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Lodi South ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
M-13-28-400-008	5504 BETHEL CHURCH RD	11/01/24	\$695,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$695,000
M-13-32-100-006	6701 BETHEL CHURCH RD	10/15/24	\$830,000	WD	03-ARM'S LENGTH	\$830,000
M-13-34-100-034	4610 SALINE WATERWORKS RD	06/28/24	\$306,000	WD	03-ARM'S LENGTH	\$306,000
M-13-34-100-048	7273 DELL RD	04/10/24	\$1,030,000	WD	03-ARM'S LENGTH	\$1,030,000
M-13-34-200-035	5054 DEERE PARK CT	06/28/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000
M-13-34-300-030	5253 SALINE WATERWORKS RD	01/26/24	\$506,000	WD	03-ARM'S LENGTH	\$506,000
M-13-35-100-016	3650 SALINE WATERWORKS RD	06/20/23	\$830,000	WD	03-ARM'S LENGTH	\$830,000
M-13-35-200-021	4250 SALINE WATERWORKS RD	08/03/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000
M-13-35-300-033	7500 BOARDWALK	01/08/25	\$795,000	WD	03-ARM'S LENGTH	\$795,000
Totals:						\$5,987,000

Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
\$312,400	44.95	\$624,791	\$362,104	\$332,896	\$271,566	1.226	2,264	\$147.04	LOS
\$395,500	47.65	\$791,042	\$238,300	\$591,700	\$572,197	1.034	2,308	\$256.37	LOS
\$141,900	46.37	\$283,732	\$85,150	\$220,850	\$205,571	1.074	1,512	\$146.06	LOS
\$446,100	43.31	\$892,119	\$175,894	\$654,106	\$740,871	1.153	3,054	\$279.67	LOS
\$200,900	46.18	\$401,795	\$95,591	\$339,409	\$316,507	1.072	2,184	\$155.41	LOS
\$227,000	44.86	\$458,240	\$113,284	\$392,716	\$357,097	1.100	1,776	\$221.12	LOS
\$385,400	46.43	\$770,733	\$205,845	\$624,155	\$584,331	1.068	3,314	\$188.34	LOS
\$365,100	65.20	\$730,149	\$116,006	\$443,994	\$635,181	0.699	2,692	\$164.93	LOS
\$555,400	69.86	\$1,110,739	\$126,740	\$668,260	\$1,018,633	0.656	2,832	\$235.97	LOS
\$3,029,700		\$6,063,340		\$4,468,086	\$4,701,953			\$199.43	
Sale. Ratio =>	50.60				E.C.F. =>	0.950		Std. Deviation=>	0.19654322
Std. Dev. =>	9.78				Ave. E.C.F. =>	1.009		Ave. Variance=>	14.7393

Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Dept.
21.6686	2 STY	\$349,600	M-13-28-400-007	LODI SOUTH	401	61
2.4931	1 STY	\$238,300		LODI SOUTH	401	83
6.5169	2 STY	\$85,150		LODI SOUTH	401	78
14.3686	1 STY	\$131,800		LODI SOUTH	401	82
6.3205	2 STY	\$92,950		LODI SOUTH	401	78
9.0591	1 STY	\$110,600		LODI SOUTH	401	72
5.9000	2 STY	\$199,028		LODI SOUTH	401	59
31.0149	2 STY	\$86,200		LODI SOUTH	401	82
35.3117	2 STY	\$101,600		LODI SOUTH	401	84

5.8892

Coefficient of Var=> 14.60556531

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel:	M -13-28-400-007	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	GALLO CARMELITA & MARTIN ANGELA	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	BETHEL CHURCH RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5572/95	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOS LODI SOUTH

Mailing Address:

GALLO CARMELITA & MARTIN ANGELA
5504 BETHEL CHURCH RD
SALINE MI 48176

Most Recent Sale Information

Sold on 11/12/2024 for 0 by GALLO CARMELITA.

Terms of Sale: 09-FAMILY

Liber/Page: 5572/95

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	88,200	2025 Taxable:	88,200	Acreage:	10.00
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-28-400-008
Owner's Name: JEBB DAVID L & MAYA A
Property Address: 5504 BETHEL CHURCH RD
SALINE, MI 48176
Liber/Page: / /
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: LOS LODI SOUTH

Mailing Address:

JEBB DAVID L & MAYA A
5504 BETHEL CHURCH RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/18/2025 for 305,000 by GALLO CARMELITA & MARTIN ANGELA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit 13-00165 on 03/25/2013 for \$35,824 category .

Physical Property Characteristics

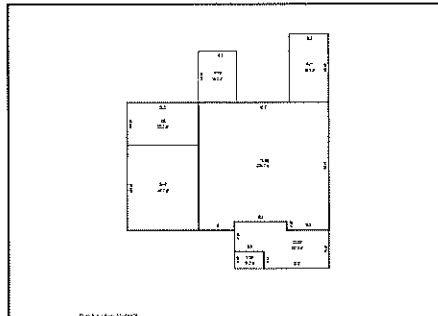
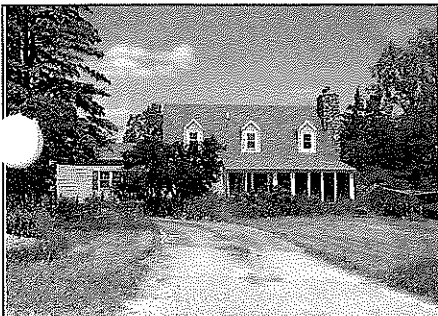
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	220,400	2025 Taxable:	220,400	Acreage:	10.00
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,264
Ground Area: 1,388
Garage Area: 440
Basement Area: 1,388
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-32-100-006
Owner's Name: REGNIER MICHAEL W & REBECCA L
Property Address: 6701 BETHEL CHURCH RD
SALINE, MI 48176
Liber/Page: 5568/315
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: LOS LODI SOUTH

Mailing Address:

REGNIER MICHAEL W & REBECCA L
6701 BETHEL CHURCH RD
SALINE MI 48176

Most Recent Sale Information

Sold on 10/15/2024 for 830,000 by HEBERER NANCY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5568/315

Most Recent Permit Information

None Found

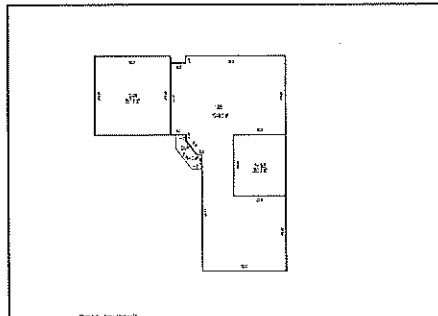
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	387,600	2025 Taxable:	387,600	Acreage:	19.30
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: 2002
Occupancy: Single Family
Class: B
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 2,308
Ground Area: 2,308
Garage Area: 667
Basement Area: 2,308
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-34-100-034
Owner's Name: FERGON PRESTON S & SHELBY H
Property Address: 4610 SALINE WATERWORKS RD
SALINE, MI 48176
Liber/Page: 5557/0982
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: LOS LODI SOUTH

Mailing Address:

FERGON PRESTON S & SHELBY H
4610 SALINE WATERWORKS RD
SALINE MI 48176

Most Recent Sale Information

Sold on 06/28/2024 for 306,000 by MCCLURE NANCY J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5557/0982

Most Recent Permit Information

Permit 12-1141 on 10/02/2012 for \$2,950 category .

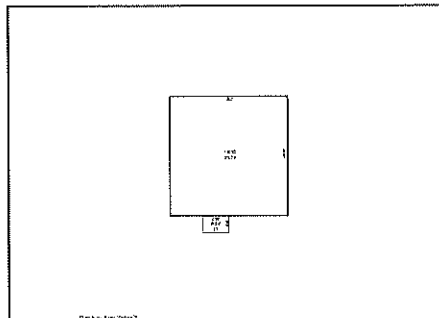
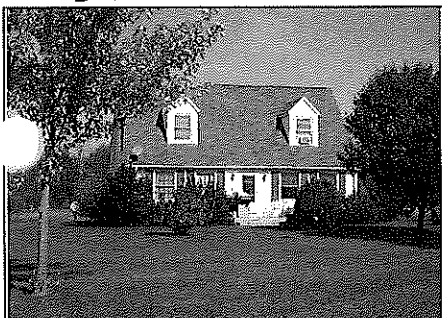
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	139,300	2025 Taxable:	139,300	Acreage:	2.20
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: 1996
Occupancy: Single Family
Class: BC
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 78
Heating System: Elec. Cell. Radiant
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,512
Ground Area: 1,008
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-34-100-048
Owner's Name: DAVIDSON MICHAEL J & DEANNE
Property Address: 7273 DELL RD
SALINE, MI 48176
Liber/Page: 5551/169
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: LOS LODI SOUTH

Mailing Address:

DAVIDSON MICHAEL J & DEANNE
7273 DELL RD
SALINE MI 48176

Most Recent Sale Information

Sold on 04/10/2024 for 1,030,000 by SCHOFIELD RONALD JR & KAROLYNN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5551/169

Most Recent Permit Information

Permit 01-05144 on 06/25/2001 for \$200,000 category .

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	435,900	2025 Taxable:	435,900	Acreage:	4.84
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: 2001

Occupancy: Single Family

Class: B+5

Style: 1 STY

Exterior: Wood Siding

% Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 3 Half Baths: 1

Floor Area: 3,054

Ground Area: 3,054

Garage Area: 720

Basement Area: 1,260

Basement Walls:

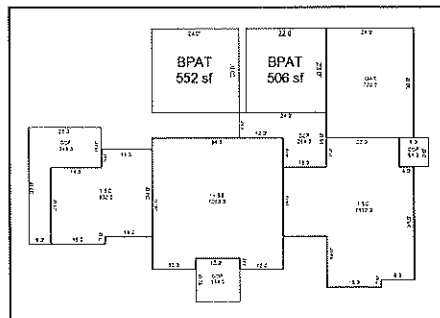
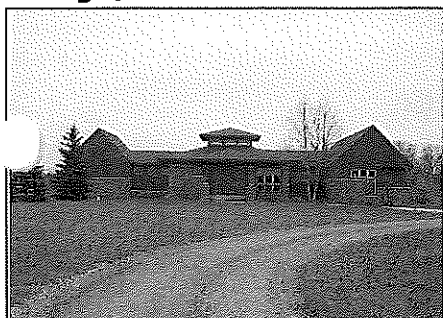
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-34-200-035
Owner's Name: CURTIS BENJAMIN & ABBEY
Property Address: 5054 DEERE PARK CT
SALINE, MI 48176
Liber/Page: 5526/420
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: LOS LODI SOUTH

Mailing Address:

CURTIS BENJAMIN & ABBEY
5054 DEERE PARK CT
SALINE MI 48176

Most Recent Sale Information

Sold on 06/28/2023 for 435,000 by JOHNSON RICHARD W.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5526/420

Most Recent Permit Information

Permit 09-00164 on 04/29/2009 for \$5,000 category .

Physical Property Characteristics

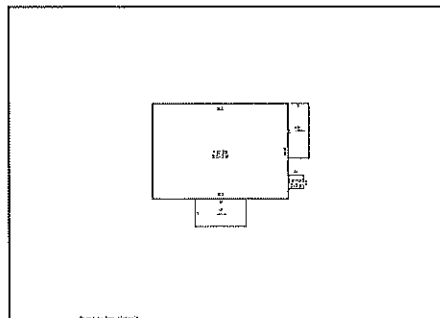
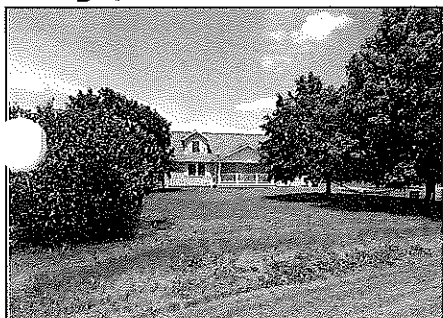
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	195,800	2025 Taxable:	179,084	Acreage:	2.59
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+10
Style: 2 STY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 2,184
Ground Area: 1,456
Garage Area: 0
Basement Area: 1,456
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel:	M -13-34-300-030	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NGUYEN LINH & JENNIFER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5253 SALINE WATERWORKS RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5544/156	Prev. Taxable Stat	TAXABLE
Split:	11/21/2005	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOS LODI SOUTH

Mailing Address:

NGUYEN LINH & JENNIFER
5253 SALINE WATERWORKS RD
SALINE MI 48176

Most Recent Sale Information

Sold on 01/26/2024 for 506,000 by CROUCH MATTHEW & DIANE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5544/156

Most Recent Permit Information

Permit 24-0418 on 04/18/2024 for \$0 category STANDBY GENERATOR.

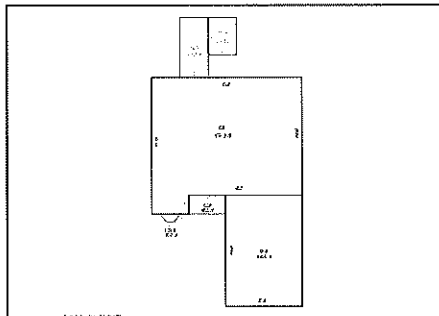
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	221,400	2025 Taxable:	221,400	Acreage:	3.83
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: 1987
Occupancy: Single Family
Class: BC
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,776
Ground Area: 1,761
Garage Area: 810
Basement Area: 1,761
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-35-100-016
Owner's Name: KU DIANA L & BOYER ANDREW P
Property Address: 3650 SALINE WATERWORKS RD
SALINE, MI 48176
Liber/Page: 5588/539
Split: 01/10/2001
Public Impr.: None
Topography: None

Created: 01/10/2001
Active: Active

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: LOS LODI SOUTH

Mailing Address:

KU DIANA L & BOYER ANDREW P
3650 SALINE WATERWORKS RD
SALINE MI 48176

Most Recent Sale Information

Sold on 05/02/2025 for 0 by KU DIANA L.

Terms of Sale: 09-FAMILY

Liber/Page: 5588/539

Most Recent Permit Information

Permit 24-1249 on 09/25/2024 for \$131,513 category UTILITY BUILDING.

Physical Property Characteristics

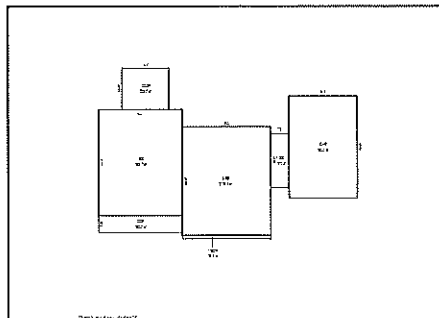
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	378,300	2025 Taxable:	369,510	Acreage:	14.95
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 5
Full Baths: 3 Half Baths: 2
Floor Area: 3,314
Ground Area: 2,192
Garage Area: 780
Basement Area: 2,080
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel: M -13-35-200-021
Owner's Name: FRENCH JOHN E & KATHY L
Property Address: 4250 SALINE WATERWORKS RD
SALINE, MI 48176
Liber/Page: 5528/0919
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: LOS LODI SOUTH

Mailing Address:

FRENCH JOHN E & KATHY L
4250 SALINE WATERWORKS RD
SALINE MI 48176

Most Recent Sale Information

Sold on 08/03/2023 for 560,000 by FRASER ROBERT & BARBARA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5528/0919

Most Recent Permit Information

Permit 23-1426 on 10/18/2023 for \$8,387 category REROOF.

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	355,000	2025 Taxable:	329,552	Acreage:	2.27
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: 2001

Occupancy: Single Family

Class: B-10

Style: 2 STY

Exterior: Wood Siding

% Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 4 Half Baths: 1

Floor Area: 2,692

Ground Area: 1,900

Garage Area: 532

Basement Area: 1,900

Basement Walls:

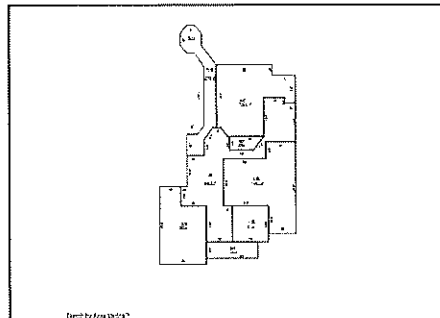
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:19 PM

Parcel:	M -13-35-300-033	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FORTE LASONIA J & AWKWARD MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7500 BOARDWALK SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5577/864	Prev. Taxable Stat:	TAXABLE
Split:	08/24/2002	Created:	08/24/2002
Public Impr.:	None	Active:	Active
Topography:	None	Gov. Unit:	M -13 LODI
		MAP #:	
		School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOS LODI SOUTH

Mailing Address:

FORTE LASONIA J & AWKWARD MICHAEL
7500 BOARDWALK
SALINE MI 48176

Most Recent Sale Information

Sold on 01/08/2025 for 795,000 by LEARMAN JOSEPH & JEANNE TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5577/864

Most Recent Permit Information

Permit 03-00227 on 03/24/2003 for \$500,000 category .

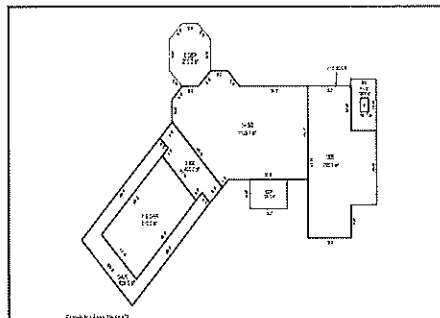
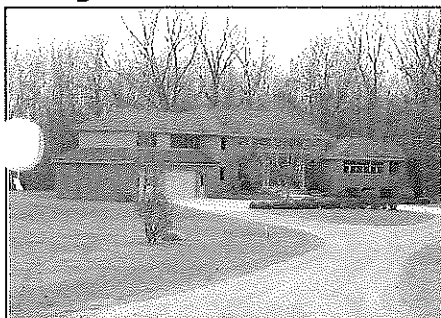
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	545,400	2025 Taxable:	343,096	Acreage:	3.33
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: 2003
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: 0
Full Baths: 1 Half Baths: 4
Floor Area: 2,832
Ground Area: 2,121
Garage Area: 924
Basement Area: 2,121
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Lodi South Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$
M-13-27-400-003	4881 WEBER RD	03/04/25	\$420,000	WD	03-ARMS LENGTH	\$420,000
M-13-28-400-008	5504 BETHEL CHURCH RD	11/01/24	\$695,000	WD	19-MULTI PARCEL ARMS LENGTH	\$695,000
M-13-31-300-006	PARKER RD	05/21/24	\$90,000	WD	03-ARMS LENGTH	\$90,000
M-13-32-100-006	6701 BETHEL CHURCH RD	10/15/24	\$830,000	WD	03-ARMS LENGTH	\$830,000
M-13-34-100-034	4610 SALINE WATERWORKS RD	06/28/24	\$306,000	WD	03-ARMS LENGTH	\$306,000
M-13-34-100-048	7273 DELL RD	04/10/24	\$1,030,000	WD	03-ARMS LENGTH	\$1,030,000
M-13-34-200-035	5054 DEERE PARK CT	06/28/23	\$435,000	WD	03-ARMS LENGTH	\$435,000
M-13-34-300-030	5253 SALINE WATERWORKS RD	01/26/24	\$506,000	WD	03-ARMS LENGTH	\$506,000
M-13-35-100-016	3650 SALINE WATERWORKS RD	06/20/23	\$830,000	WD	03-ARMS LENGTH	\$830,000
Totals:						\$5,142,000

Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$151,200	36.00	\$302,417	\$199,853	\$82,270	2.00	2.00	\$99,927	\$2.29
\$315,800	45.44	\$631,581	\$413,019	\$349,600	20.00	10.00	\$20,651	\$0.47
\$52,300	58.11	\$104,620	\$90,000	\$104,620	3.67	3.67	\$24,523	\$0.56
\$403,000	48.55	\$805,919	\$262,381	\$238,300	19.30	19.30	\$13,595	\$0.31
\$144,500	47.22	\$289,077	\$102,073	\$85,150	2.20	2.20	\$46,397	\$1.07
\$455,500	44.22	\$910,966	\$250,834	\$131,800	4.84	4.84	\$51,825	\$1.19
\$204,800	47.08	\$409,674	\$118,276	\$92,950	2.59	2.59	\$45,666	\$1.05
\$231,700	45.79	\$467,524	\$149,076	\$110,600	3.83	3.83	\$38,923	\$0.89
\$392,800	47.33	\$785,601	\$243,427	\$199,028	14.95	14.95	\$16,283	\$0.37
\$2,351,600		\$4,707,379	\$1,828,939	\$1,394,318	73.38	63.38		
Sale. Ratio =>					Average		Average	
Std. Dev. =>					per Net Acre=>		per SqFt=>	
					24,924.22		\$0.57	

Actual Front	ECF Area	Libar/Page	Other Parcels in Sale	Land Table	Class
0.00	LOS 5583/402			LODI SOUTH	401
0.00	LOS 5570/121	M-13-28-400-007		LODI SOUTH	401
0.00	LOS 5555/0035			LODI SOUTH	402
0.00	LOS 5568/315			LODI SOUTH	401
0.00	LOS 5557/0982			LODI SOUTH	401
0.00	LOS 5551/169			LODI SOUTH	401
0.00	LOS 5526/420			LODI SOUTH	401
0.00	LOS 5544/156			LODI SOUTH	401
0.00	LOS 5524/636			LODI SOUTH	401