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Pheasant Hollow, Riding Oak Estates, High Hollow Woods ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale
M-13-04-200-007	6455 SCIO CHURCH RD	07/20/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$324,200	52.29
M-13-04-205-003	2089 HOLLOW OAK DR	12/16/24	\$1,145,000	WD	03-ARM'S LENGTH	\$1,145,000	\$515,400	45.01
M-13-04-205-013	6553 HERON CT	11/30/23	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$521,700	58.62
M-13-04-205-014	6577/HERON CT	05/31/24	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$486,800	51.24
M-13-04-210-012	2070 KIMBERWICKE CT	06/28/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$647,800	43.19
Totals:			\$5,105,000			\$5,105,000	\$2,495,900	

Sale. Ratio => 48.89
 Std. Dev. => 6.17

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$648,445	\$123,048	\$496,952	\$629,972	0.789	2,176	\$228.38	LON	5.3642
\$1,030,893	\$97,488	\$1,047,512	\$1,119,191	0.936	3,218	\$325.52	LON	9.3466
\$1,043,318	\$110,842	\$779,158	\$1,118,077	0.697	3,814	\$204.29	LON	14.5616
\$977,600	\$102,084	\$847,916	\$1,049,779	0.808	3,274	\$258.98	LON	3.4781
\$1,295,639	\$152,245	\$1,347,755	\$1,370,976	0.983	4,078	\$330.49	LON	14.0573
\$4,995,895	\$4,519,293	\$5,287,995				\$269.53		1.2143
				E.C.F. =>	0.855	Std. Deviation=>	0.115961	
				Ave. E.C.F. =>	0.842	Ave. Variance=>	9.3615	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Dep.
2STY	\$120,000	PHEA/HOLLOW/R OAKS/RID OAKS	401	83
1 STY	\$83,380	PHEA HOLLOW/R OAKS/RID OAKS	407	84
2STY	\$84,040	PHEA HOLLOW/R OAKS/RID OAKS	407	84
2STY	\$84,700	PHEA HOLLOW/R OAKS/RID OAKS	407	85
2STY	\$85,030	PHEA HOLLOW/R OAKS/RID OAKS	407	92

11.11176799

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:35 AM

Parcel:	M -13-04-200-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GANS CHRISTOPHER & LACA MARIA A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	6455 SCIO CHURCH RD ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5533/0343	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

GANS CHRISTOPHER & LACA MARIA A
6455 SCIO CHURCH RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 07/20/2023 for 620,000 by BAKER ERIN & MERYL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5533/0343

Most Recent Permit Information

None Found

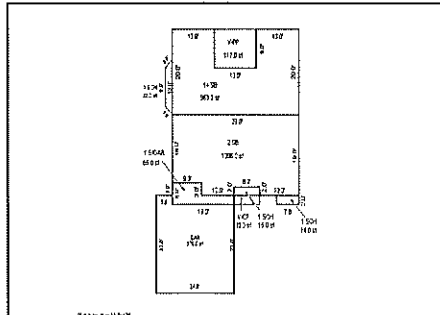
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	313,900	2025 Taxable:	311,568	Acreage:	2.15
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: 1988
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,176
Ground Area: 1,361
Garage Area: 579
Basement Area: 1,361
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:35 AM

Parcel:	M -13-04-205-003	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	KOZA ALEX & SARAH	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	2089 HOLLOW OAK DR ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5574/649	Prev. Taxable Stat:	TAXABLE
Split:	11/24/2003	Created:	11/24/2003
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #:	
		School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

KOZA ALEX & SARAH
2089 HOLLOW OAK DR
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 12/16/2024 for 1,145,000 by CLIFFORD THOMAS & MICHELLE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5574/649

Most Recent Permit Information

Permit 06-00350 on 05/19/2006 for \$12,000 category .

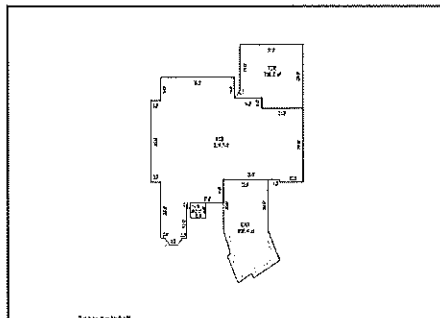
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	500,100	2025 Taxable:	500,100	Acreage:	0.76
zoning:	PUD	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: 2004
Occupancy: Single Family
Class: A-10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 2 Half Baths: 3
Floor Area: 3,218
Ground Area: 3,218
Garage Area: 856
Basement Area: 3,218
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:35 AM

Parcel:	M -13-04-205-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	ROYSTON ERIC	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6553 HERON CT ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5539/464	Prev. Taxable Stat:	TAXABLE
Split:	11/24/2003	Created:	11/24/2003
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

ROYSTON ERIC
6553 HERON CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 11/30/2023 for 890,000 by OMINSKY MICHAEL & MOLLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5539/464

Most Recent Permit Information

Permit 25-0646 on 06/26/2025 for \$37,010 category REROOF.

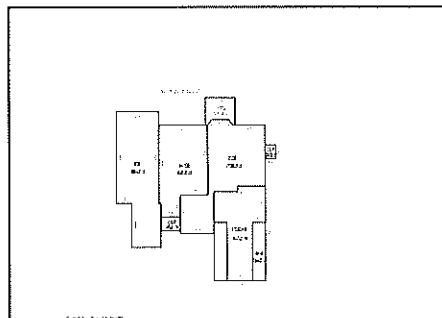
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	511,100	2025 Taxable:	511,100	Acreage:	0.76
Usage:	PUD	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: 2005
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 6
Full Baths: 2 Half Baths: 3
Floor Area: 3,814
Ground Area: 2,403
Garage Area: 794
Basement Area: 2,403
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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09/02/2025 11:35 AM

Parcel:	M -13-04-205-014	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	CAVALCANTI BRUNO & CAMPOS MARCIA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	6577 HERON CT ANN ARBOR, MI 48103	Taxable Status:	TAXABLE
Liber/Page:	5555/0857	Prev. Taxable Stat:	TAXABLE
Split:	11/24/2003	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

CAVALCANTI BRUNO & CAMPOS MARCIA
6577 HERON CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 05/31/2024 for 950,000 by XUMING HE & ZHANG JIEMIN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5555/0857

Most Recent Permit Information

Permit 25-0468 on 05/29/2025 for \$42,919 category REROOF.

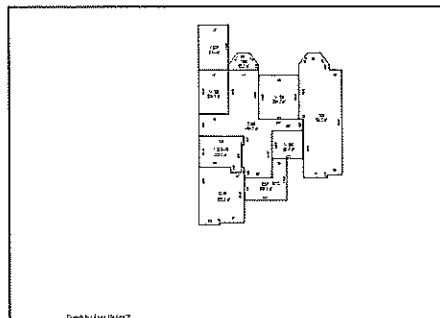
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	472,100	2025 Taxable:	472,100	Acreage:	0.77
zoning:	PUD	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: 2006
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 1
Floor Area: 3,274
Ground Area: 2,292
Garage Area: 653
Basement Area: 2,501
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/02/2025 11:35 AM

Parcel:	M -13-04-210-012	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	SHINGINA ALEXANDRA ARSOVSKI AND	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	2070 KIMBERWICKE CT ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5558/0347	Prev. Taxable Stat	TAXABLE
Split:	01/17/2014	Created:	01/17/2014
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #	
		School:	81010 ANN ARBOR PUBLIC SCHOOLS
		Neighborhood:	LON PHEASANT, H.H. & RIDING OAKS

Mailing Address:

SHINGINA ALEXANDRA ARSOVSKI
ANDREJ
2070 KIMBERWICKE CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 06/28/2024 for 1,500,000 by MINTER JESSE C & RACHELLE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5558/0347

Most Recent Permit Information

Permit 23-0374 on 05/19/2023 for \$100,000 category POOL/HOT TUB.

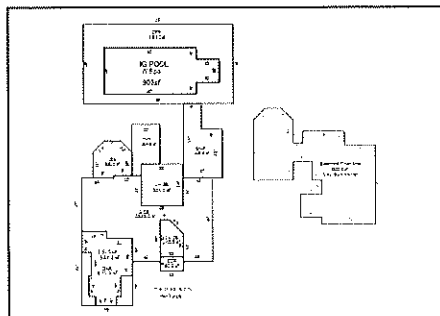
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	633,600	2025 Taxable:	633,600	Acreage:	0.77
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
Year Built: 2015
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior:
% Good (Physical): 92
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 4,078
Ground Area: 2,138
Garage Area: 671
Basement Area: 2,138
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Pheasant Hollow, Riding Oak Estates, High Hollow Woods Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-04-200-007	6455 SCIO CHURCH RD	07/20/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$321,700	51.89
M-13-04-205-003	2089 HOLLOW OAK DR	12/16/24	\$1,145,000	WD	03-ARM'S LENGTH	\$1,145,000	\$517,300	45.18
M-13-04-205-013	6553 HERON CT	11/30/23	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$523,600	58.83
M-13-04-205-014	6577 HERON CT	05/31/24	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$488,700	51.44
M-13-04-210-012	2070 KIMBERWICKE CT	06/28/24	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$649,800	43.32

Totals: \$5,105,000 \$5,105,000 \$2,501,100

Sale. Ratio => 48.99

Std. Dev. => 6.15

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$643,445	\$91,555	\$115,000	0.0	0.0	2.15	2.15	#DIV/0!	\$42,584	\$0.98
\$1,034,683	\$197,487	\$87,170	0.0	0.0	0.76	0.76	#DIV/0!	\$260,537	\$5.98
\$1,047,138	(\$69,278)	\$87,860	0.0	0.0	0.76	0.76	#DIV/0!	(\$90,678)	(\$2.08)
\$981,450	\$57,100	\$88,550	0.0	0.0	0.77	0.77	#DIV/0!	\$74,156	\$1.70
\$1,299,504	\$289,391	\$88,895	0.0	0.0	0.77	0.77	#DIV/0!	\$374,374	\$8.59
\$5,006,220	\$566,255	\$467,475	0.0		5.22	5.22			
Average									
per FF=>			#DIV/0!		Average				
					per Net Acre=>	108,581.98			
								Average	
								per SqFt=>	\$2.49

Actual Front	ECF Area	Libert/Page	Land Table	Class
0.00	LON 5533/0343	PHEA HOLLOW/ R OAKS/RID OAKS		401
0.00	LON 5574/649	PHEA HOLLOW/ R OAKS/RID OAKS		407
0.00	LON 5539/464	PHEA HOLLOW/ R OAKS/RID OAKS		407
0.00	LON 5555/0857	PHEA HOLLOW/ R OAKS/RID OAKS		407
0.00	LON 5558/0347	PHEA HOLLOW/ R OAKS/RID OAKS		407