# 

# Sunrise Meadows ECF Analysis

Std. Dev. =>	s					
Sale. Ratio =>	S					
\$251,600	\$689,000		\$689,000	Totals:		
\$57,400	\$150,000	09/16/22 \$150,000 WD 03-ARM'S LENGTH	\$150,000 WD	09/16/22	XH0-610-0170-00 767 MEADOWBROOK DR	XH0-610-0170-00
\$89,900	\$235,000	07/18/22 \$235,000 WD 19-MULTI PARCEL ARM'S LENGTH	\$235,000 WD	07/18/22	XH0-600-0150-00 795 MEADOWBROOK DR	XH0-600-0150-00
\$50,400	\$161,000	03-ARM'S LENGTH	08/27/21 \$161,000 WD	08/27/21	XH0-600-0130-00 528 SUNRISE DR	XH0-600-0130-00
\$53,900	\$143,000	03-ARMIS LENGTH	04/28/22 \$143,000 WD	04/28/22	XH0-600-0050-00 740 MEADOWBROOK DR	XH0-600-0050-00
Asd. when Sold	Adj. Sale \$ Asd. w	Sale Date Sale Price Instr. Terms of Sale	Sale Price Instr.	Sale Date	Street Address	Parcel Number
West, Wread San Appendight and San		Standard and grant 195 registers consider the construction of the foreign and other standards are accompanied				Calification Con Tailary of Calification

Asd/Adj. Sale         Cur. Appraisal         Land.+ Yard         Bldg. Residual         Cost Man. \$         E.C.F.         Floor Area         \$/Sq.Ft.         ECF Area           37.69         \$141,354         \$27,390         \$115,610         \$121,626         0.951         1,344         \$86.02         4004           31.30         \$154,727         \$17,298         \$143,702         \$146,669         0.980         1,124         \$127.85         4004           38.26         \$243,955         \$27,954         \$207,046         \$218,330         0.948         1,890         \$109.55         4004           38.27         \$150,473         \$29,901         \$120,099         \$128,679         0.933         1,344         \$89.36         4004           \$690,509         \$690,509         \$586,457         \$615,304         \$1,344         \$109.51         0.01942306	1.3392	Ave. Variance=>	ΑV	0.953	Ave. E.C.F. =>				3.39
Cur. Appraisal         Land + Yard         Bldg. Residual         Cost Man. \$         E.C.F.         Floor Area         \$/50, Ft.         ECH           \$141,354         \$27,390         \$115,610         \$121,626         0.951         1,344         \$86.02           \$154,727         \$17,298         \$143,702         \$146,669         0.980         1,124         \$127.85           \$243,955         \$27,954         \$207,046         \$218,330         0.948         1,890         \$109.55           \$150,473         \$29,901         \$120,099         \$128,679         0.933         1,344         \$89.36           \$690,509         \$586,457         \$615,304         \$103.19	0.01942306	d. Deviation=>	Sto	0.953	E.C.F. =>				36.52
Cur. Appraisal         Land + Yard         Bldg. Residual         Cost Man. \$         E.C.F.         Floor Area         \$/Sq.Ft.         ECF           \$ \$141,354         \$27,390         \$115,610         \$121,626         0.951         1,344         \$86.02           \$ \$154,727         \$17,298         \$143,702         \$146,669         0.980         1,124         \$127.85           \$ \$243,955         \$27,954         \$207,046         \$218,330         0.948         1,890         \$109.55           \$ \$150,473         \$29,901         \$120,099         \$128,679         0.933         1,344         \$89.36		\$103.19			\$615,304	\$586,457		\$690,509	
Cur. Appraisal         Land + Yard         Bidg. Residual         Cost Man. \$         E.C.F.         Floor Area         \$/\$q.Ft.         ECF           \$141,354         \$27,390         \$115,610         \$121,626         0.951         1,344         \$86.02           \$154,727         \$17,298         \$143,702         \$146,669         0.980         1,124         \$127.85           \$243,955         \$27,954         \$207,046         \$218,330         0.948         1,890         \$109.55	4004	\$89.36	1,344	0.933	\$128,679	\$120,099	\$29,901	\$150,473	38.27
Cur. Appraisal         Land + Yard         Bldg. Residual         Cost Man. \$         E.C.F.         Floor Area         \$/Sq.Ft.         ECF           \$141,354         \$27,390         \$115,610         \$121,626         0.951         1,344         \$86.02           \$154,727         \$17,298         \$143,702         \$146,669         0.980         1,124         \$127.85	4004	\$109.55	1,890	0.948	\$218,330	\$207,046	\$27,954	\$243,955	38.26
Cur.Appraisal Land+Yard Bldg.Residual CostMan.\$ E.C.F. Floor Area \$/Sq.Ft. ECF	4004	\$127.85	1,124	0.980	\$146,669	\$143,702	\$17,298	\$154,727	31.30
: Cur. Appraisal Land + Yard Bldg. Residual Cost Man. \$ E.C.F. Floor Area \$/Sq	4004	\$86.02	1,0	0.951	\$121,626	\$115,610	\$27,390	\$141,354	
	ECF Area	\$/Sq.Ft.	Floor Area	E.C.F.	Cost Man. \$	ldg. Residual	Land + Yard B		

0.2453 Bi-level	\$24,650	SUNRISE MEADOWS	401	70
2.6784 Ranch	\$15,196	SUNRISE MEADOWS	401	66
0.4668 Ranch	\$25.926 XH0-610-0270-00	SUNRISE MEADOWS	401	60

0.0131
Coefficient of Var=>

1.405241973

)

· · ·

Parcel:

XH0-600-0050-00

Owner's Name: Property Address: CHAMBERLAIN, SARAH & NATHAN

740 MEADOWBROOK DR

HUDSON, MI 49247

Liber/Page:

2639-0071

//

Created: //

Active: Active

LOT 5 SUNRISE MEADOWS NO 1

Split:

Paved Road, Water, Sewer, Electric, Gas

Public Impr.: Topography:

Level

**Mailing Address:** 

Description:

CHAMBERLAIN, SARAH & NATHAN

740 MEADOWBROOK DR HUDSON MI 49247 Current Class: Previous Class: Taxable Status

Gov. Unit:

MAP#

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat

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XH0 CITY OF HUDSON

97

School: 46080 HUDSON AREA SCHOOLS Neighborhood: 4004 SUNRISE MEADOWS

Most Recent Sale Information

Sold on 04/28/2022 for 143,000 by PARSON, SANDRA.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2639-0071

**Most Recent Permit Information** 

Permit 03-028 on 06/27/2003 for \$1,000 category FENCE.

**Physical Property Characteristics** 

2025 S.E.V.:

Tentative 71,900

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

2024 Taxable:

69,300

Acreage: Frontage: 0.43

Zoning: ∠RE:

100.000

Land Value: Land Impr. Value: Tentative Tentative

Average Depth:

0.0

Improvement Data

# of Residential Buildings: 1 Year Built: 1972

Occupancy: Single Family

Class: C Style: Bi-level Exterior: Alum., Vinyl % Good (Physical): 70

Heating System: Forced Heat & Cool

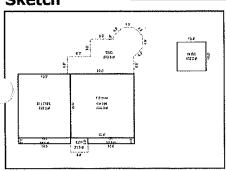
Electric - Amps Service: 60

# of Bedrooms: 3

Full Baths: 1 Half Baths: 1

Floor Area: 1,344 Ground Area: 880 Garage Area: 576 Basement Area: 0 Basement Walls:

Estimated TCV: Tentative



Parcel: Owner's Name: XH0-600-0130-00 WARNER DAVID

Property Address:

**528 SUNRISE DR HUDSON, MI 49247** 

Liber/Page:

Split:

2625 0124

Created: 11 Active: Active

Public Impr.: Topography:

Paved Road, Water, Sewer, Electric, Gas

Level

7.7

**Mailing Address:** 

Description:

WARNER DAVID **528 SUNRISE DR** HUDSON MI 49247

LOT 13 SUNRISE MEADOWS NO 1

Current Class: **Previous Class:** Taxable Status

Neighborhood:

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

**TAXABLE TAXABLE** 

Prev. Taxable Stat

Gov. Unit: MAP # School:

XH0 CITY OF HUDSON

11-20LBL

46080 HUDSON AREA SCHOOLS 4004 SUNRISE MEADOWS

**Most Recent Sale Information** Sold on 08/27/2021 for 161,000 by TEJKL, BONNIE.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2625 0124

Most Recent Permit Information

Permit 23-40 on 07/05/2023 for \$0 category ROOF.

## Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

**Lot Dimensions:** 

2024 S.E.V.:

77,400

2024 Taxable:

65,157

Acreage:

0.26

₹oning:

Land Value:

Tentative

Frontage:

0.0

RE:

100.000

Land Impr. Value:

Tentative

Average Depth:

0.0

# **Improvement Data**

# of Residential Buildings: 1

Year Built: 1972

Occupancy: Single Family

Class: C Style: Ranch Exterior: Vinyl % Good (Physical): 65

Heating System: Forced Heat & Cool

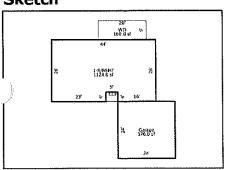
Electric - Amps Service: 60

# of Bedrooms: 2

Full Baths: 2 Half Baths: 0

Floor Area: 1,124 Ground Area: 1,124 Garage Area: 576 Basement Area: 1,124 Basement Walls:

Estimated TCV: Tentative



Parcel:

XH0-600-0150-00

Owner's Name:

Property Address:

BUTTS KANDYCE
795 MEADOWBROOK DR

HUDSON, MI 49247

Liber/Page:

Split:

2642-0723

Created: / /

11

Active: Active

Paved Road, Water, Sewer, Electric

Level, Rolling

Topography:
Mailing Address:

Public Impr.:

Description:

BUTTS KANDYCE 795 MEADOWBROOK DR HUDSON MI 49247 LOT 15 SUNRISE MEADOWS NO 1 PLUS BEGINNING AT THE NW CORNER OF LOT 15, PLAT OF SUNRISE MEADOWS NO 1, TH S 02-00-53 E 115.00 FT (PLAT RECORD S 01-59-55 E) ALG THE W LINE OF LOT 15 TO SW CORNER OF LOT 15, TH S 60-49-04 W 74.76 FT TO SE CORNER LOT 27, TH N 07-14-21 W ALG SAID LINE 145.67 FT (PLAT RECORD 145.72 FT) TO THE NE CORNER LOT 27, THENCE NELY ALG A 304.39 FT RADIUS CURVE RIGHT AN ARC DISTANCE OF 49.60 FT (PLAT RECORD 49.65 FT) AND HAVING A CHORD BEARING AND DISTANCE OF N 83-11-01 E 49.54 FT WITH A CENTRAL ANGLE OF 09-20-10 ALG S LN OF SUNRISE DR, TH CONTINUING ALG SAID LINE N 88-17-44 E 30.46 FT (PLAT RECORD N 88-00-05 E 30.35 FT) TO POINT OF BEGINNING.

**Most Recent Sale Information** 

Sold on 07/18/2022 for 235,000 by WISMAN ALLEN C & TINA B.

Terms of Sale:

19-MULTI PARCEL ARM'S LENGTH

Liber/Page:

**Current Class:** 

**Previous Class:** 

Taxable Status

Neighborhood:

Gov. Unit: MAP #

School:

Prev. Taxable Stat

2642-0723

**Most Recent Permit Information** 

Permit 03-059 on 09/02/2003 for \$10,000 category CONSTRUCTION.

Physical Property Characteristics

2025 S.E.V.: 2024 S.E.V.: Tentative 112,300

2025 Taxable:

Tentative

Lot Dimensions:

Acreage:

401.RESIDENTIAL-IMPROVED

401.RESIDENTIAL-IMPROVED

46080 HUDSON AREA SCHOOLS

XHO CITY OF HUDSON

4004 SUNRISE MEADOWS

TAXABLE

**TAXABLE** 

₹oning:

2024 Taxable: Land Value: 108,045 Tentative

Frontage:

0.25 0.0

RE:

100.000

Land Impr. Value:

Tentative

Average Depth:

0.0

# Improvement Data

# of Residential Buildings: 1

Year Built: 1972

Occupancy: Single Family

Class: C+10 Style: Ranch

Exterior: Alum., Vinyl % Good (Physical): 60

Heating System: Forced Heat & Cool

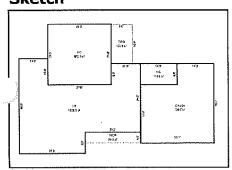
Electric - Amps Service: 60

# of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,890 Ground Area: 1,890 Garage Area: 728 Basement Area: 1,226 Basement Walls:

Estimated TCV: Tentative



Parcel:

XH0-610-0170-00

Owner's Name:

COLOTTI JONATHAN & CHELSEA

Property Address:

767 MEADOWBROOK DR **HUDSON, MI 49247** 

Liber/Page:

2645-0605

Created: 11

Split:

11

Active: Active

LOT 17 SUNRISE MEADOWS #2

Public Impr.: Paved Road, Water, Sewer, Electric Topography:

Level, Rolling

**Mailing Address:** 

Description:

COLOTTI JONATHAN & CHELSEA 767 MEADOWBROOK DR

HUDSON MI 49247

Current Class: **Previous Class:** Taxable Status

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat Gov. Unit: MAP #

**TAXABLE** XHO CITY OF HUDSON

46080 HUDSON AREA SCHOOLS School: 4004 SUNRISE MEADOWS Neighborhood:

**Most Recent Sale Information** 

Sold on 09/16/2022 for 150,000 by BRISKEY, RICHARD A.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2645-0605

**Most Recent Permit Information** 

None Found

**Physical Property Characteristics** 

2025 S.E.V.: 2024 S.E.V.: Tentative 76,600

2025 Taxable: 2024 Taxable: Tentative

Lot Dimensions:

**Land Value:** 

73,920 Tentative Acreage:

0.48

₹oning:

100,000

Land Impr. Value:

Frontage:

0.0

RE: **Improvement Data** 

Tentative

Average Depth:

0.0

## # of Residential Buildings: 1

Year Built: 1991

Occupancy: Single Family

Class: CD Style: Ranch Exterior: Vinyl

% Good (Physical): 65

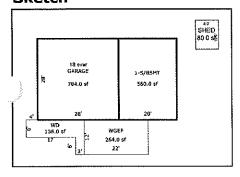
Heating System: Forced Heat & Cool

Electric - Amps Service: 60

# of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,344 Ground Area: 1,344 Garage Area: 576 Basement Area: 560 Basement Walls: Block Estimated TCV: Tentative



# Sunrise Meadows Land Analysis

Std. Dev. =>	Std				
Sale. Ratio =>	Sal				
\$251,600	\$689,000		\$689,000	Totals:	
\$57,400	\$150,000	09/16/22 \$150,000 WD 03-ARM'S LENGTH	\$150,000 WD		XH0-610-0170-00 767 MEADOWBROOK DR
\$89,900	\$235,000	19-MULTI PARCEL ARM'S LENGTH	07/18/22 \$235,000 WD		XH0-600-0150-00 795 MEADOWBROOK DR
\$50,400	\$161,000	03-ARM'S LENGTH	08/27/21 \$161,000 WD	08/27/21	XH0-600-0130-00 528 SUNRISE DR
\$53,900	\$143,000	04/28/22 \$143,000 WD 03-ARM'S LENGTH	\$143,000 WD		XH0-600-0050-00 740 MEADOWBROOK DR
d. When Sold	Adj. Sale \$ Asd. when Sol	Terms of Sale	Sale Date Sale Price Instr.		Parcel Number Street Address
CONTRACTOR SPECIAL CONTRACTOR SP	Second of the Second of the Control	Note of the latter of the Carley Residence of the San Particle of Sansac National Appropriate for the San			Calling Ligardone Faller maryon

	\$1.47	per SqFt=>	64,151.99	per Net Acre=>				3.39
		Average		Average				36.52
			1.42	1.61	\$93,496	\$103,413	\$690,509	
4004 2645-0605	\$1.31	\$57,010	0.48	0.48	\$27,724	\$27,251	\$150,473	38.27
4004 2642-0723	\$1.46	\$63,528	0.25	0.45	\$25,926	\$28,397	\$243,955	38.26
4004 2625 0124	\$1.88	\$81,943	0.26	0.26	\$15,196	\$21,469	\$154,727	31.30
4004 2639-0071	\$1.42	\$61,873	0.43	0.43	\$24,650	\$26,296	\$141,354	37.69
ECF Area Liber/Page	Dollars/Acre Dollars/SqFt	Dollars/Acre	Total Acres	Net Acres	Est, Land Value	Laind Residual	<u>ज्यान्यवाग्रहास्त्र</u>	Asul/Aulj. Sale

•

	XH0-610-0270-00		Other Parcels in Sale
SUNRISE MEADOWS	SUNRISE MEADOWS	SUNRISE MEADOWS	Land Table SUNRISE MEADOWS
401	401	401	Class 401