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Travis Point Sub, Villas, Med-Links, Maple Pond, Arch Bay ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-301-096	3237 HEATHER RD	05/12/23	\$1,330,000	WD	03-ARM'S LENGTH	\$1,330,000	\$696,500	52.37
M-13-13-301-105	3165 HEATHER RD	06/05/23	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$579,700	48.51
M-13-13-405-072	4502 CROSS CREEK DR	07/24/24	\$839,900	WD	03-ARM'S LENGTH	\$839,900	\$383,900	45.71
M-13-13-405-090	3043 HEATHER RD	10/14/24	\$875,000	WD	03-ARM'S LENGTH	\$875,000	\$459,400	52.50
M-13-13-408-002	4956 QUINCY CT	06/19/23	\$912,000	WD	03-ARM'S LENGTH	\$912,000	\$439,700	48.21
M-13-24-105-004	22 N ARCH BAY DR	06/05/23	\$2,050,000	WD	03-ARM'S LENGTH	\$2,050,000	\$952,000	46.44
M-13-24-204-012	3107 TIMBERVIEW RD	03/14/25	\$792,500	WD	03-ARM'S LENGTH	\$792,500	\$416,800	52.59
M-13-24-215-012	3169 THISTLE CT	06/16/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$386,800	49.27
M-13-24-283-007	3075 GROVE CT	11/22/24	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$322,700	46.17
Totals:			\$9,478,400			\$9,478,400	\$4,637,500	
							Sale. Ratio =>	48.93
							Std. Dev. =>	2.80

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)
\$1,400,809	\$124,873	\$1,205,127	\$1,548,466	0.778	5,317	\$226.66	TPN	6.8037
\$1,159,314	\$135,457	\$1,059,543	\$1,242,545	0.853	3,915	\$270.64	TPN	0.6412
\$767,790	\$102,079	\$737,821	\$807,902	0.913	2,503	\$294.77	TPN	6.6948
\$918,701	\$111,515	\$763,485	\$979,595	0.779	3,522	\$216.78	TPN	6.6920
\$879,369	\$148,930	\$763,070	\$886,455	0.861	3,023	\$252.42	TPN	1.4502
\$1,903,956	\$400,196	\$1,649,804	\$1,824,952	0.904	4,778	\$345.29	TPN	5.7718
\$833,519	\$147,115	\$645,385	\$833,015	0.775	3,607	\$178.93	TPN	7.1550
\$773,576	\$199,759	\$585,241	\$696,380	0.840	2,954	\$198.12	TPN	0.5904
\$645,431	\$150,242	\$548,758	\$600,958	0.913	3,053	\$179.74	TPN	6.6831
\$9,282,465	\$7,958,234	\$9,420,266	\$9,420,266	0.845	\$240.37	0.05787125	4.7202	0.1509
				E.C.F. =>	0.845	Std. Deviation=>		
				Ave. E.C.F. =>	0.846	Ave. Variance=>		

Building Style	Land Value	Land Table	Property Class	Building Dept.
2 STY	\$105,000	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	83
2 STY	\$105,000	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	83
1 STY	\$95,000	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	84
2 STY	\$105,000	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	79
2 STY	\$120,444	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	83
2 STY	\$335,500	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	407	94
2 STY	\$130,090	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	401	67
2 STY	\$130,030	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	401	79
2 STY	\$132,970	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO	401	74

5.577432734

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-13-301-096	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	MIKICIUK RAYMOND & KATHERINE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3237 HEATHER RD ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5521/222	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:
MIKICIUK RAYMOND & KATHERINE
3237 HEATHER RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 05/12/2023 for 1,330,000 by COWLAND CHRIS & AMANDA.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5521/222

Most Recent Permit Information

Permit 24-1088 on 07/31/2024 for \$51,875 category REROOF.

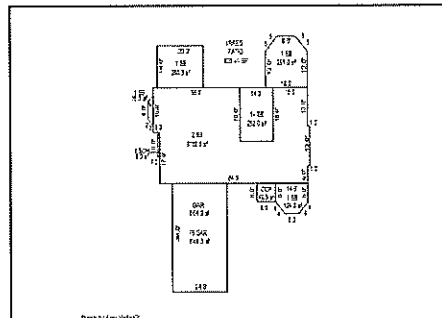
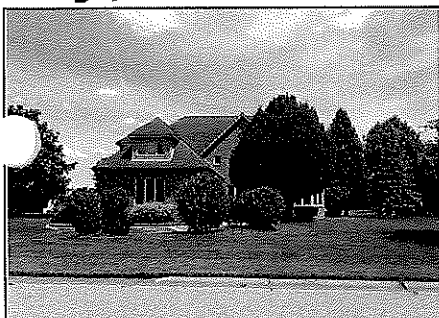
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	684,700	2025 Taxable:	673,036	Acreage:	0.00
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: 2002
Occupancy: Single Family
Class: A
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 5,317
Ground Area: 2,807
Garage Area: 864
Basement Area: 2,807
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-13-301-105	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	ROBERTSON ZACHARY D & ERIN M	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3165 HEATHER RD ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5523/458	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

ROBERTSON ZACHARY D & ERIN M
3165 HEATHER RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 06/05/2023 for 1,195,000 by MUCKALT WILLIAM.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5523/458

Most Recent Permit Information

Permit 01-06013 on 11/28/2001 for \$47,000 category .

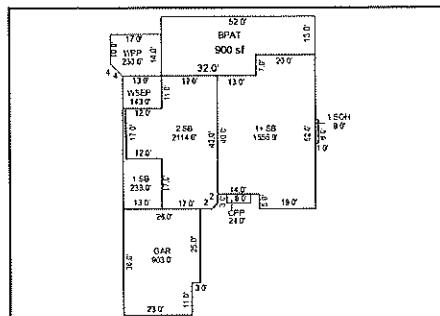
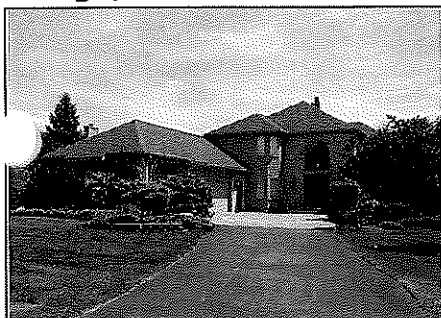
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	573,300	2025 Taxable:	564,060	Acreage:	0.00
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: 1995
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: 5
Full Baths: 4 Half Baths: 2
Floor Area: 3,915
Ground Area: 2,850
Garage Area: 903
Basement Area: 2,850
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-13-405-072	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	HERZIG ANDREW	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4502 CROSS CREEK DR ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5560/592	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
Mailing Address:		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

HERZIG ANDREW
3500 S STATE ST
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 07/24/2024 for 839,900 by HAYS SHERYL TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5560/592

Most Recent Permit Information

Permit 02-00022 on 01/07/2002 for \$22,930 category .

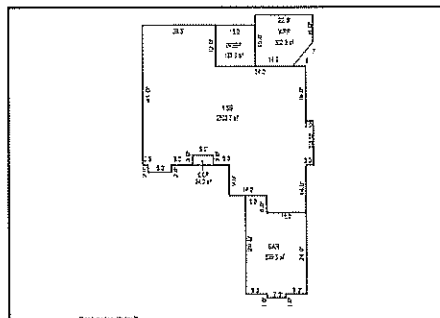
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	383,000	2025 Taxable:	383,000	Acreage:	0.00
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: 1992
Occupancy: Single Family
Class: B+10
Style: 1 STY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 3 Half Baths: 1
Floor Area: 2,503
Ground Area: 2,503
Garage Area: 599
Basement Area: 2,503
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-13-405-090	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	KESSLER ROBERT & RENEE	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	3043 HEATHER RD ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5568/701	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

KESSLER ROBERT & RENEE
3043 HEATHER RD
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 10/14/2024 for 875,000 by RICHTER HARRY J III.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5568/701

Most Recent Permit Information

Permit 25-0281 on 04/09/2025 for \$180,000 category REMODEL.

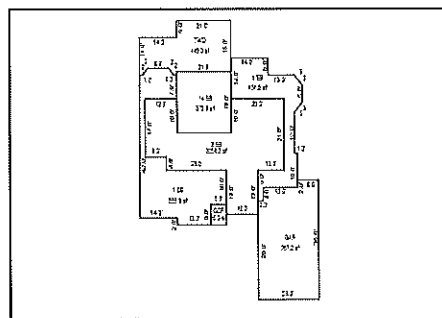
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	452,100	2025 Taxable:	452,100	Acreage:	0.00
zoning:	PUD	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: 1997
Occupancy: Single Family
Class: A-10
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: 2
Floor Area: 3,522
Ground Area: 2,495
Garage Area: 767
Basement Area: 2,495
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-13-408-002	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	COX JOSEPH & SARAH N	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	4956 QUINCY CT SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5524/867	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Dirt Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

COX JOSEPH & SARAH N
4956 QUINCY CT
SALINE MI 48176

Most Recent Sale Information

Sold on 06/19/2023 for 912,000 by SPITTLER JOHN & KAREN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5524/867

Most Recent Permit Information

Permit 24-0289 on 03/28/2024 for \$61,000 category DECK/PORCH.

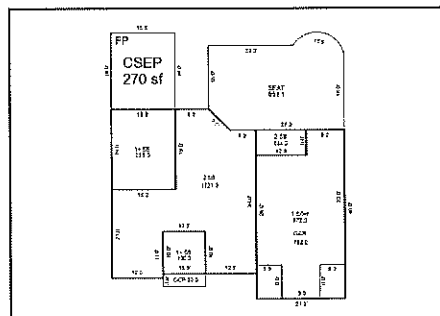
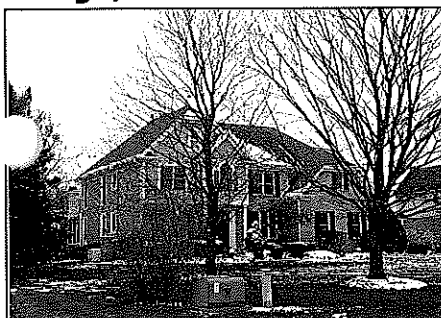
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	432,900	2025 Taxable:	429,033	Acreage:	0.75
zoning:	PUD	Land Value:	Tentative	Frontage:	120.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	272.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
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: 4
Full Baths: 4 Half Baths: 1
Floor Area: 3,023
Ground Area: 1,368
Garage Area: 768
Basement Area: 1,368
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-24-105-004	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	VISWANATHAN VENKATASUBRAMANIAN	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	22 N ARCH BAY DR ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5524/581	Prev. Taxable Stat:	TAXABLE
Split:	05/14/2006	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

VISWANATHAN VENKATASUBRAMANIAN &
YELURI RAMYA
22 N ARCH BAY DR
ANN ARBOR MI 48108

Most Recent Sale Information

Sold on 06/05/2023 for 2,050,000 by BAUGHMAN THOMAS.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5524/581

Most Recent Permit Information

Permit 22-22022 on 11/01/2022 for \$0 category BASEMENT FINISH.

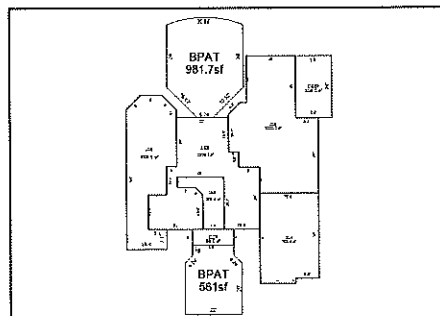
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	918,000	2025 Taxable:	893,258	Acreage:	0.67
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: 2018
Occupancy: Single Family
Class: A+10
Style: 2 STY
Exterior: Brick
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 4 Half Baths: 1
Floor Area: 4,778
Ground Area: 3,618
Garage Area: 780
Basement Area: 3,618
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-24-105-013	Current Class:	407.RESIDENTIAL CONDOMINIUMS
Owner's Name:	PANZICA PHILIP & AMELIA	Previous Class:	407.RESIDENTIAL CONDOMINIUMS
Property Address:	68 S ARCH BAY DR ANN ARBOR, MI 48108	Taxable Status:	TAXABLE
Liber/Page:	5563/873	Prev. Taxable Stat:	TAXABLE
Split:	05/14/2006	Gov. Unit:	M -13 LODI
Public Impr.:	None	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

PANZICA PHILIP & AMELIA
10526 RIVEREDGE
SALINE MI 48176

Most Recent Sale Information

Sold on 08/15/2024 for 585,000 by BUNEK JULIUS E & SABIHA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5563/873

Most Recent Permit Information

None Found

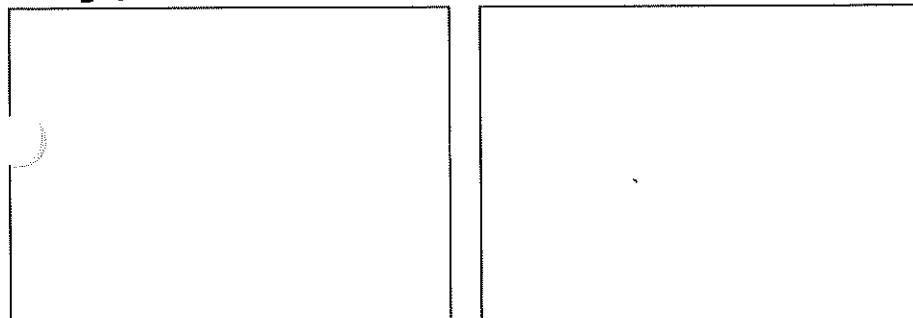
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	257,500	2025 Taxable:	257,500	Acreage:	1.15
zoning:	PUD	Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-24-204-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	O'KEEFE KYLE & KRISTEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3107 TIMBERVIEW RD SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5589/187	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

O'KEEFE KYLE & KRISTEN
3107 TIMBERVIEW RD
SALINE MI 48176

Most Recent Sale Information

Sold on 03/14/2025 for 792,500 by SHELL THOMAS JAMES & AUDREY JEANNE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 5589/187

Most Recent Permit Information

Permit 18-00098 on 02/21/2018 for \$100,000 category GARAGE.

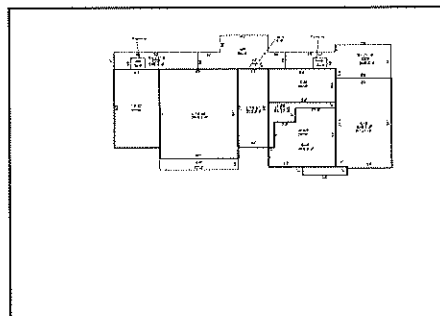
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	408,300	2025 Taxable:	332,056	Acreage:	1.00
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: 1980
Occupancy: Single Family
Class: A-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 6
Full Baths: 3 Half Baths: 1
Floor Area: 3,607
Ground Area: 2,054
Garage Area: 1,124
Basement Area: 896
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-24-215-012	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STAMADIANOS TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3169 THISTLE CT SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

STAMADIANOS TRUST
3169 THISTLE CT
SALINE MI 48176

Most Recent Sale Information

Sold on 06/25/2025 for 1 by STAMADIANOS GEORGE.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page:

Most Recent Permit Information

Permit 21-1296 on 11/03/2021 for \$1,000 category MISC.

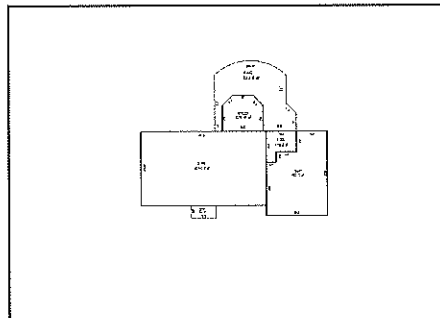
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	371,700	2025 Taxable:	370,541	Acreage:	1.00
Financing:	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: 1982
Occupancy: Single Family
Class: B+10
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: 1
Floor Area: 2,954
Ground Area: 1,533
Garage Area: 680
Basement Area: 1,421
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/09/2025 9:25 AM

Parcel:	M -13-24-283-007	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HANLIN DOUGLAS & HALEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3075 GROVE CT SALINE, MI 48176	Taxable Status:	TAXABLE
Liber/Page:	5572/304	Prev. Taxable Stat:	TAXABLE
Split:	/ /	Gov. Unit:	M -13 LODI
Public Impr.:	Paved Road	MAP #:	
Topography:	None	School:	81120 SALINE AREA SCHOOL DISTRICT
		Neighborhood:	TPN TRAVIS PT,VILLAS,MED/LINKS/MAPLE PO

Mailing Address:

HANLIN DOUGLAS & HALEY
3075 GROVE CT
SALINE MI 48176

Most Recent Sale Information

Sold on 11/22/2024 for 699,000 by SHAN MENGROU.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 5572/304

Most Recent Permit Information

Permit 17-00272 on 04/06/2017 for \$21,206 category .

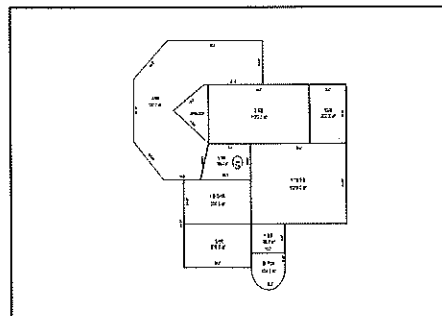
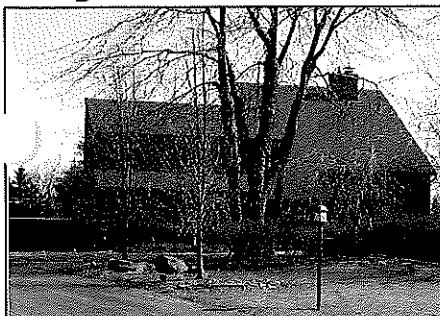
Physical Property Characteristics

2026 S.E.V.:	Tentative	2026 Taxable:	Tentative	Lot Dimensions:	
2025 S.E.V.:	315,700	2025 Taxable:	315,700	Acreage:	1.10
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: 1983
Occupancy: Single Family
Class: B+10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 3,053
Ground Area: 1,628
Garage Area: 576
Basement Area: 1,532
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Travis Pointe Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-301-096	3237 HEATHER RD	05/12/23	\$1,330,000	WD	03-ARMS LENGTH	\$1,330,000	\$704,000	52.93
M-13-13-301-105	3165 HEATHER RD	06/05/23	\$1,195,000	WD	03-ARMS LENGTH	\$1,195,000	\$587,200	49.14
M-13-13-405-072	4502 CROSS CREEK DR	07/24/24	\$839,900	WD	03-ARMS LENGTH	\$839,900	\$391,400	46.60
M-13-13-405-090	3043 HEATHER RD	10/14/24	\$875,000	WD	03-ARMS LENGTH	\$875,000	\$466,900	53.36
Totals:			\$4,239,900			\$4,239,900	\$2,149,500	50.70
								Std. Dev. => 3.22

Arch Bay Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-24-105-004	22 N ARCH BAY DR	06/05/23	\$2,050,000	WD	03-ARMS LENGTH	\$2,050,000	\$952,000	46.44
M-13-24-105-013	68 S ARCH BAY DR	08/15/24	\$585,000	WD	03-ARMS LENGTH	\$585,000	\$257,500	44.02
Totals:			\$2,635,000			\$2,635,000	\$1,209,500	45.90
								Std. Dev. => 1.71

Maple Pond Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-13-408-002	4956 QUINCY CT	06/19/23	\$912,000	WD	03-ARMS LENGTH	\$912,000	\$439,700	48.21
Totals:			\$912,000			\$912,000	\$439,700	48.21
								Sale. Ratio => 48.21

Travis Pointe Subdivision Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
M-13-24-204-012	3107 TIMBERVIEW RD	03/14/25	\$792,500	WD	03-ARMS LENGTH	\$792,500	\$416,800	52.59
M-13-24-215-012	3169 THISTLE CT	06/16/23	\$785,000	WD	03-ARMS LENGTH	\$785,000	\$386,800	49.27
M-13-24-283-007	3075 GROVE CT	11/22/24	\$699,000	WD	03-ARMS LENGTH	\$699,000	\$322,700	46.17
Totals:			\$2,276,500			\$2,276,500	\$1,126,300	49.48
								Sale. Ratio => 49.48
								Std. Dev. => 3.21

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$1,415,809	\$34,191	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
\$1,174,314	\$140,686	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
\$782,790	\$167,110	\$110,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
\$933,701	\$61,299	\$120,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!
\$4,306,614	\$403,286	\$470,000	0.0	0.0	0.00	0.00			
\$100,822									

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$1,903,956	\$481,544	\$335,500	0.0	0.0	0.67	0.67	#DIV/0!	\$717,651	\$16.48
\$514,900	\$585,000	\$514,900	0.0	0.0	1.15	1.15	#DIV/0!	\$509,138	\$11.69
\$2,418,856	\$1,066,544	\$850,400	0.0	0.0	1.82	1.82			
Average									
per FF=>			#DIV/0!		per Net Acre=>	586,013.19		per SqFt=>	\$13.45

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$879,369	\$153,075	\$120,444	120.4	272.0	0.75	0.75	\$1,271	\$204,372	\$4.69
\$879,369	\$153,075	\$120,444	120.4	272.0	0.75	0.75			
Average									
per FF=>			\$1,271		per Net Acre=>	204,372.50		per SqFt=>	\$4.69

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$833,519	\$89,071	\$130,090	0.0	0.0	1.00	1.00	#DIV/0!	\$88,805	\$2.04
\$773,576	\$141,454	\$130,030	0.0	0.0	1.00	1.00	#DIV/0!	\$141,313	\$3.24
\$645,431	\$186,539	\$132,970	0.0	0.0	1.10	1.10	#DIV/0!	\$169,735	\$3.90
\$2,252,526	\$417,064	\$393,090	0.0	0.0	3.10	3.10			
Average									
per Net Acre=>					per Net Acre=>	134,406.70		per SqFt=>	\$3.09

Actual Front	ECF Area	Librer/Page	Land Table	Class
0.00	TPN 5521/222	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407
0.00	TPN 5523/458	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407
0.00	TPN 5560/592	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407
0.00	TPN 5568/701	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407

Actual Front	ECF Area	Librer/Page	Land Table	Class
0.00	TPN 5524/581	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407
0.00	TPN 5563/873	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407

Actual Front	ECF Area	Librer/Page	Land Table	Class
120.00	TPN 5524/867	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		407

Actual Front	ECF Area	Librer/Page	Land Table	Class
0.00	TPN 5589/187	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		401
0.00	TPN 5524/360	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		401
0.00	TPN 5572/304	TRAVIS PT, VILLAS, MED/LINKS/MAPLE PO		401