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Section 5 & Lone Oak Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
M-13-05-325-015	2518 N MADRONO CT	07/24/23	\$349,000	WD	03-ARMIS LENGTH	\$349,000	\$184,400	52.84	
M-13-05-380-003	2801 LONE OAK DR	05/07/24	\$380,000	WD	03-ARMIS LENGTH	\$380,000	\$180,000	47.37	
Totals:			\$729,000			\$729,000	\$364,400		
								Sale. Ratio =>	49.99
								Std. Dev. =>	3.87

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$368,885	\$80,044	\$268,956	\$265,479	1.013	1,950	\$137.93	LO5	7.4573
\$360,070	\$68,007	\$311,993	\$268,440	1.162	1,696	\$183.96	LO5	7.4573
\$728,955		\$580,949	\$533,919			\$160.94		0.0414
				1.088		Std. Deviation=>	0.10546228	
				Ave. E.C.F. =>	1.088	Ave. Variance=>	7.4573	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dept.
SPLIT LEVEL	\$66,825	SEC 5 LONE OAK	401	64
1 STY	\$67,550	SEC 5 LONE OAK	401	64

6.856219829

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:23 AM

Parcel: M -13-05-325-015
Owner's Name: GUMTOW ANDREW & SARAH
Property Address: 2518 N MADRONO CT
ANN ARBOR, MI 48103
Liber/Page: 5527/954
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: LO5 SEC 5 LONE OAK

Mailing Address:

GUMTOW ANDREW & SARAH
2518 N MADRONO CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 07/24/2023 for 349,000 by FARRINGTON ERICK & BAMDAD MICHAELA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5527/954

Most Recent Permit Information

Permit 24-0612 on 05/09/2024 for \$10,000 category REROOF.

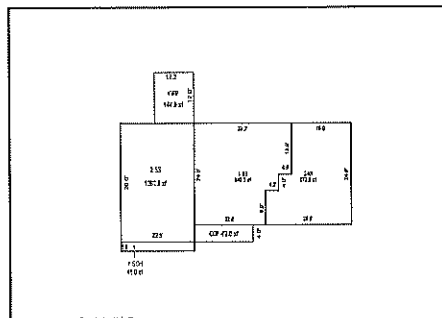
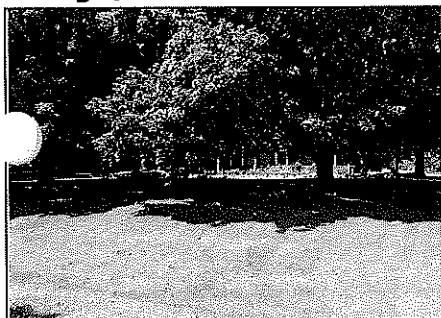
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	188,500	2025 Taxable:	182,487	Acreage:	0.99
 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: 1977
Occupancy: Single Family
Class: BC
Style: SPLIT LEVEL
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,950
Ground Area: 1,276
Garage Area: 512
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Section 5 & Lone Oak Sub Land Analysis

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M-13-05-325-015	2518 N MADRONO CT	07/24/23	\$349,000	WD	03-ARMS LENGTH	\$349,000	\$190,600	54.61	
M-13-05-380-003	2801 LONE OAK DR	05/07/24	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$186,300	49.03	
Totals:			\$729,000			\$729,000	\$376,900		
								Sale. Ratio =>	51.70
								Std. Dev. =>	3.95

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libert/Page
\$381,260	\$46,940	\$79,200	0.99	0.99	\$47,414	\$1.09	LO5 5527/954	
\$372,570	\$87,480	\$80,050	1.01	1.01	\$86,614	\$1.99	LO5 5553/0338	
\$753,830	\$134,420	\$159,250	2.00	2.00				
			Average		Average			
			per Net Acre=>	67,210.00	per SqFt=>	\$1.54		

Land Table	Class
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SEC 5 LONE OAK	401
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SEC 5 LONE OAK	401
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