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Lodi West ECF Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
M-13-05-200-021	2406 CENTENNIAL LN	07/31/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$210,000
M-13-05-260-002	2367 STRIEFER RD	11/17/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$203,600
M-13-05-300-007	7150 TUPELO DR	10/05/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$167,000
M-13-05-300-008	7126 W WATERS RD	06/30/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$285,900
M-13-07-300-028	3850 DIUBLE RD	03/05/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$227,200
M-13-08-100-011	3443 GENSELEY RD	08/23/24	\$865,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$865,000	\$421,500
M-13-15-200-004	5189 W ELLSWORTH RD	11/15/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,500
M-13-15-300-011	5040 ROSEMARY CT	02/27/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$439,200
M-13-19-200-005	8461 PLEASANT LAKE RD	12/09/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,800
M-13-23-200-012	5111 FOX RIDGE CT	08/27/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$439,500
M-13-30-400-002	7647 WEBER RD	09/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,900
Totals:			\$6,335,500			\$6,335,500	\$2,997,100

Sale. Ratio =>

Std. Dev. =>

Outliers

M-13-14-400-008	3680 PLEASANT LAKE RD	02/18/25	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$82,600
M-13-23-100-012	3929 PLEASANT LAKE RD	04/11/23	\$1,980,000	WD	03-ARM'S LENGTH	\$1,980,000	\$1,372,900

Ascd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
58.17	\$419,945	\$181,067	\$179,933	\$259,964	0.692	1,438	\$125.13	LOW
43.78	\$407,177	\$82,773	\$382,227	\$353,767	1.080	1,896	\$201.60	LOW
50.68	\$336,889	\$256,958	\$72,542	\$79,931	0.908	1,863	\$38.94	LOW
56.06	\$571,825	\$112,146	\$397,854	\$501,286	0.794	2,279	\$174.57	LOW
41.31	\$454,442	\$100,626	\$449,374	\$385,841	1.165	1,920	\$234.05	LOW
48.73	\$937,555	\$320,486	\$544,514	\$568,182	0.958	2,001	\$272.12	LOW
45.77	\$674,056	\$231,600	\$418,400	\$481,604	0.869	3,626	\$115.39	LOW
43.92	\$878,412	\$169,056	\$830,944	\$769,390	1.080	3,667	\$226.60	LOW
43.88	\$289,585	\$139,377	\$190,623	\$162,107	1.176	1,733	\$110.00	LOW
47.51	\$883,963	\$150,519	\$774,481	\$799,830	0.968	3,467	\$223.39	LOW
45.97	\$321,817	\$201,300	\$148,700	\$130,127	1.143	1,160	\$128.19	LOW
	\$6,175,666		\$4,389,592	\$4,492,028			\$168.18	
47.31			E.C.F. =>	0.977		Std. Deviation=>	0.1595641	
5.30			Ave. E.C.F. =>	0.985		Ave. Variance=>	13.0886	
23.27	\$165,256	\$51,501	\$303,499	\$124,051	2.447	1,226	\$247.55	LOW
69.34	\$2,745,838	\$315,863	\$1,664,137	\$2,649,918	0.628	9,146	\$181.95	LOW

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Deprec.
29.2629	2 STY	\$181,067		LODI WEST	401	71
9.5673	1 STY	\$77,500		LODI WEST	401	73
7.7218	1 STY	\$252,873		LODI WEST	401	47
19.1109	2 STY	\$90,820		LODI WEST	401	79
17.9886	1 STY	\$98,000		LODI WEST	401	94
2.6432	1 STY	\$288,550	M-13-08-100-010	LODI WEST	401	79
11.6013	BI-LEVEL	\$231,600		LODI WEST	401	74
9.5228	2 STY	\$164,133		LODI WEST	401	84
19.1132	2 STY	\$138,313		LODI WEST	401	45
1.6469	2 STY	\$96,000		LODI WEST	401	79
15.7952	1 STY	\$201,300		LODI WEST	401	49
0.7580						

Coefficient of Var=> 13.290902

244.6561	1 STY	\$48,438	LODI WEST	401	45
62.7996	2 STY	\$197,600	LODI WEST	401	82

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel:	M -13-05-200-021	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAY DEVON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2406 CENTENNIAL LN ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5528/641	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	LOW LODI WEST
Mailing Address:			
GRAY DEVON 2406 CENTENNIAL LN ANN ARBOR MI 48103			

Most Recent Sale Information

Sold on 07/31/2023 for 361,000 by KANDALFT SIMON ANTOINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5528/641

Most Recent Permit Information

Permit 18-00955 on 10/05/2018 for \$1,400 category DECK/PORCH.

Physical Property Characteristics

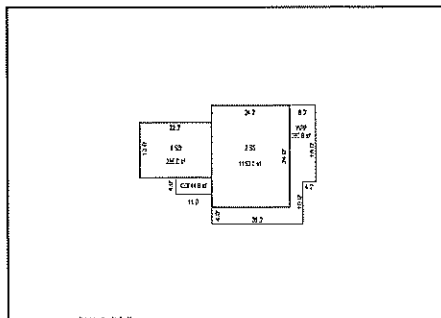
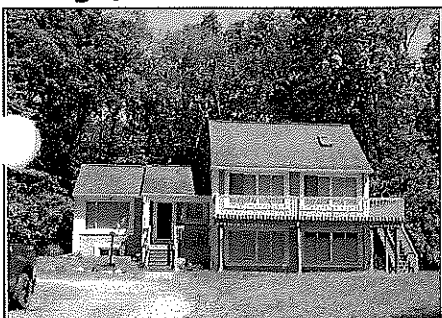
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	206,500	2025 Taxable:	202,694	Acreage:	8.58
Finishing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 71
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,438
Ground Area: 862
Garage Area: 0
Basement Area: 286
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 12:52 PM

Parcel:	M -13-05-260-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ATKINSON STEPHANIE & BARTIG ELISSA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2367 STRIETER RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5539/113	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81050 DEXTER COMMUNITY SCHOOL DIST
		Neighborhood:	LOW LODI WEST
Mailing Address:			
ATKINSON STEPHANIE & BARTIG ELISSA			
2367 STRIETER RD			
ANN ARBOR MI 48103			

Most Recent Sale Information

Sold on 11/17/2023 for 465,000 by NEUBAUER WAYNE & CYNTHIA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5539/113

Most Recent Permit Information

Permit 25-0059 on 06/18/2025 for \$12,000 category EGRESS WINDOW.

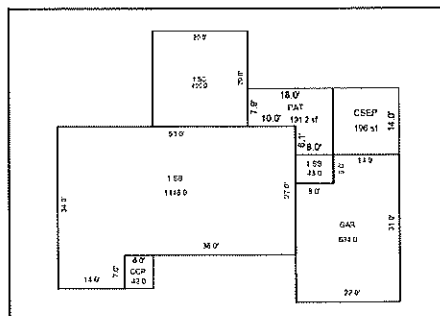
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	198,600	2025 Taxable:	186,095	Acreage:	1.00
Finishing:	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: 1 STY
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 2
Floor Area: 1,896
Ground Area: 1,896
Garage Area: 634
Basement Area: 1,448
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel:	M -13-05-300-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SUMMERS JAMES & MAYES KIM (LE)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7150 TUPELO DR ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5542/0642	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

SUMMERS JAMES & MAYES KIM (LE)
405 VIRGINIA AVE
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 01/16/2024 for 0 by SUMMERS JAMES & MAYES KIM.

Terms of Sale: 18-LIFE ESTATE

Liber/Page: 5542/0642

Most Recent Permit Information

None Found

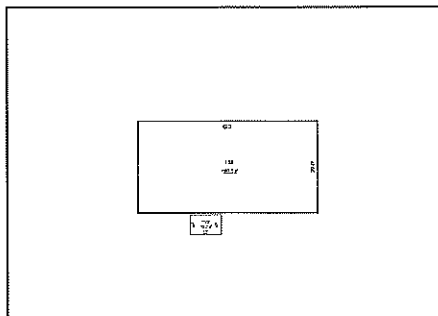
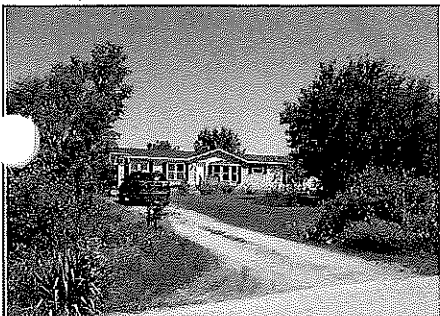
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	165,500	2025 Taxable:	165,500	Acreage:	20.61
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Mobile Home
Class: Average
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Warm & Cool Air
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,863
Ground Area: 1,863
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Information herein deemed reliable but not guaranteed

Parcel:	M -13-05-300-008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARKER KEITH & VANDERELZEN KRISTEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7126 W WATERS RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5525/882	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST
Mailing Address:			
BARKER KEITH & VANDERELZEN KRISTEN			
7126 W WATERS RD			
ANN ARBOR MI 48103			

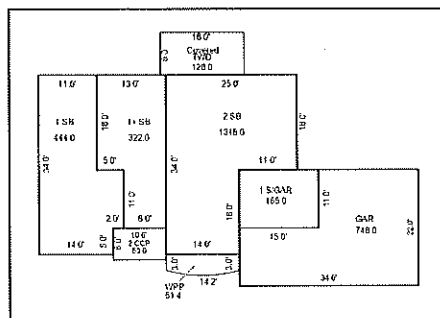
Sold on 06/30/2023 for 510,000 by OPALIA JOHNNY.

Liber/Page: 5525/882

Permit 00-03165 on 04/20/2000 for \$800 category .

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	279,800	2025 Taxable:	268,987	Acreage:	2.48
Use:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: B-5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 2,279
Ground Area: 1,440
Garage Area: 748
Basement Area: 1,440
Basement Walls:
Estimated TCV: Tentative



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel:	M -13-07-300-028	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WYMORE TIMOTHY & JILL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3850 DIUBLE RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5547/760	Prev. Taxable Stat	TAXABLE
Split:	02/12/2002	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

WYMORE TIMOTHY & JILL
3850 DIUBLE RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 03/05/2024 for 550,000 by KHOUZOUZ KHOULOU.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5547/760

Most Recent Permit Information

Permit 23-2023 on 03/20/2023 for \$0 category STANDBY GENERATOR.

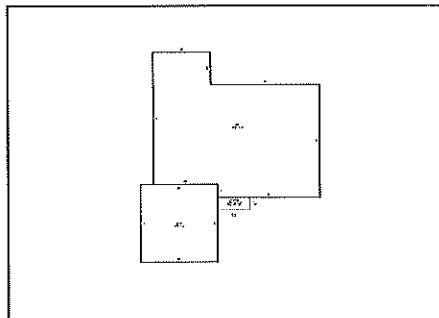
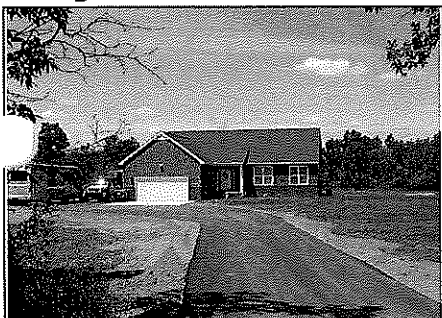
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	219,900	2025 Taxable:	219,900	Acreage:	2.87
Finishing:	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: 2018
Occupancy: Single Family
Class: C+10
Style: 1 STY
Exterior: Brick/Siding
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,920
Ground Area: 1,920
Garage Area: 576
Basement Area: 1,920
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel: M -13-08-100-010
Owner's Name: FISER DALE R & SUZANNE
Property Address: 3383 GENSLEY RD
ANN ARBOR, MI 48103
Liber/Page: 5563/425
Split: / /
Public Impr.: Dirt Road
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: LOW LODI WEST

Mailing Address:

FISER DALE R & SUZANNE
3443 GENSLEY RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 08/23/2024 for 865,000 by NEWBOUND K JAMES & C HILDA TRUST.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 5563/425

Most Recent Permit Information

None Found

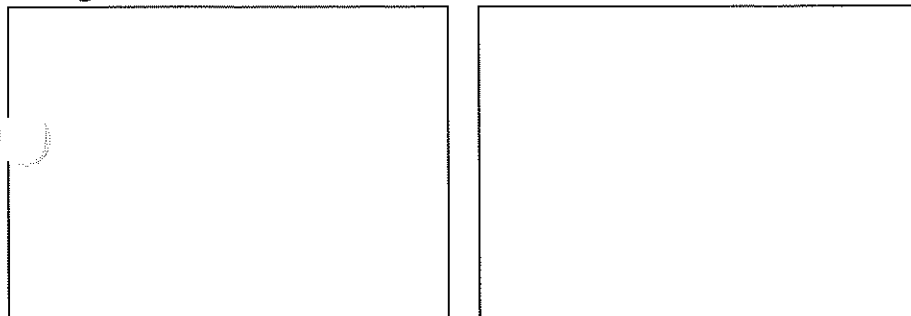
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	47,300	2025 Taxable:	47,300	Acreage:	3.10
zoning:	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 12:52 PM

Parcel:	M -13-08-100-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FISER DALE R & SUZANNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3443 GENSLEY RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5563/425	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

FISER DALE R & SUZANNE
3443 GENSLEY RD
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 08/23/2024 for 865,000 by NEWBOUND K JAMES & C HILDA TRUST.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 5563/425

Most Recent Permit Information

Permit 20-00088 on 01/28/2020 for \$5,037 category MISC.

Physical Property Characteristics

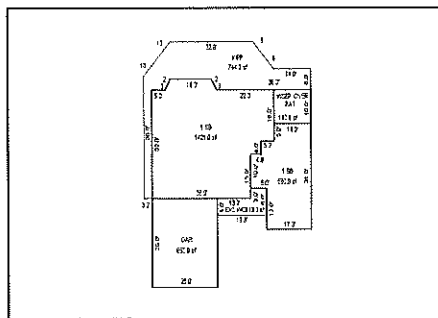
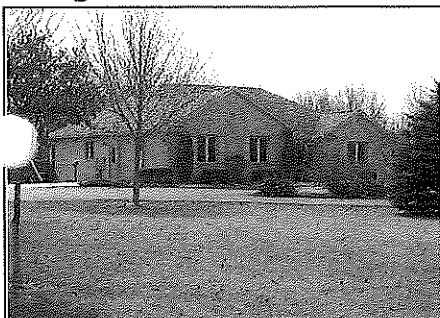
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	365,900	2025 Taxable:	365,900	Acreage:	10.01
 zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: B-10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,001
Ground Area: 2,001
Garage Area: 650
Basement Area: 2,114
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 12:52 PM

Parcel: M -13-15-200-004
Owner's Name: BASHEER AZAM & ABDO FERYAL
Property Address: 5189 W ELLSWORTH RD
ANN ARBOR, MI 48103
Liber/Page: 5539/316
Split: / /
Public Impr.: Dirt Road
Topography: None

Mailing Address:

BASHEER AZAM & ABDO FERYAL
1393 TIMMINS DR
ANN ARBOR MI 48103

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: LOW LODI WEST

Most Recent Sale Information

Sold on 11/15/2023 for 650,000 by RILEY JAMES W TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5539/316

Most Recent Permit Information

Permit 25-12162 on 12/16/2024 for \$0 category STANDBY GENERATOR.

Physical Property Characteristics

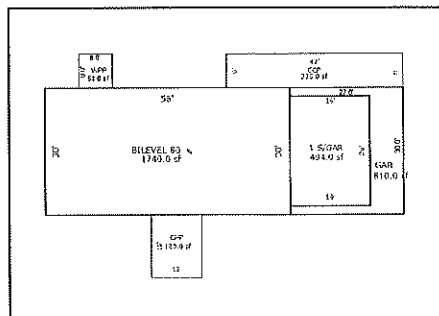
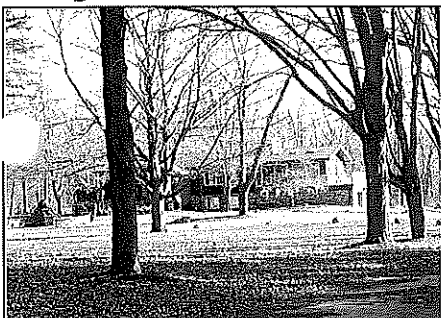
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	294,500	2025 Taxable:	286,411	Acreage:	16.45
Finishing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: BC
Style: BI-LEVEL
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 0
Floor Area: 3,626
Ground Area: 1,740
Garage Area: 810
Basement Area: 0
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 12:52 PM

Parcel:	M -13-15-300-011	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	POPLOSKIE BRIAN D & PASSAGE KELLY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5040 ROSEMARY CT ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5546/367	Prev. Taxable Stat	TAXABLE
Split:	06/14/2002	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

POPLOSKIE BRIAN D & PASSAGE KELLY J
5040 ROSEMARY CT
ANN ARBOR MI 48103

Most Recent Sale Information

Sold on 02/27/2024 for 1,000,000 by RICHARD STEVEN & DONNA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5546/367

Most Recent Permit Information

Permit 25-0507 on 05/29/2025 for \$116,421 category REMODEL.

Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	430,500	2025 Taxable:	430,500	Acreage:	7.31
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: 2004

Occupancy: Single Family

Class: BC

Style: 2 STY

Exterior: Wood Siding

% Good (Physical): 84

Heating System: Heat Pump

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 2 Half Baths: 4

Floor Area: 3,667

Ground Area: 2,424

Garage Area: 1,084

Basement Area: 2,048

Basement Walls:

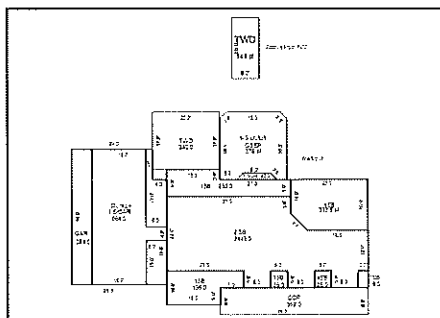
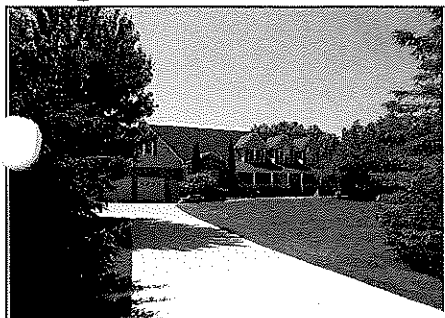
Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel:	M -13-19-200-005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CORPE BLAKE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8461 PLEASANT LAKE RD ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5575/259	Prev. Taxable Stat	TAXABLE
Split:	05/17/2022	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST
Mailing Address:			
CORPE BLAKE 8461 PLEASANT LAKE RD ANN ARBOR MI 48103			

Most Recent Sale Information

Sold on 12/09/2024 for 330,000 by AKG & SEG FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5575/259

Most Recent Permit Information

Permit 09-00361 on 07/22/2009 for \$20,000 category .

Physical Property Characteristics

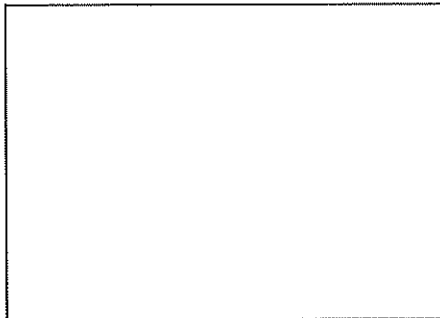
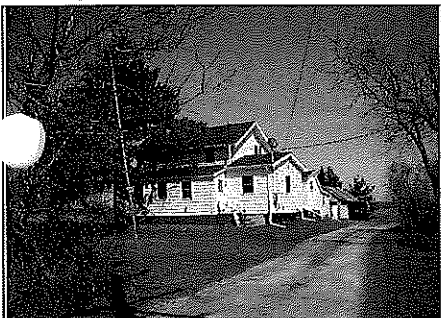
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	141,600	2025 Taxable:	141,600	Acreage:	5.91
Finishing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C+5
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,733
Ground Area: 1,311
Garage Area: 396
Basement Area: 908
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 12:52 PM

Parcel:	M -13-23-200-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HERMAN RYAN & MARICELA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	5111 FOX RIDGE CT ANN ARBOR, MI 48103	Taxable Status	TAXABLE
Liber/Page:	5563/875	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST
Mailing Address:			
HERMAN RYAN & MARICELA			
5111 FOX RIDGE CT			
ANN ARBOR MI 48103			

Most Recent Sale Information

Sold on 08/27/2024 for 925,000 by MADAMANCHI CHAITANYA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	5563/875
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Most Recent Permit Information

Permit 24-1016 on 10/16/2024 for \$0 category STANDBY GENERATOR.

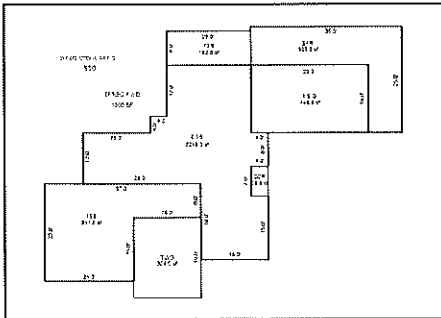
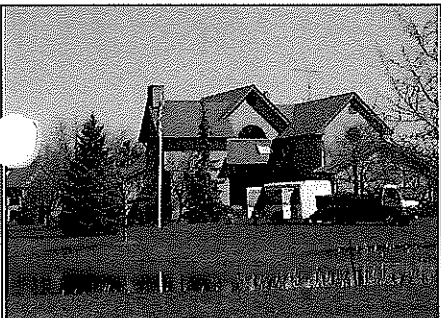
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	431,200	2025 Taxable:	431,200	Acreage:	2.60
Assessment:	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: 1990
Occupancy: Single Family
Class: B
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 3
Floor Area: 3,467
Ground Area: 1,895
Garage Area: 900
Basement Area: 1,895
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/07/2025 12:52 PM

Parcel:	M -13-30-400-002	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ZHANG XIANGDONG & GAO HUIYUN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7647 WEBER RD SALINE, MI 48176	Taxable Status	TAXABLE
Liber/Page:	5536/493	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	LOW LODI WEST

Mailing Address:

ZHANG XIANGDONG & GAO HUIYUN
7647 WEBER RD
SALINE MI 48176

Most Recent Sale Information

Sold on 09/18/2023 for 350,000 by FREEMAN MARGO L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5536/493

Most Recent Permit Information

None Found

Physical Property Characteristics

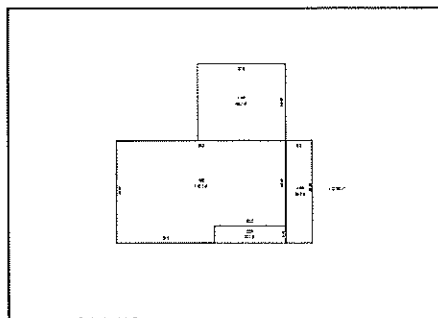
2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	159,800	2025 Taxable:	159,701	Acreage:	10.45
Financing:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C-5
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,160
Ground Area: 1,160
Garage Area: 0
Basement Area: 1,160
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Lodi West Land Analysis

Parcel Number	Street/Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
M-13-05-100-019	2131 CENTENNIAL LN	08/20/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$49,700
M-13-05-200-021	2406 CENTENNIAL LN	07/31/23	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$210,000
M-13-05-260-002	2367 STRIETER RD	11/17/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$203,600
M-13-05-300-007	7150 TUPELO DR	10/05/23	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$167,000
M-13-05-300-008	7126 W WAITERS RD	06/30/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$285,900
M-13-07-300-028	3850 DUBBLE RD	03/05/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$227,200
M-13-08-100-011	3443 GENSLEY RD	08/23/24	\$865,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$865,000	\$421,500
M-13-15-200-004	5189 W ELLSWORTH RD	11/15/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$297,500
M-13-15-300-011	5040 ROSEMARY CT	02/27/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$439,200
M-13-19-200-005	8461 PLEASANT LAKE RD	12/09/24	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$144,800
M-13-19-200-006	8200 LINDEMANN	07/14/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$107,300
M-13-23-200-012	5111 FOX RIDGE CT	08/27/24	\$925,000	WD	03-ARM'S LENGTH	\$925,000	\$439,500
M-13-30-400-002	7647 WEBER RD	09/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,900
Totals:			\$6,614,500			\$6,614,500	\$3,154,100

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Ecf Area
43.22	\$99,376	\$106,644	\$91,020	2.49	2.49	\$42,829	\$0.98	LOW
58.17	\$419,945	\$122,122	\$181,067	8.58	8.58	\$14,233	\$0.33	LOW
43.78	\$407,177	\$135,323	\$77,500	1.00	1.00	\$135,323	\$3.11	LOW
50.68	\$336,889	\$245,484	\$252,873	20.61	20.61	\$11,911	\$0.27	LOW
56.06	\$571,825	\$28,995	\$90,820	2.48	2.48	\$11,692	\$0.27	LOW
41.31	\$454,442	\$193,558	\$98,000	2.87	2.87	\$67,442	\$1.55	LOW
48.73	\$937,555	\$310,545	\$288,550	13.11	10.01	\$23,688	\$0.54	LOW
45.77	\$674,056	\$207,544	\$231,600	16.45	16.45	\$12,617	\$0.29	LOW
43.92	\$878,412	\$285,721	\$164,133	7.31	7.31	\$39,086	\$0.90	LOW
43.88	\$289,585	\$178,728	\$138,313	5.91	5.91	\$30,242	\$0.69	LOW
65.43	\$214,695	\$164,000	\$214,695	13.98	13.98	\$11,731	\$0.27	LOW
47.51	\$883,963	\$137,037	\$96,000	2.60	2.60	\$52,707	\$1.21	LOW
45.97	\$321,817	\$229,483	\$201,300	10.45	10.45	\$21,960	\$0.50	LOW
\$6,489,737				\$2,125,871				
				Average		Average		
47.68				107.84		104.74		
7.07				per Net Acre=>		21,746.88 per SqFt=>		
						\$0.50		

Liber/Page	Other Parcels in Sale	Land Table	Class
5563/446		LODI WEST	401
5528/641		LODI WEST	401
5539/113		LODI WEST	401
5536/305		LODI WEST	401
5525/882		LODI WEST	401
5547/760		LODI WEST	401
5563/425	M-13-08-100-010	LODI WEST	401
5539/316		LODI WEST	401
5546/367		LODI WEST	401
5575/259		LODI WEST	401
5527/739		LODI WEST	401
5563/875		LODI WEST	401
5536/493		LODI WEST	401