

I

Section 25 & Subdivisions ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
M-13-25-200-019	6470 ANN ARBOR SALINE	08/15/24	\$530,000	WD	03-ARMS LENGTH	\$530,000	\$237,100	44.74
M-13-25-210-004	3273 TEXTILE RD	11/18/24	\$430,100	WD	03-ARMS LENGTH	\$430,100	\$231,400	53.80
M-13-25-210-011	3077 TEXTILE RD	08/26/24	\$615,000	WD	03-ARMS LENGTH	\$615,000	\$286,900	46.65
M-13-25-215-005	3202 GOLEVIEW DR	08/08/24	\$610,000	WD	03-ARMS LENGTH	\$610,000	\$329,700	54.05
M-13-25-305-001	23 GUNTHER CT	06/30/23	\$799,000	WD	03-ARMS LENGTH	\$799,000	\$374,000	46.81
M-13-25-305-007	71 GUNTHER CT	12/11/24	\$870,000	WD	03-ARMS LENGTH	\$870,000	\$358,300	41.18
Totals:			\$3,854,100			\$3,854,100	\$1,817,400	
							Sale. Ratio =>	47.15
							Std. Dev. =>	5.11

Outlier Not Used

M-13-25-200-013	6221 ANN ARBOR SALINE	05/22/24	\$363,500	WD	03-ARMS LENGTH	\$363,500	\$131,300	36.12
-----------------	-----------------------	----------	-----------	----	----------------	-----------	-----------	-------

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$474,115	\$102,581	\$427,419	\$405,163	1.055	2,487	\$171.86	L25	8.0687
\$462,733	\$95,822	\$334,278	\$400,121	0.835	1,890	\$176.87	L25	13.8803
\$573,866	\$84,961	\$530,039	\$533,157	0.994	2,453	\$216.08	L25	1.9907
\$659,441	\$101,580	\$508,420	\$608,354	0.836	2,880	\$176.53	L25	13.8515
\$753,485	\$124,658	\$674,342	\$685,744	0.983	2,944	\$229.06	L25	0.9128
\$716,603	\$90,985	\$779,015	\$682,244	1.142	3,203	\$243.21	L25	16.7597
\$3,640,243		\$3,253,513	\$3,314,783			\$202.27		0.7271
				E.C.F. =>		Std. Deviation=>		0.12126944
				Ave. E.C.F. =>		Ave. Variance=>		9.2439 Coefficient of Var=>
\$262,646	\$85,100	\$278,400	\$193,022	1.442	1,102	\$252.63	L25	144.2322

Building Style	Land Value	Land Table	Property Class	Building Depr.
2STY	\$83,500	SEC 25 & SUBS	401	73
1STY	\$80,000	SEC 25 & SUBS	401	71
2STY	\$80,000	SEC 25 & SUBS	401	84
2STY	\$80,000	SEC 25 & SUBS	401	73
2STY	\$107,700	SEC 25 & SUBS	401	76
2STY	\$81,500	SEC 25 & SUBS	401	77

9.488312352

1STY	\$85,100	SEC 25 & SUBS	401	64
------	----------	---------------	-----	----

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel: M -13-25-200-019
Owner's Name: MCGRATH MARY
Property Address: 6470 ANN ARBOR SALINE RD
SALINE, MI 48176
Liber/Page: 5562/896
Split: / /
Public Impr.: Dirt 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: L25 SEC 25 & SUBS

Mailing Address:

MCGRATH MARY
6470 ANN ARBOR SALINE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/15/2024 for 530,000 by PRESDFORF RONALD & RITA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5562/896

Most Recent Permit Information

Permit 22-0997 on 09/14/2022 for \$0 category WINDOWS.

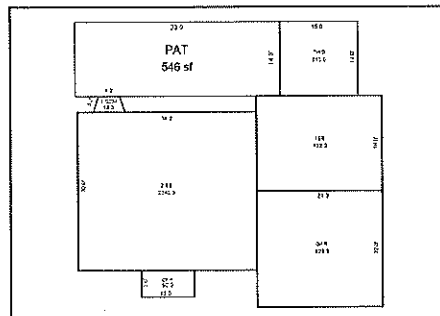
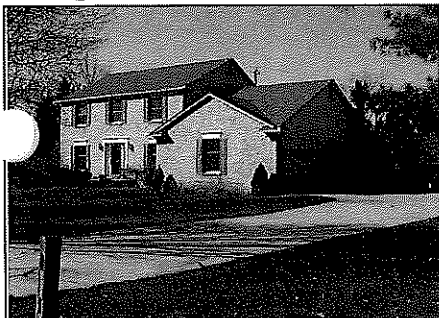
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	240,100	2025 Taxable:	240,100	Acreage:	1.35
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: 1989
Occupancy: Single Family
Class: BC
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: 1
Floor Area: 2,487
Ground Area: 1,452
Garage Area: 528
Basement Area: 1,452
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel:	M -13-25-210-004	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BRAUN THEODORE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3273 TEXTILE RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5571/811	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

BRAUN THEODORE
3273 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 11/18/2024 for 430,100 by J & S MANAGEMENT LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5571/811

Most Recent Permit Information

None Found

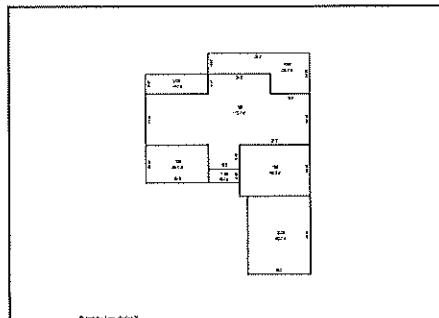
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	238,000	2025 Taxable:	238,000	Acreage:	1.00
Usage:	R-1	Land Value:	Tentative	Frontage:	150.0
PRE:	100,000	Land Impr. Value:	Tentative	Average Depth:	290.4

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 1,890
Ground Area: 1,890
Garage Area: 552
Basement Area: 1,842
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel:	M -13-25-210-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KNOLL LAURA D & SERRA CHRISTIAN G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3077 TEXTILE RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5564/498	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

KNOLL LAURA D & SERRA CHRISTIAN G
3077 TEXTILE RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/26/2024 for 615,000 by PHEGLEY JOSHUA & JESSICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5564/498

Most Recent Permit Information

Permit 19-00733 on 07/29/2019 for \$17,964 category MISC.

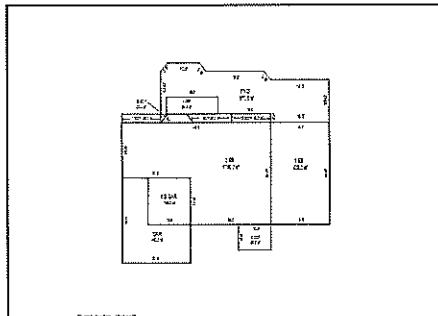
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	291,000	2025 Taxable:	291,000	Acreage:	1.00
Zoning:	R-1	Land Value:	Tentative	Frontage:	150.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	290.4

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,453
Ground Area: 1,305
Garage Area: 563
Basement Area: 873
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel:	M -13-25-215-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPEIDEL JORDAN & BAKER BETHANY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3202 GOLFVIEW DR SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5562/311	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

SPEIDEL JORDAN & BAKER BETHANY
3202 GOLFVIEW DR
SALINE MI 48176

Most Recent Sale Information

Sold on 08/08/2024 for 610,000 by MELCHER-POLITZ CAROL (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5562/311

Most Recent Permit Information

Permit 99-06460 on 07/23/1999 for \$7,500 category .

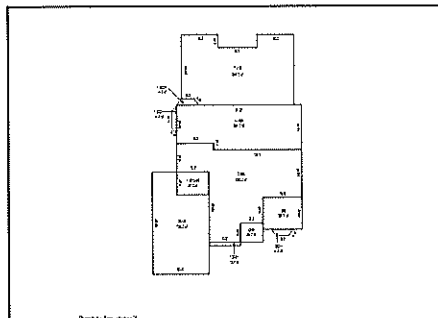
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	308,500	2025 Taxable:	308,500	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: 1989
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: 1
Floor Area: 2,880
Ground Area: 1,789
Garage Area: 736
Basement Area: 1,789
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel: M -13-25-305-001
Owner's Name: SRIDHAR AVINASH & MALORIE
Property Address: 23 GUNTHER CT
SALINE, MI 48176
Liber/Page: 5526/765
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: L25 SEC 25 & SUBS

Mailing Address:

SRIDHAR AVINASH & MALORIE
23 GUNTHER CT
SALINE MI 48176

Most Recent Sale Information

Sold on 06/30/2023 for 799,000 by MAGDA MARY LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5526/765

Most Recent Permit Information

Permit 24-0517 on 05/17/2024 for \$0 category STANDBY GENERATOR.

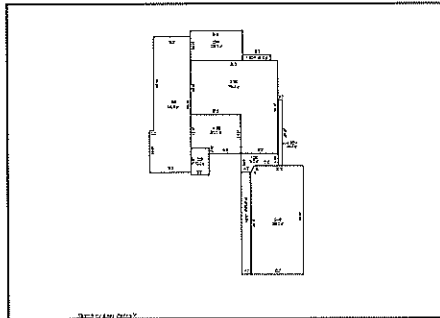
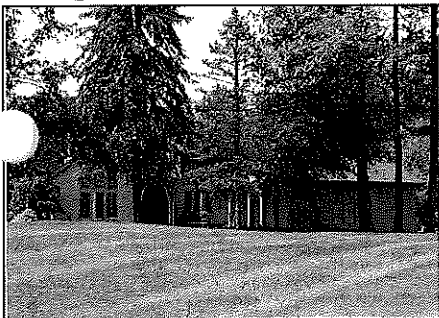
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	379,100	2025 Taxable:	346,312	Acreage:	4.27
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: 1994
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: 4
Full Baths: 2 Half Baths: 2
Floor Area: 2,944
Ground Area: 1,984
Garage Area: 826
Basement Area: 1,910
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:05 AM

Parcel:	M -13-25-305-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MULLENMEISTER JULIET	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	71 GUNTHER CT SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5574/229	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	L25 SEC 25 & SUBS

Mailing Address:

MULLENMEISTER JULIET
71 GUNTHER CT
SALINE MI 48176

Most Recent Sale Information

Sold on 12/11/2024 for 870,000 by ROSENBLUM ANDREW & SHARON A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5574/229

Most Recent Permit Information

Permit 12-1104 on 09/20/2012 for \$13,000 category .

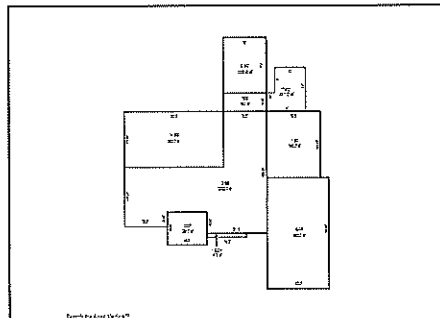
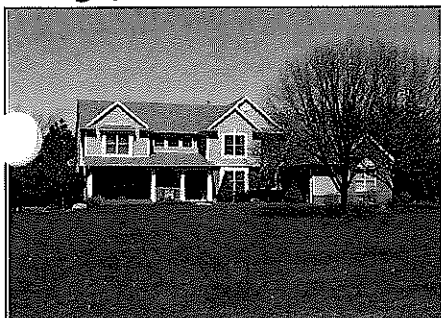
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	358,000	2025 Taxable:	358,000	Acreage:	1.15
Rating:	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: 1992
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 2
Floor Area: 3,203
Ground Area: 2,178
Garage Area: 660
Basement Area: 1,611
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Section 25 and Subdivisions Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
M-13-25-200-013	6221 ANN ARBOR SALINE	05/22/24	\$363,500	WD	03-ARMS LENGTH	\$363,500	\$141,300	38.87
M-13-25-200-019	6470 ANN ARBOR SALINE	08/15/24	\$530,000	WD	03-ARMS LENGTH	\$530,000	\$247,100	46.62
M-13-25-210-004	3273 TEXTILE RD	11/18/24	\$430,100	WD	03-ARMS LENGTH	\$430,100	\$241,400	56.13
M-13-25-210-011	3077 TEXTILE RD	08/26/24	\$615,000	WD	03-ARMS LENGTH	\$615,000	\$296,900	48.28
M-13-25-215-005	3202 GOLFVIEW DR	08/08/24	\$610,000	WD	03-ARMS LENGTH	\$610,000	\$339,700	55.69
M-13-25-305-001	23 GUNTHER CT	06/30/23	\$799,000	WD	03-ARMS LENGTH	\$799,000	\$386,500	48.37
M-13-25-305-007	71 GUNTHER CT	12/11/24	\$870,000	WD	03-ARMS LENGTH	\$870,000	\$368,300	42.33
Totals:			\$4,217,600			\$4,217,600	\$2,021,200	

Sale. Ratio => 47.92

Std. Dev. => 6.36

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$282,646	\$185,954	\$105,100	1.51	1.51	\$123,148	\$2.83	L25 5554/0978	
\$494,115	\$139,385	\$103,500	1.35	1.35	\$103,248	\$2.37	L25 5562/896	
\$482,733	\$47,367	\$100,000	1.00	1.00	\$47,367	\$1.09	L25 5571/811	
\$593,866	\$121,134	\$100,000	1.00	1.00	\$121,134	\$2.78	L25 5564/498	
\$679,441	\$30,559	\$100,000	1.00	1.00	\$30,559	\$0.70	L25 5562/311	
\$778,485	\$153,215	\$132,700	4.27	4.27	\$35,882	\$0.82	L25 5526/765	
\$736,603	\$234,897	\$101,500	1.22	1.15	\$192,539	\$4.42	L25 5574/229	
\$4,047,889	\$912,511	\$742,800	11.35	11.28				
			Average		Average			
			per Net Acre=>		per SqFt=>			
			80,397.44				\$1.85	

Land Table	Inspected Date	Class
SEC 25 & SUBS	4/20/2012	401
SEC 25 & SUBS	9/20/2000	401
SEC 25 & SUBS	11/2/2011	401
SEC 25 & SUBS	8/29/2023	401
SEC 25 & SUBS	7/3/1993	401
SEC 25 & SUBS	6/11/2024	401
SEC 25 & SUBS	9/5/1998	401