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Section 26 & Subdivisions ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
M-13-26-105-001	3637 TEXTILE RD	04/10/24	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$216,900	49.86
M-13-26-105-018	3552 WEBER RD	02/15/24	\$405,000	WD	03-ARMS LENGTH	\$405,000	\$167,600	41.38
M-13-26-105-029	6100 ANN ARBOR SALINE	04/30/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$108,200	40.07
M-13-26-110-006	6148 HEREFORD RD	07/26/24	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$192,500	46.95
M-13-26-115-009	6352 LODI LN	08/30/24	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$215,100	45.28
M-13-26-135-006	6380 LODMEADOW DR	07/03/24	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$289,500	55.14
M-13-26-280-003	6421 HOLLOWTREE CT	10/21/24	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$278,800	50.69
M-13-26-305-007	6637 HEATHERIDGE DR	11/22/24	\$348,000	WD	03-ARMS LENGTH	\$348,000	\$201,700	57.96
M-13-26-305-030	6969 HEATHERIDGE DR	05/19/23	\$440,000	WD	03-ARMS LENGTH	\$440,000	\$218,900	49.75
M-13-26-310-012	6872 HEATHERIDGE DR	08/16/24	\$465,000	WD	03-ARMS LENGTH	\$465,000	\$236,900	50.95
M-13-27-101-004	5625 CATHERINE CT	04/18/24	\$1,240,000	WD	03-ARMS LENGTH	\$1,240,000	\$717,600	57.87
M-13-27-101-008	5730 MICHAEL DR	05/22/23	\$1,300,000	WD	03-ARMS LENGTH	\$1,300,000	\$775,400	59.65
M-13-27-101-011	5610 MICHAEL DR	09/13/24	\$852,500	WD	03-ARMS LENGTH	\$852,500	\$397,300	46.60
<b>Totals:</b>						<b>\$7,715,500</b>	<b>\$4,016,400</b>	

Sale. Ratio => 52.06

Std. Dev. => 6.20

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$433,767	\$82,178	\$352,822	\$338,392	1.043	1,698	\$207.79	L26	2.0869
\$335,122	\$86,061	\$318,939	\$239,712	1.331	1,683	\$189.51	L26	26.6996
\$216,338	\$80,806	\$189,194	\$130,445	1.450	1,062	\$178.15	L26	38.6865
\$384,990	\$84,449	\$325,551	\$289,260	1.125	2,101	\$154.95	L26	6.1950
\$430,232	\$84,665	\$390,335	\$332,596	1.174	1,968	\$198.34	L26	11.0090
\$578,919	\$96,590	\$428,410	\$464,224	0.923	2,759	\$155.28	L26	14.0661
\$557,607	\$89,266	\$460,734	\$450,761	1.022	2,432	\$189.45	L26	4.1388
\$403,380	\$113,045	\$234,955	\$279,487	0.841	1,810	\$129.81	L26	22.2697
\$437,736	\$99,738	\$340,262	\$325,311	1.046	2,308	\$147.43	L26	1.7553
\$473,858	\$92,603	\$372,397	\$366,944	1.015	2,294	\$162.34	L26	4.8652
\$1,435,244	\$117,791	\$1,122,209	\$1,268,001	0.885	5,116	\$219.35	L26	17.8490
\$1,550,743	\$196,100	\$1,103,900	\$1,303,795	0.847	4,041	\$273.17	L26	21.6830
\$794,521	\$92,019	\$760,481	\$676,133	1.125	2,610	\$291.37	L26	6.1239
<b>\$8,032,457</b>		<b>\$6,400,189</b>	<b>\$6,465,011</b>			<b>\$192.07</b>		<b>7.3539</b>
				<b>E.C.F. =&gt;</b>	<b>0.990</b>	<b>Std. Deviation=&gt;</b>	<b>0.18113897</b>	
				<b>Ave. E.C.F. =&gt;</b>	<b>1.064</b>	<b>Ave. Variance=&gt;</b>	<b>13.6483</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1 STY	\$80,000	SEC 26 & SUBS	401	68
1 STY	\$80,400	SEC 26 & SUBS	401	53
1 STY	\$80,200	SEC 26 & SUBS	401	49
SPLIT LEVEL	\$81,600	SEC 26 & SUBS	401	60
1 STY	\$80,100	SEC 26 & SUBS	401	57
2 STY	\$87,000	SEC 26 & SUBS	401	64
2 STY	\$82,300	SEC 26 & SUBS	401	72
2 STY	\$81,000	SEC 26 & SUBS	401	69
2 STY	\$81,400	SEC 26 & SUBS	401	70
2 STY	\$81,000	SEC 26 & SUBS	401	70
2 STY	\$72,400	SEC 26 & SUBS	407	90
2 STY	\$74,500	SEC 26 & SUBS	407	84
1 STY	\$75,250	SEC 26 & SUBS	407	82

12.83322615

# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

**Parcel:** M -13-26-105-001  
**Owner's Name:** KOVACEVICH JOANNA & JOSHUA  
**Property Address:** 3637 TEXTILE RD  
SALINE, MI 48176

**Liber/Page:** 5550/719  
**Split:** //

**Public Impr.:** Paved Road  
**Topography:** None

## Mailing Address:

KOVACEVICH JOANNA & JOSHUA  
3637 TEXTILE RD  
SALINE MI 48176

**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:** L26 SEC 26 & SUBS

## Most Recent Sale Information

Sold on 04/10/2024 for 435,000 by FITZGERALD KELLI & PETER A.

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

**Liber/Page:** 5550/719

## Most Recent Permit Information

Permit 24-1472 on 10/25/2024 for \$56,675 category SOLAR ARRAY.

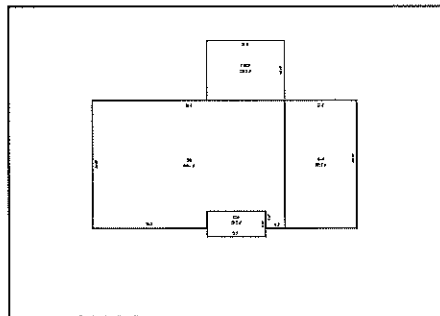
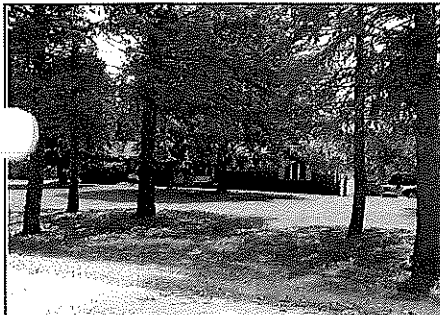
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	212,900	<b>2025 Taxable:</b>	212,900	<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: 1972  
Occupancy: Single Family  
Class: BC  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,698  
Ground Area: 1,698  
Garage Area: 660  
Basement Area: 1,698  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-105-018	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ISSEL COLLIN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	3552 WEBER RD SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5545/318	<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>	L26 SEC 26 & SUBS

**Mailing Address:**  
ISSEL COLLIN  
3552 WEBER RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 02/15/2024 for 405,000 by SLATER BRADLEY & JENNIFER.

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

**Liber/Page:** 5545/318

## Most Recent Permit Information

None Found

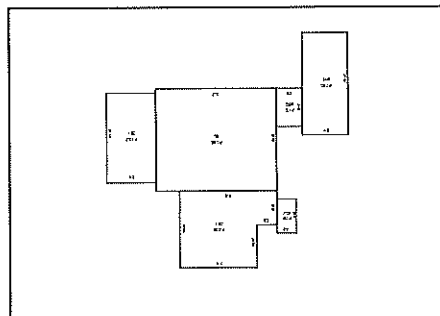
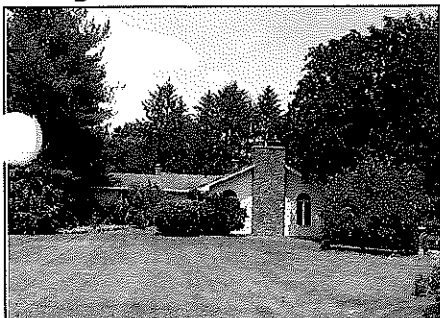
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	165,700	<b>2025 Taxable:</b>	165,700	<b>Acreage:</b>	1.04
<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: 1955  
Occupancy: Single Family  
Class: BC  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 53  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,683  
Ground Area: 1,683  
Garage Area: 676  
Basement Area: 888  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

**Parcel:** M -13-26-105-029  
**Owner's Name:** MCALINDEN DANIEL  
**Property Address:** 6100 ANN ARBOR SALINE RD  
SALINE, MI 48176  
**Liber/Page:** 5553/36  
**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:** L26 SEC 26 & SUBS

## Mailing Address:

MCALINDEN DANIEL  
6100 ANN ARBOR SALINE RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 04/30/2024 for 270,000 by PAUL KENNETH TRUST.

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

**Liber/Page:** 5553/36

## Most Recent Permit Information

None Found

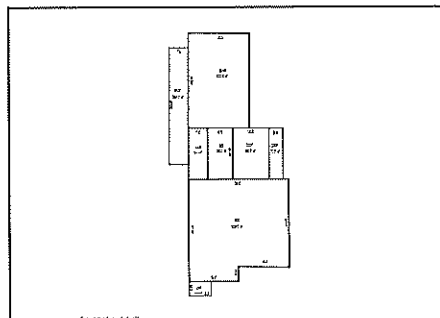
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	106,800	<b>2025 Taxable:</b>	106,800	<b>Acreage:</b>	1.02
<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: 1958  
Occupancy: Single Family  
Class: C+10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 49  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,062  
Ground Area: 1,062  
Garage Area: 572  
Basement Area: 936  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-110-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DANGELO LENA & SOVODA BRADLEY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6148 HEREFORD RD SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5563/20	<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>	L26 SEC 26 & SUBS

## Mailing Address:

DANGELO LENA & SOVODA BRADLEY  
6148 HEREFORD RD  
SALINE MI 48176

## Most Recent Sale Information

Sold on 07/26/2024 for 410,000 by JOSEPH ANDREW & ELAINE.

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

**Liber/Page:** 5563/20

## Most Recent Permit Information

None Found

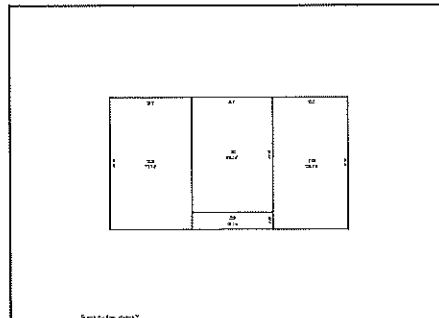
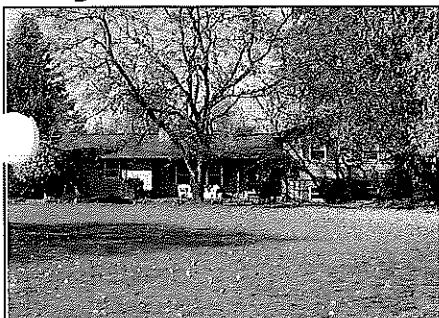
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	189,200	<b>2025 Taxable:</b>	189,200	<b>Acreage:</b>	1.16
<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: 1970  
Occupancy: Single Family  
Class: B-10  
Style: SPLIT LEVEL  
Exterior: Wood Siding  
% Good (Physical): 60  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,101  
Ground Area: 1,388  
Garage Area: 775  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-115-009	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	HARRIS JOSHUA L & RACHEL A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6352 LODI LN SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5564/128	<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>	L26 SEC 26 & SUBS
<b>Mailing Address:</b>	HARRIS JOSHUA L & RACHEL A 6352 LODI LN SALINE MI 48176		

## Most Recent Sale Information

Sold on 08/30/2024 for 475,000 by BOULTER RICHARD O (LE).

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5564/128

## Most Recent Permit Information

None Found

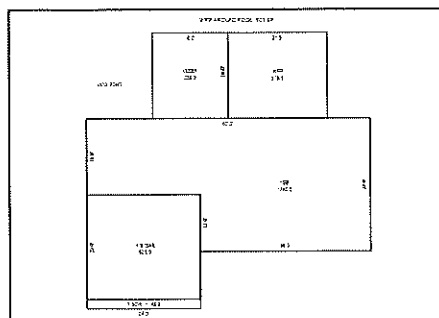
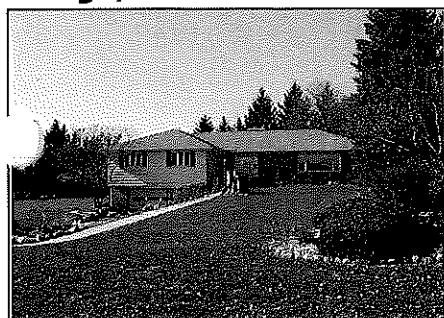
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	210,700	<b>2025 Taxable:</b>	210,700	<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: 1968  
Occupancy: Single Family  
Class: B-10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 57  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,968  
Ground Area: 1,920  
Garage Area: 576  
Basement Area: 1,920  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-135-006	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GILL JESSICA & JOSEPH M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6380 LODIMEADOW DR SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5559/0022	<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>	L26 SEC 26 & SUBS

## Mailing Address:

GILL JESSICA & JOSEPH M  
6380 LODIMEADOW DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 07/03/2024 for 525,000 by WARSINSKE DENIS TRUST.

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

**Liber/Page:** 5559/0022

## Most Recent Permit Information

Permit 24-0581 on 05/06/2024 for \$10,205 category MISC.

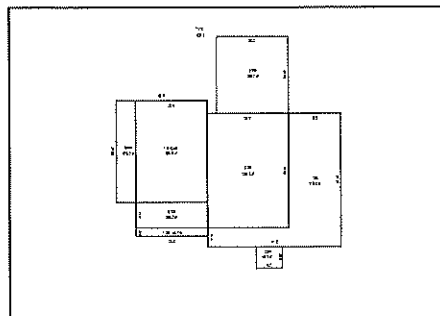
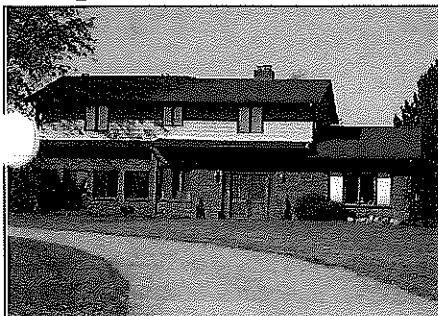
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	281,200	<b>2025 Taxable:</b>	281,200	<b>Acreage:</b>	1.70
<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: 1977  
Occupancy: Single Family  
Class: B+5  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,759  
Ground Area: 1,424  
Garage Area: 672  
Basement Area: 1,292  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-280-003	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COSTELLO JAMES & MERRIMAN NINA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6421 HOLLOWTREE CT SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5568/736	<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>	L26 SEC 26 & SUBS

## Mailing Address:

COSTELLO JAMES & MERRIMAN NINA  
6421 HOLLOWTREE CT  
SALINE MI 48176

## Most Recent Sale Information

Sold on 10/21/2024 for 550,000 by WRIGHT TROY.

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

**Liber/Page:** 5568/736

## Most Recent Permit Information

Permit 07-00641 on 09/04/2007 for \$7,745 category .

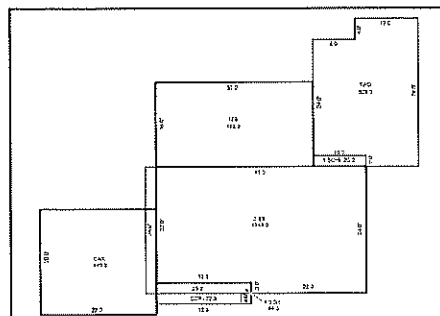
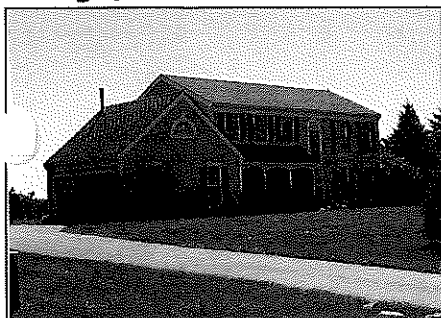
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	271,500	<b>2025 Taxable:</b>	271,500	<b>Acreage:</b>	1.23
<b>Rating:</b>	R-1	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1987  
Occupancy: Single Family  
Class: B+5  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,432  
Ground Area: 1,404  
Garage Area: 440  
Basement Area: 1,404  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-26-305-007	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	AL-JAFAR KUMAIL & ALMUSAWI SARA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	6637 HEATHERIDGE DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5572/407	<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>	L26 SEC 26 & SUBS

## Mailing Address:

AL-JAFAR KUMAIL & ALMUSAWI SARA  
6637 HEATHERIDGE DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 11/22/2024 for 348,000 by HAURY CYNTHIA.

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

**Liber/Page:** 5572/407

## Most Recent Permit Information

None Found

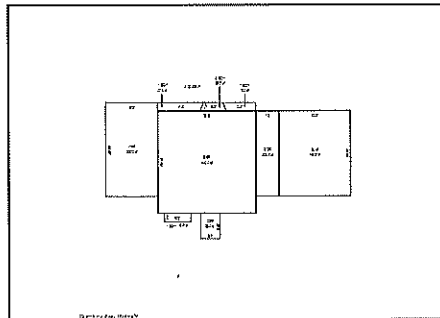
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	198,700	<b>2025 Taxable:</b>	198,700	<b>Acreeage:</b>	1.10
<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: 1983  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 69  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,810  
Ground Area: 860  
Garage Area: 440  
Basement Area: 720  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

**Parcel:** M -13-26-305-030  
**Owner's Name:** NAJOR MATTHEW S & LINDSAY E  
**Property Address:** 6969 HEATHERIDGE DR  
SALINE, MI 48176

**Liber/Page:** 5523/378  
**Split:** / /

**Public Impr.:** Paved Road  
**Topography:** None

## Mailing Address:

NAJOR MATTHEW S & LINDSAY E  
6969 HEATHERIDGE DR  
SALINE MI 48176

**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:** L26 SEC 26 & SUBS

## Most Recent Sale Information

Sold on 05/31/2023 for 0 by NAJOR MATTHEW S.

**Terms of Sale:** 09-FAMILY

**Liber/Page:** 5523/378

## Most Recent Permit Information

Permit 21-01012 on 08/25/2021 for \$0 category WINDOWS.

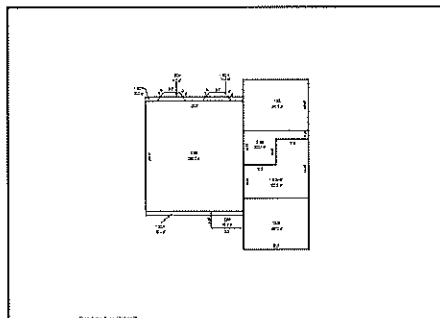
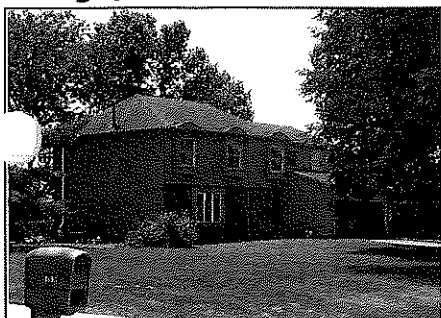
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	214,700	<b>2025 Taxable:</b>	196,405	<b>Acreage:</b>	1.14
<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: 1984  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 2  
Floor Area: 2,308  
Ground Area: 1,120  
Garage Area: 460  
Basement Area: 780  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

**Parcel:** M -13-26-310-012  
**Owner's Name:** OKEEFE PATRICK & KATHERINE  
**Property Address:** 6872 HEATHERIDGE DR  
SALINE, MI 48176  
**Liber/Page:** 5562/989  
**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:** L26 SEC 26 & SUBS

## Mailing Address:

OKEEFE PATRICK & KATHERINE  
6872 HEATHERIDGE DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 08/16/2024 for 465,000 by CATTELL DOUGLAS & SHERRY.

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

**Liber/Page:** 5562/989

## Most Recent Permit Information

Permit 25-0516 on 06/02/2025 for \$20,000 category BASEMENT FINISH.

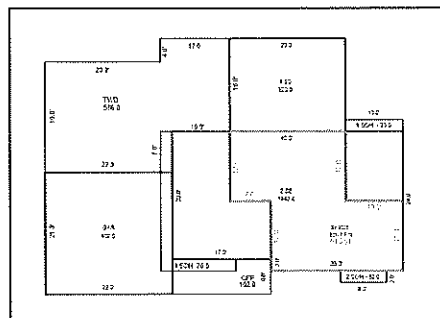
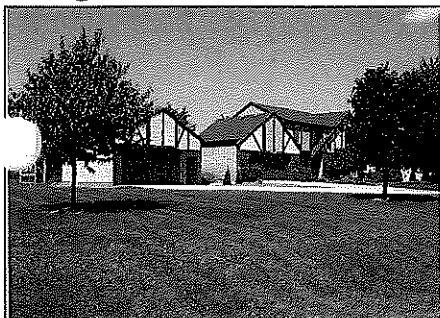
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	233,500	<b>2025 Taxable:</b>	233,500	<b>Acreage:</b>	1.10
<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: 1986  
Occupancy: Single Family  
Class: BC  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,294  
Ground Area: 1,246  
Garage Area: 1,326  
Basement Area: 926  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-27-101-004	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	JEAN-MARY BRIAN & JERILYN	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	5625 CATHERINE CT SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5551/142	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	10/07/2001	<b>Created:</b>	10/07/2001
<b>Public Impr.:</b>	None	<b>Active:</b>	Active
<b>Topography:</b>	None	<b>Gov. Unit:</b>	M -13 LODI
		<b>MAP #</b>	
		<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L26 SEC 26 & SUBS

## Mailing Address:

JEAN-MARY BRIAN & JERILYN  
5625 CATHERINE CT  
SALINE MI 48176

## Most Recent Sale Information

Sold on 04/18/2024 for 1,240,000 by MOORE ANDREW & KATHERINE.

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

**Liber/Page:** 5551/142

## Most Recent Permit Information

Permit 12-00708 on 06/21/2012 for \$729,000 category .

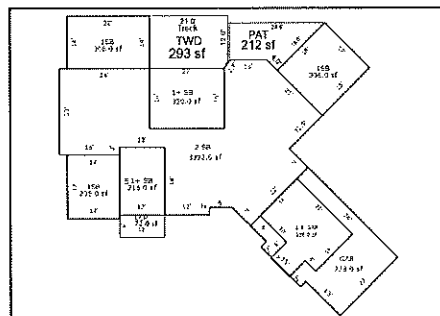
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	691,600	<b>2025 Taxable:</b>	691,600	<b>Acreage:</b>	1.16
<b>zoning:</b>	PUD	<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: 2012  
Occupancy: Single Family  
Class: B+10  
Style: 2 STY  
Exterior:  
% Good (Physical): 90  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 6 Half Baths: 1  
Floor Area: 5,116  
Ground Area: 3,084  
Garage Area: 778  
Basement Area: 3,084  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-27-101-008	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	GRUBER WILLIAM C & REGINA A (LE)	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	5730 MICHAEL DR SALINE, MI 48176	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	5565/322	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	10/07/2001	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L26 SEC 26 & SUBS

## Mailing Address:

GRUBER WILLIAM C & REGINA A (LE)  
5730 MICHAEL DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 09/10/2024 for 0 by GRUBER WILLIAM C & REGINA A.

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

**Liber/Page:** 5565/322

## Most Recent Permit Information

Permit 04-01082 on 08/20/2004 for \$74,900 category .

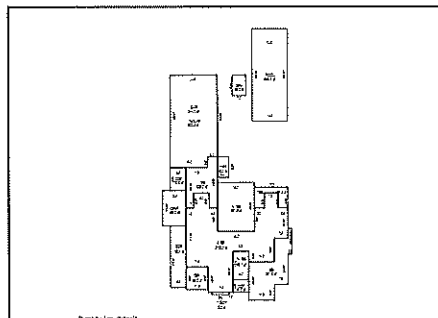
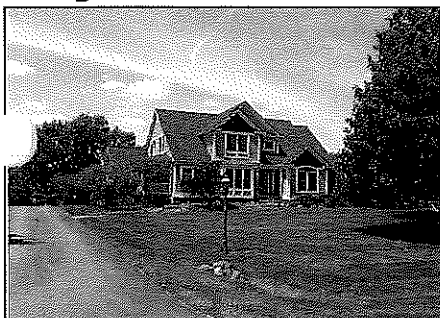
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	756,500	<b>2025 Taxable:</b>	738,299	<b>Acreage:</b>	1.30
<b> zoning:</b>	PUD	<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: 2004  
Occupancy: Single Family  
Class: A  
Style: 2 STY  
Exterior: Wood Siding  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 3  
Floor Area: 4,041  
Ground Area: 2,305  
Garage Area: 844  
Basement Area: 2,305  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/02/2025 11:13 AM

<b>Parcel:</b>	M -13-27-101-011	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	HERSCHEL MELANIE & CRAIG	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	5610 MICHAEL DR SALINE, MI 48176	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	5565/589	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	10/07/2001	<b>Gov. Unit:</b>	M -13 LODI
<b>Public Impr.:</b>	None	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	81120 SALINE AREA SCHOOL DISTRICT
		<b>Neighborhood:</b>	L26 SEC 26 & SUBS

## Mailing Address:

HERSCHEL MELANIE & CRAIG  
5610 MICHAEL DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 09/13/2024 for 852,500 by DAVISON MICHAEL & VICKI.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 5565/589

## Most Recent Permit Information

Permit 18-00991 on 10/19/2018 for \$5,000 category DECK/PORCH.

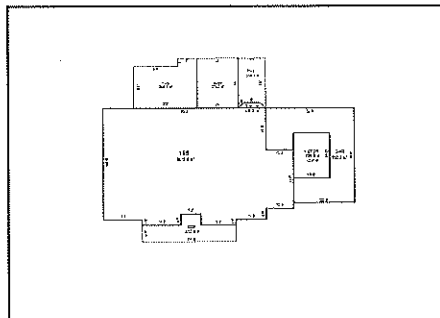
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	388,100	<b>2025 Taxable:</b>	388,100	<b>Acreage:</b>	1.35
<b>Zoning:</b>	PUD	<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: 2002  
Occupancy: Single Family  
Class: B-10  
Style: 1 STY  
Exterior: Wood Siding  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 4 Half Baths: 0  
Floor Area: 2,610  
Ground Area: 2,610  
Garage Area: 898  
Basement Area: 2,610  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Section 26 & Subdivisions Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-26-105-001	3637 TEXTILE RD	04/10/24	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$216,900	49.86
M-13-26-105-018	3552 WEBER RD	02/15/24	\$405,000	WD	03-ARMS LENGTH	\$405,000	\$167,600	41.38
M-13-26-105-029	6100 ANN ARBOR SALINE	04/30/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$108,200	40.07
M-13-26-110-006	6148 HEREFORD RD	07/26/24	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$192,500	46.95
M-13-26-115-009	6352 LODI LN	08/30/24	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$215,100	45.28
M-13-26-135-006	6380 LODMEADOW DR	07/03/24	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$289,500	55.14
M-13-26-280-003	6421 HOLLOWTREE CT	10/21/24	\$550,000	WD	03-ARMS LENGTH	\$550,000	\$278,800	50.69
M-13-26-305-007	6637 HEATHERIDGE DR	11/22/24	\$348,000	WD	03-ARMS LENGTH	\$348,000	\$201,700	57.96
M-13-26-305-030	6969 HEATHERIDGE DR	05/19/23	\$440,000	WD	03-ARMS LENGTH	\$440,000	\$218,900	49.75
M-13-26-310-012	6872 HEATHERIDGE DR	08/16/24	\$465,000	WD	03-ARMS LENGTH	\$465,000	\$236,900	50.95
M-13-27-101-011	5610 MICHAEL DR	09/13/24	\$852,500	WD	03-ARMS LENGTH	\$852,500	\$397,300	46.60
<b>Totals:</b>						<b>\$5,175,500</b>	<b>\$2,523,400</b>	

Sale. Ratio => 48.76

Std. Dev. => 5.34

Outliers Not Usedc

M-13-27-101-004	5625 CATHERINE CT	04/18/24	\$1,240,000	WD	03-ARMS LENGTH	\$1,240,000	\$717,600	57.87
M-13-27-101-008	5730 MICHAEL DR	05/22/23	\$1,300,000	WD	03-ARMS LENGTH	\$1,300,000	\$775,400	59.65

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$433,767	\$81,233	\$80,000	1.00	1.00	\$81,233	\$1.86	L26	5550/719
\$335,122	\$150,278	\$80,400	1.04	1.04	\$144,498	\$3.32	L26	5545/318
\$216,338	\$133,862	\$80,200	1.02	1.02	\$131,237	\$3.01	L26	5553/36
\$384,990	\$106,610	\$81,600	1.16	1.16	\$91,905	\$2.11	L26	5563/20
\$450,232	\$124,868	\$80,100	1.01	1.01	\$123,632	\$2.84	L26	5564/128
\$578,919	\$33,081	\$87,000	1.70	1.70	\$19,459	\$0.45	L26	5559/0022
\$557,607	\$74,693	\$82,300	1.23	1.23	\$60,726	\$1.39	L26	5568/736
\$403,380	\$25,620	\$81,000	1.10	1.10	\$23,291	\$0.53	L26	5572/407
\$437,736	\$83,664	\$81,400	1.14	1.14	\$73,389	\$1.68	L26	5523/376
\$473,858	\$72,142	\$81,000	1.10	1.10	\$65,584	\$1.51	L26	5562/989
\$794,521	\$133,229	\$75,250	1.35	1.35	\$98,688	\$2.27	L26	5565/589
<b>\$5,046,470</b>	<b>\$1,019,280</b>	<b>\$890,250</b>	<b>12.85</b>	<b>12.85</b>				
			Average		Average			
			per Net Acre=>	<b>79,321.40</b>	per SqFt=>	<b>\$1.82</b>		
\$1,435,244	(\$122,844)	\$72,400	1.16	1.16	(\$105,900)	(\$2.43)	L26	5551/142
\$1,550,743	(\$176,243)	\$74,500	1.30	1.30	(\$135,572)	(\$3.11)	L26	5522/906

**Land Table Inspected Date Class**

SEC 26 & SUBS	8/29/2023	401
SEC 26 & SUBS	6/11/2024	401
SEC 26 & SUBS	6/16/2011	401
SEC 26 & SUBS	7/3/1993	401
SEC 26 & SUBS	7/3/1993	401
SEC 26 & SUBS	10/16/1998	401
SEC 26 & SUBS	8/31/2007	401
SEC 26 & SUBS	8/31/2007	401
SEC 26 & SUBS	6/11/2024	401
SEC 26 & SUBS	1/4/1998	401
SEC 26 & SUBS	1/6/2020	407

SEC 26 & SUBS	8/1/2011	407
SEC 26 & SUBS	6/11/2024	407