985	Prev. Taxable Stat:	TAXABLE
Split:	08/22/2001	Created:	08/22/2001
Public Impr.:	Paved Road	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

CHETCUTI SEAN & JOHNSON MARYLOU P
2925 W ARBOR RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 09/17/2024 for 590,000 by SCHWARTZENBERGER DONNA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5566/985

Most Recent Permit Information

Permit 24-0520 on 04/26/2024 for \$1,811 category WINDOWS.

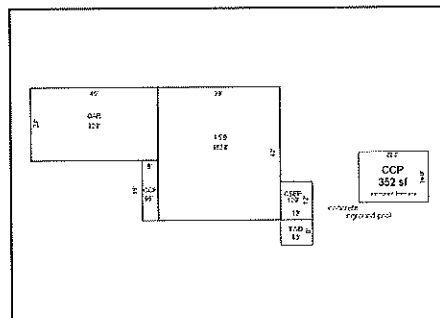
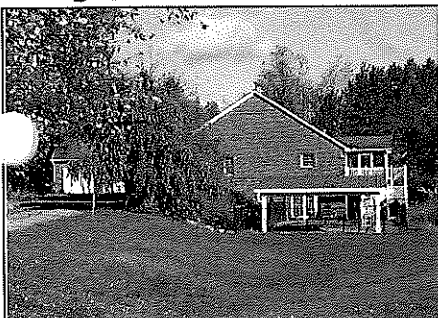
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	345,200	2025 Taxable:	345,200	Acreage:	2.26
Financing:	AG	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: 2002
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 1,638
Ground Area: 1,638
Garage Area: 920
Basement Area: 1,638
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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11/25/2025 10:27 AM

Parcel:	M -13-02-400-033	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MERVAK COLIN & NICHOLAS CHELSIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2760 TRILLIUM LN ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5566/779	Prev. Taxable Stat:	TAXABLE
Split:	11/19/2005	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LOE LODI EAST

Mailing Address:

MERVAK COLIN & NICHOLAS CHELSIE
2760 TRILLIUM LN
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 09/25/2024 for 840,000 by KOSS STEVEN R & HOLLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5566/779

Most Recent Permit Information

Permit 25-0918 on 09/18/2025 for \$0 category SOLAR ARRAY.

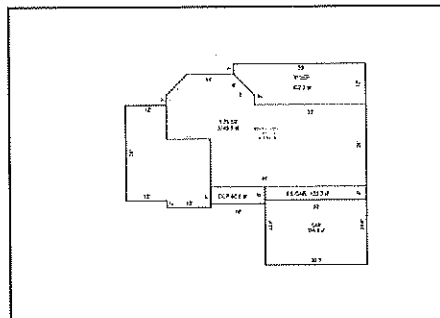
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	507,800	2025 Taxable:	507,800	Acreage:	7.79
Financing:	AG	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: 1995
Occupancy: Single Family
Class: B+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Heat Pump
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 3,669
Ground Area: 2,028
Garage Area: 690
Basement Area: 2,028
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/25/2025 10:27 AM

Parcel:	M -13-05-300-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SUMMERS JAMES & MAYES KIM (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7150 TUPELO DR ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5542/0642	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

SUMMERS JAMES & MAYES KIM (LE)
405 VIRGINIA AVE
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 01/16/2024 for 0 by SUMMERS JAMES & MAYES KIM.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5542/0642

Most Recent Permit Information

None Found

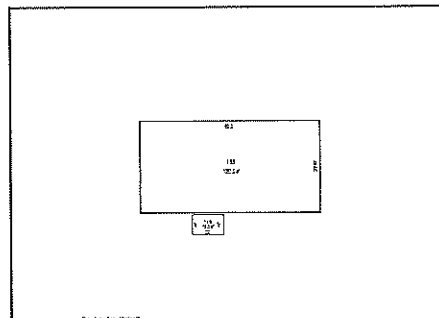
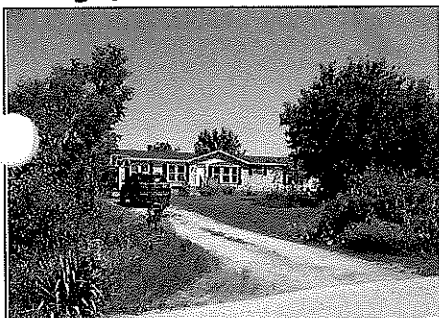
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	165,500	2025 Taxable:	165,500	Acreage:	20.61
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Mobile Home
Class: Average
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Warm & Cool Air
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,863
Ground Area: 1,863
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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11/25/2025 10:27 AM

Parcel:	M -13-08-100-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FISER DALE R & SUZANNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3443 GENSLEY RD ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5563/425	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

FISER DALE R & SUZANNE
3443 GENSLEY RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 08/23/2024 for 865,000 by NEWBOUND K JAMES & C HILDA TRUST.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 5563/425

Most Recent Permit Information

Permit 20-00088 on 01/28/2020 for \$5,037 category MISC.

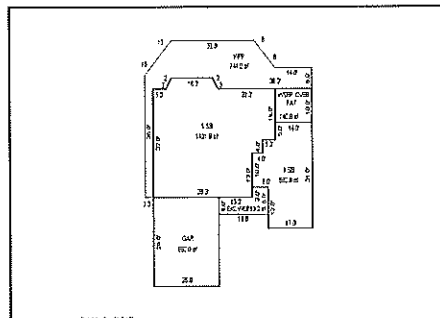
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	365,900	2025 Taxable:	365,900	Acreage:	10.01
zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1997	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: B-10	
Style: 1 STY	
Exterior: Wood Siding	
% Good (Physical): 79	
Heating System: Forced Heat & Cool	
Electric - Amps Service: 100	
# of Bedrooms: 4	
Full Baths: 2 Half Baths: 1	
Floor Area: 2,001	
Ground Area: 2,001	
Garage Area: 650	
Basement Area: 2,114	
Basement Walls:	
Estimated TCV: Tentative	

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/25/2025 10:27 AM

Parcel:	M -13-30-400-029	Current Class:	101.AGRICULTURAL-IMPROVED
Owner's Name:	TROTT JOHN A & FRANCES	Previous Class:	101.AGRICULTURAL-IMPROVED
Property Address:	7821 WEBER RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5517/770	Prev. Taxable Stat:	TAXABLE
Split:	01/26/2005	Created:	01/26/2005
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	FI FARMS

Mailing Address:

TROTT JOHN A & FRANCES
7821 WEBER RD
SALINE MI 48176

Most Recent Sale Information

Sold on 04/14/2023 for 700,000 by THELEN STEVEN & NANCY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5517/770

Most Recent Permit Information

None Found

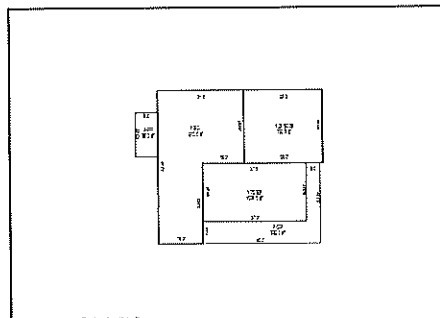
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	334,700	2025 Taxable:	313,320	Acreage:	30.53
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 5
Year Built: 1880	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: B-5	
Style: 2 STY	
Exterior: Wood Siding	
% Good (Physical): 66	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 3	
Full Baths: 2 Half Baths: 0	
Floor Area: 2,708	
Ground Area: 2,124	
Garage Area: 0	
Basement Area: 1,152	
Basement Walls:	
Estimated TCV: Tentative	

Image/Sketch



Lodi Township Farms Land Analysis

Community	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
Lodi Township	M-13-18-300-001	DIUBLE RD	02/21/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000
Lodi Township	M-13-30-400-029	7821 WEBER RD	04/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000
York Township	S-19-18-200-005	S MAPLE RD	07/12/22	\$1,200,000	WD	03-ARM'S LENGTH	\$1,200,000
York Township	S-19-27-100-010	PLATT RD	05/12/22	\$276,045	WD	03-ARM'S LENGTH	\$276,045
York Township	S-19-31-400-004	N RIDGE RD	07/12/22	\$410,729	WD	03-ARM'S LENGTH	\$410,729
Totals:				\$2,976,774			\$2,976,774

Due to a limited number of vacant land sales in Lodi Township, sales from similar rural townships were utilized to develop the 2026 Agricultural Land Values. Sales from York Townshi were included in this analysis.

LODI TOWNSHIP 2026 AG VALUES:	
#1 SOIL:	\$8,600.00
#2 SOIL:	\$8,170.00
#3 SOIL:	\$7,740.00
#4 SOIL:	\$6,880.00
#5 SOIL:	\$6,450.00

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$136,700	35.05	\$273,409	\$390,000	\$273,409	40.55	40.55	\$9,618	\$0.22
\$341,400	48.77	\$682,708	\$293,152	\$275,860	30.53	30.53	\$9,602	\$0.22
\$0	0.00	\$645,668	\$1,200,000	\$645,668	120.51	118.51	\$9,958	\$0.23
\$174,900	63.36	\$349,701	\$276,045	\$349,701	49.40	49.40	\$5,588	\$0.13
\$122,300	29.78	\$244,556	\$410,729	\$244,556	57.52	57.52	\$7,141	\$0.16
\$775,300		\$2,196,042	\$2,569,926	\$1,789,194	298.51	296.51		
Sale. Ratio =>	26.04				Average		Average	
Std. Dev. =>	23.69				per Net Acre=>	8,609.18	per SqFt=>	\$0.20

Actual Front	Other Parcels in Sale	Class
0.00		102
0.00		101
0.00	S-19-07-300-001, S-19-07-400-002, S-19-07-400-010, S-19-18-100-002	101
0.00		102
0.00		102