

11

Sunrise Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-600-0050-00	740 MEADOWBROOK DR	04/28/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$53,900
XH0-600-0130-00	528 SUNRISE DR	08/27/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$50,400
XH0-600-0150-00	795 MEADOWBROOK DR	07/18/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$89,900
XH0-610-0170-00	767 MEADOWBROOK DR	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,400
Totals:			\$689,000			\$689,000	\$251,600

Sale. Ratio =>

Std. Dev. =>

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		\$586,457	\$615,304			\$103.19	
36.52				E.C.F. =>	0.953		Std. Deviation=>	0.01942306
3.39				Ave. E.C.F. =>	0.953		Ave. Variance=>	1.3392

Dev. by Mean (%)	Building Style	Land Value	Other Parcels In Sale	Land Table	Property Class	Building Depr.
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
1.9662	Ranch	\$27,724		SUNRISE MEADOWS	401	65
0.0131						

Coefficient of Var=> 1.405241973

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 2:33 PM

Parcel: XH0-600-0050-00
Owner's Name: CHAMBERLAIN, SARAH & NATHAN
Property Address: 740 MEADOWBROOK DR
HUDSON, MI 49247
Liber/Page: 2639-0071
Split: // **Created:** // **Active:** Active
Public Impr./Topography: Paved Road, Water, Sewer, Electric, Gas Level

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
School: 46080 HUDSON AREA SCHOOLS
Neighborhood: 4004 SUNRISE MEADOWS

Mailing Address: CHAMBERLAIN, SARAH & NATHAN
740 MEADOWBROOK DR
HUDSON MI 49247
Description: LOT 5 SUNRISE MEADOWS NO 1

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.

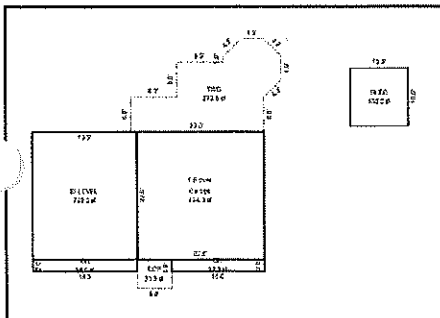
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 71,900	2024 Taxable: 69,300	Acreage: 0.43
Zoning:	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: 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

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/16/2024 2:33 PM

Parcel:	XH0-600-0130-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WARNER DAVID	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	528 SUNRISE DR HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2625 0124	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #	11-20LBL
Topography:	Level	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4004 SUNRISE MEADOWS

Mailing Address:	Description:
WARNER DAVID 528 SUNRISE DR HUDSON MI 49247	LOT 13 SUNRISE MEADOWS NO 1

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
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Most Recent Permit Information

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

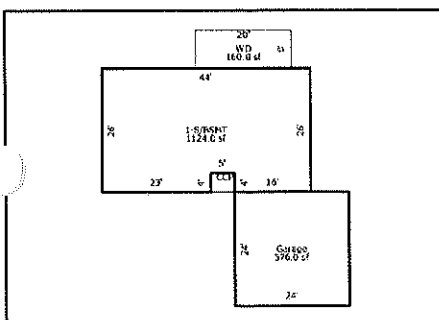
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	77,400	2024 Taxable:	65,157	Acreage:	0.26
Zoning:		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: 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

Sketch



Real Estate Summary Sheet

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09/16/2024 2:33 PM

Parcel:	XH0-600-0150-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BUTTS KANDYCE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	795 MEADOWBROOK DR HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2642-0723	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Water, Sewer, Electric	MAP #	97
Topography:	Level, Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4004 SUNRISE MEADOWS

Mailing Address:

BUTTS KANDYCE
795 MEADOWBROOK DR
HUDSON MI 49247

Description:

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:** 2642-0723

Most Recent Permit Information

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

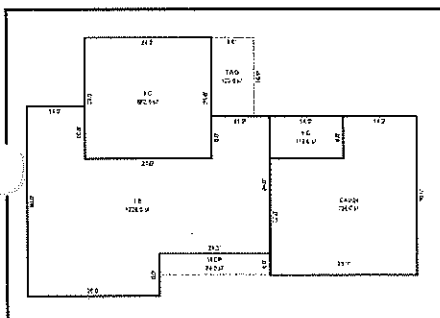
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	112,300	2024 Taxable:	108,045	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	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

Sketch



Real Estate Summary Sheet

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09/16/2024 2:33 PM

Parcel:	XH0-610-0170-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COLOTTI JONATHAN & CHELSEA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	767 MEADOWBROOK DR HUDSON, MI 49247	Taxable Status	TAXABLE
Liber/Page:	2645-0605	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	XH0 CITY OF HUDSON
Public Impr.:	Paved Road, Water, Sewer, Electric	MAP #	97
Topography:	Level, Rolling	School:	46080 HUDSON AREA SCHOOLS
		Neighborhood:	4004 SUNRISE MEADOWS
Mailing Address:		Description:	
COLOTTI JONATHAN & CHELSEA		LOT 17 SUNRISE MEADOWS #2	
767 MEADOWBROOK DR			
HUDSON MI 49247			

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

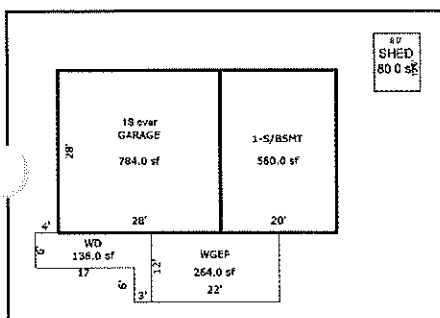
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	76,600	2024 Taxable:	73,920	Acreage:	0.48
Zoning:		Land Value:	Tentative	Frontage:	0.0
ARE:	100,000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

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

Sketch



Sunrise Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-600-0050-00	740 MEADOWBROOK DR	04/28/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$53,900
XH0-600-0130-00	528 SUNRISE DR	08/27/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$50,400
XH0-600-0150-00	795 MEADOWBROOK DR	07/18/22	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$89,900
XH0-610-0170-00	767 MEADOWBROOK DR	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,400
Totals:			\$689,000			\$689,000	\$251,600

Sale. Ratio =>

Std. Dev. =>

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

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