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Section 23 Lodi County Estates ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-23-180-003	3544 SURREY DR	12/07/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$258,000	49.14
M-13-23-180-006	3720 MEADOW LN	07/28/23	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$417,900	52.57
M-13-23-185-003	3667 MEADOW LN	08/28/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$284,000	50.71
M-13-23-400-007	3510 TEXTILE RD	08/04/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$342,500	55.69
M-13-23-410-001	3519 MEADOW LN	11/02/23	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$196,200	49.06
M-13-24-270-003	3344 CLOVER DR	02/29/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$212,300	45.66
Totals:			\$3,359,900			\$3,359,900	\$1,710,900	
							Sale. Ratio =>	50.92
							Std. Dev. =>	3.42

Outlier Not Used

M-13-24-270-001	3279 SURREY DR	02/21/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$134,600	33.65
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$516,062	\$74,849	\$450,151	\$468,877	0.960	3,679	\$122.36	L23	2.4993
\$835,796	\$102,223	\$692,777	\$779,568	0.889	3,769	\$183.81	L23	4.6401
\$568,061	\$74,336	\$485,664	\$524,681	0.926	2,468	\$196.78	L23	0.9433
\$684,924	\$78,349	\$536,651	\$644,607	0.833	2,287	\$234.65	L23	10.2545
\$395,602	\$77,931	\$321,969	\$337,589	0.954	2,120	\$151.87	L23	1.8662
\$424,672	\$75,855	\$389,145	\$370,688	1.050	2,700	\$144.13	L23	11.4723
\$3,425,117		\$2,876,357	\$3,126,009			\$172.27		1.4932
				E.C.F. =>		Std. Deviation=>		0.07333728
				Ave. E.C.F. =>		Ave. Variance=>		5.2793 Coefficient of Var=>
\$269,293	\$69,934	\$330,066	\$211,859	1.558	1,664	\$198.36	L23	155.7954

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STY	\$72,000	SEC 23 LODI CTY EST. 1-6	401	58
2 STY	\$71,000	SEC 23 LODI CTY EST. 1-6	401	79
2 STY	\$70,300	SEC 23 LODI CTY EST. 1-6	401	83
1 STY	\$73,400	SEC 23 LODI CTY EST. 1-6	401	94
1 STY	\$70,100	SEC 23 LODI CTY EST. 1-6	401	55
2 STY	\$68,000	SEC 23 LODI CTY EST. 1-6	401	55

5.645876005

1 STY	\$67,320	SEC 23 LODI CTY EST. 1-6	401	89
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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:18 AM

Parcel:	M -13-23-180-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CALL-BOYCE ELIZABETH, &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3544 SURREY DR SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5540/0120	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

CALL-BOYCE ELIZABETH, &
HUPMAN DAVID & VICKIE
3544 SURREY DR
SALINE MI 48176

Most Recent Sale Information

Sold on 12/07/2023 for 525,000 by PAXTON REID & CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5540/0120

Most Recent Permit Information

None Found

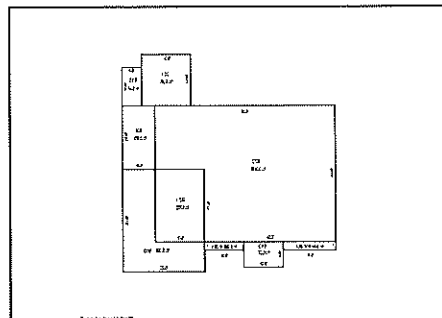
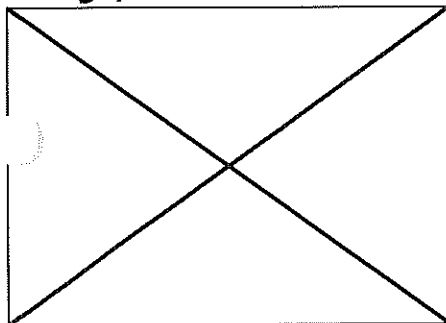
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	258,400	2025 Taxable:	258,400	Acreage:	1.40
Financing:	R-1	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: 1970
Occupancy: Single Family
Class: B-5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 58
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 1 Half Baths: 3
Floor Area: 3,679
Ground Area: 1,835
Garage Area: 600
Basement Area: 1,655
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:18 AM

Parcel: M -13-23-180-006
Owner's Name: POLLOCK DAVID J & SANDRA K
Property Address: 3720 MEADOW LN
SALINE, MI 48176
Liber/Page: 5548/478
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: L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

POLLOCK DAVID J & SANDRA K
3720 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 03/18/2024 for 0 by POLLOCK LIVING TRUST.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 5548/478

Most Recent Permit Information

Permit 15-00651 on 08/14/2015 for \$65,000 category .

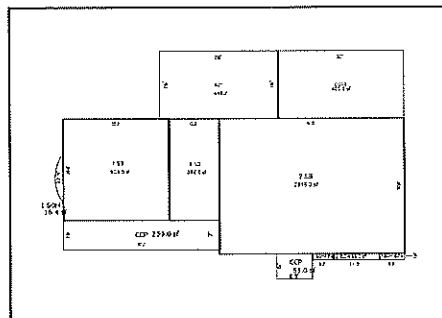
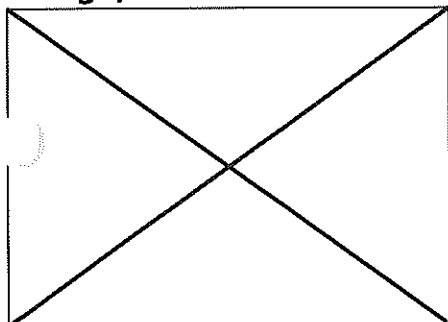
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	409,200	2025 Taxable:	409,200	Acreage:	1.30
zoning:	R-1	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: 1963
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,769
Ground Area: 2,296
Garage Area: 1,504
Basement Area: 1,408
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:18 AM

Parcel:	M -13-23-400-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EDWARDS MELANIE & SETH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3510 TEXTILE RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5532/0620	Prev. Taxable Stat:	TAXABLE
Split:	10/26/2001	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

EDWARDS MELANIE & SETH
3510 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/04/2023 for 615,000 by STANLEY BRANDEN J & MARGARET.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5532/0620

Most Recent Permit Information

Permit 17-01241 on 12/22/2017 for \$200,000 category NEW HOUSE.

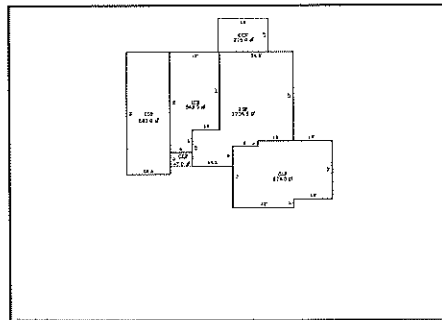
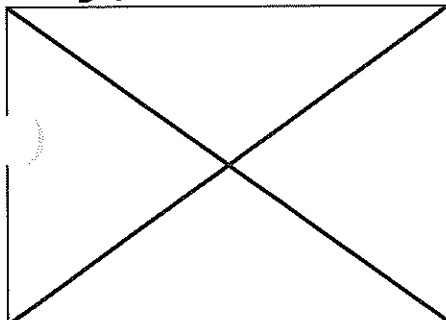
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	335,000	2025 Taxable:	335,000	Acreage:	1.54
Financing:	R-1	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: 2018
Occupancy: Single Family
Class: B
Style: 1 STY
Exterior:
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 2,287
Ground Area: 2,287
Garage Area: 804
Basement Area: 2,287
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:18 AM

Parcel:	M -13-23-410-001	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOOLEY DANIEL J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3519 MEADOW LN SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5537/583	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

DOOLEY DANIEL J
3519 MEADOW LN
SALINE MI 48176

Most Recent Sale Information

Sold on 11/02/2023 for 399,900 by HIEBER RUSSELL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5537/583

Most Recent Permit Information

Permit 24-0006 on 01/04/2024 for \$9,100 category REROOF.

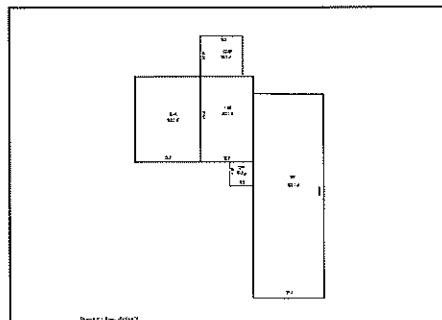
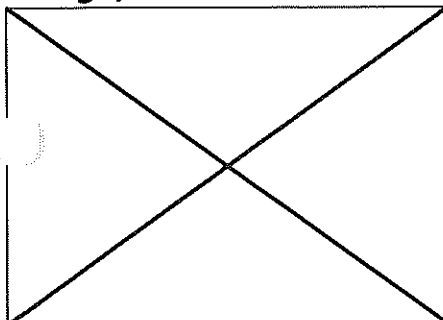
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	196,000	2025 Taxable:	192,384	Acreage:	1.21
Financing:	R-1	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: 1964
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,120
Ground Area: 2,120
Garage Area: 1,153
Basement Area: 1,620
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 10:18 AM

Parcel:	M -13-24-270-003	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MARTIN ERIC & CANDICE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3344 CLOVER DR SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5546/453	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L23 SEC 23 LODI CT ES. 1-6

Mailing Address:

MARTIN ERIC & CANDICE
3344 CLOVER DR
SALINE MI 48176

Most Recent Sale Information

Sold on 02/29/2024 for 465,000 by BURKHARDT AGNES TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5546/453

Most Recent Permit Information

Permit 03-24270 on 09/11/2003 for \$20,000 category .

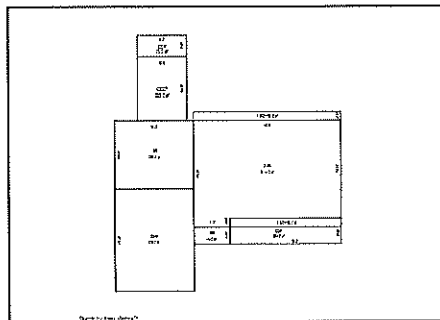
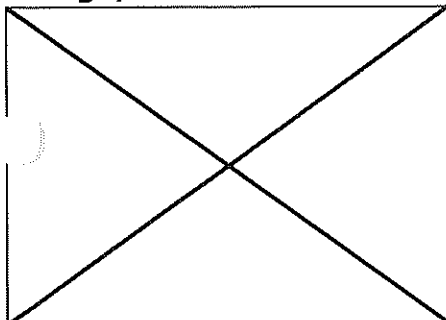
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	214,400	2025 Taxable:	214,400	Acreage:	1.00
zoning:	R-1	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: 1966
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 1 Half Baths: 2
Floor Area: 2,700
Ground Area: 1,485
Garage Area: 576
Basement Area: 1,485
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Section 23 Lodi County Estates Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-23-180-003	3544 SURREY DR	12/07/23	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$264,000	50.29
M-13-23-180-006	3720 MEADOW LN	07/28/23	\$795,000	WD	03-ARMS LENGTH	\$795,000	\$423,900	53.32
M-13-23-185-003	3667 MEADOW LN	08/28/23	\$560,000	WD	03-ARMS LENGTH	\$560,000	\$290,000	51.79
M-13-23-410-001	3519 MEADOW LN	11/02/23	\$399,900	WD	03-ARMS LENGTH	\$399,900	\$202,200	50.56
M-13-24-270-001	3279 SURREY DR	02/21/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$140,600	35.15
M-13-24-270-003	3344 CLOVER DR	02/29/24	\$465,000	WD	03-ARMS LENGTH	\$465,000	\$218,300	46.95
Totals:			\$3,144,900			\$3,144,900	\$1,539,000	
							Sale. Ratio =>	48.94
							Std. Dev. =>	6.64

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libar/Page
\$528,062	\$80,938	\$84,000	1.40	1.40	\$57,813	\$1.33	L23	5540/0120
\$847,796	\$30,204	\$83,000	1.30	1.30	\$23,234	\$0.53	L23	5528/533
\$580,061	\$62,239	\$82,300	1.23	1.23	\$50,601	\$1.16	L23	5531/0725
\$407,602	\$74,398	\$82,100	1.21	1.21	\$61,486	\$1.41	L23	5537/583
\$281,173	\$198,027	\$79,200	0.99	0.99	\$200,027	\$4.59	L23	5546/383
\$436,672	\$108,328	\$80,000	2.00	1.00	\$54,164	\$1.24	L23	5546/453
\$3,081,366	\$554,134	\$490,600	8.13	7.13	Average	Average		
					per Net Acre=>	68,159.16	per SqFt=>	\$1.56

