

11

Sunrise Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-600-0070-00	768 MEADOWBROOK DR	08/14/24	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$108,600
XH0-600-0100-00	792 MEADOWBROOK DR	04/03/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$117,300
XH0-610-0190-00	753 MEADOWBROOK DR	11/30/23	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$177,300
<b>Totals:</b>						<b>\$695,000</b>	<b>\$403,200</b>
						<b>Sale. Ratio =&gt;</b>	
						<b>Std. Dev. =&gt;</b>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Man.\$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
54.30	\$255,987	\$56,470	\$143,530	\$168,906	0.850	1,156	\$124.16	4004
69.00	\$234,797	\$31,753	\$138,247	\$213,058	0.649	1,654	\$83.58	4004
54.55	\$480,931	\$108,471	\$216,529	\$299,412	0.723	2,265	\$95.60	4004
	<b>\$971,715</b>		<b>\$498,306</b>	<b>\$681,376</b>			<b>\$101.11</b>	
<b>58.01</b>				<b>E.C.F. =&gt;</b>	<b>0.731</b>		<b>Std. Deviation=&gt;</b>	<b>0.10157411</b>
<b>8.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.741</b>		<b>Ave. Variance=&gt;</b>	<b>7.2773</b>

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
10.9160	Ranch	\$55,470	XH0-600-0060-00	SUNRISE MEADOWS	401	64
9.1734	Ranch	\$27,900		SUNRISE MEADOWS	401	64
1.7425	1 1/2 Story	\$104,160	XH0-610-0240-00, XH0-610-0180-00	SUNRISE MEADOWS	401	74

0.9282

Coefficient of Var=> 9.826155319

# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

<b>Parcel:</b>	XH0-600-0060-00	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	MESSER, DAVID A & CORNELL, KIERSTEN	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	700 MEADOWBROOK DR BLK HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2672-0478	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	None	<b>MAP #:</b>	97
<b>Topography:</b>	None	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4004 SUNRISE MEADOWS

<b>Mailing Address:</b>	<b>Description:</b>
MESSER, DAVID A & CORNELL, KIERSTEN 768 MEADOWBROOK DR HUDSON MI 49247	LOT 6 SUNRISE MEADOWS NO 1

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

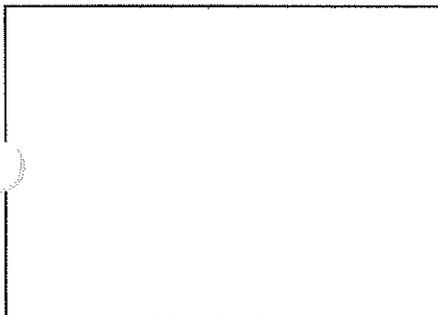
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	17,200	<b>2025 Taxable:</b>	17,200	<b>Acreage:</b>	0.57
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

<b>Parcel:</b>	XH0-600-0070-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MESSER, DAVID A & CORNELL, KIERSTEN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	768 MEADOWBROOK DR HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2672-0478	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #:</b>	97
<b>Topography:</b>	Level	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4004 SUNRISE MEADOWS

<b>Mailing Address:</b>	<b>Description:</b>
MESSER, DAVID A & CORNELL, KIERSTEN 768 MEADOWBROOK DR HUDSON MI 49247	LOT 7 SUNRISE MEADOWS NO 1

## Most Recent Sale Information

Sold on 08/14/2024 for 200,000 by MILLIGAN, TAYLOR JAMES.

<b>Terms of Sale:</b>	19-MULTI PARCEL ARM'S LENGTH	<b>Liber/Page:</b>	2672-0478
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## Most Recent Permit Information

Permit -180009 on 07/26/2018 for \$0 category ELECTRICAL.

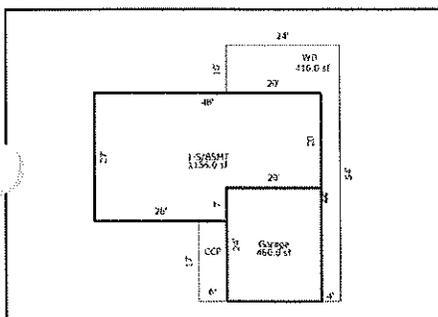
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	92,000	<b>2025 Taxable:</b>	92,000	<b>Acreage:</b>	0.42
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,156  
Ground Area: 1,156  
Garage Area: 480  
Basement Area: 1,156  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

<b>Parcel:</b>	XH0-600-0100-00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	FREELS, JOHN W JR. & JAMES, LINDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	792 MEADOWBROOK DR HUDSON, MI 49247	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2667-0470	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas	<b>MAP #:</b>	97
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4004 SUNRISE MEADOWS

<b>Mailing Address:</b>	<b>Description:</b>
FREELS, JOHN W JR. & JAMES, LINDA 792 MEADOWBROOK DR HUDSON MI 49247	LOTS 10 & 11 SUNRISE MEADOWS NO. 1

## Most Recent Sale Information

Sold on 04/03/2024 for 170,000 by KACZOR ROBERT R TRUSTEE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2667-0470

## Most Recent Permit Information

Permit 1727 on 05/17/2017 for \$0 category PORCH.

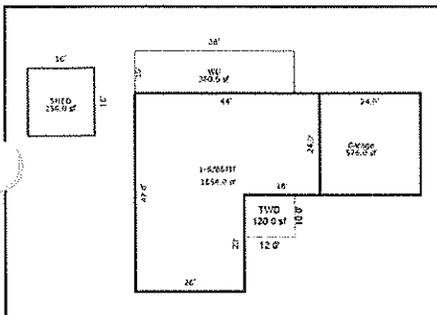
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	117,300	<b>2025 Taxable:</b>	117,300	<b>Acreage:</b>	0.56
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Wood Siding  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,654  
Ground Area: 1,654  
Garage Area: 576  
Basement Area: 1,654  
Basement Walls: Poured  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

<b>Parcel:</b>	XH0-610-0180-00	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	SAYLER, BENJAMIN & ALLISON H	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	MEADOWBROOK DR HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2662-0464	<b>Created:</b>	10/31/2006
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Topography:</b>	Level	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
		<b>MAP #</b>	
		<b>School:</b>	46080 HUDSON AREA SCHOOLS
		<b>Neighborhood:</b>	4004 SUNRISE MEADOWS

<b>Mailing Address:</b>	<b>Description:</b>
SAYLER, BENJAMIN & ALLISON H 753 MEADOWBROOK DR HUDSON MI 49247	LOT 18 SUNRISE MEADOWS #2

## Most Recent Sale Information

Sold on 10/06/2006 for 11,000 by KITSUDA ENGINEERING CO LTD.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:**

## Most Recent Permit Information

None Found

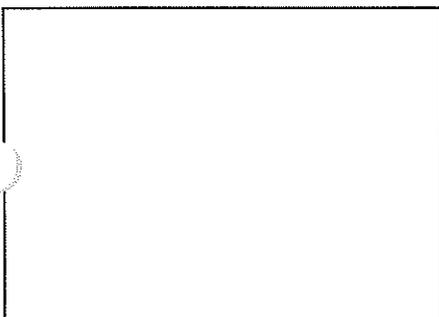
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2025 S.E.V.:</b>	14,500	<b>2025 Taxable:</b>	14,434	<b>Acreage:</b>	0.48
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	103.5
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	203.5

## Improvement Data

None

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

**Parcel:** XH0-610-0190-00  
**Owner's Name:** SAYLER, BENJAMIN & ALLISON H  
**Property Address:** 753 MEADOWBROOK DR  
HUDSON, MI 49247  
**Liber/Page:** 2662-0464  
**Split:** //  
**Public Impr./Topography:** Paved Road, Water, Sewer, Electric  
Rolling

**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:** SAYLER, BENJAMIN & ALLISON H  
753 MEADOWBROOK DR  
HUDSON MI 49247  
**Description:** LOT 19 SUNRISE MEADOWS #2

## Most Recent Sale Information

Sold on 11/30/2023 for 325,000 by BORCK, COREY J & SHANDA L.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 2662-0464

## Most Recent Permit Information

Permit 08-09 on 05/05/2008 for \$2,800 category NON-CONSIDERATION.

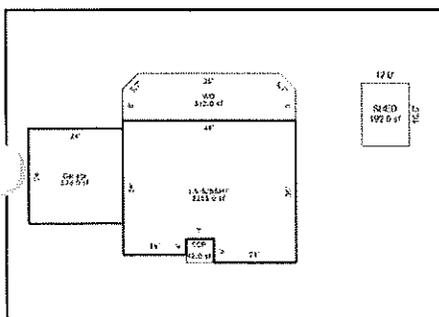
## Physical Property Characteristics

<b>2026 S.E.V.:</b> Tentative	<b>2026 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2025 S.E.V.:</b> 152,400	<b>2025 Taxable:</b> 152,400	<b>Acreage:</b> 0.43
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C+10  
Style: 1 1/2 Story  
Exterior: Vinyl  
% Good (Physical): 74  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,265  
Ground Area: 1,510  
Garage Area: 576  
Basement Area: 1,510  
Basement Walls:  
Estimated TCV: Tentative

## Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

10/14/2025 10:46 AM

<b>Parcel:</b>	XH0-610-0240-00	<b>Current Class:</b>	402.RESIDENTIAL-VACANT
<b>Owner's Name:</b>	SAYLER, BENJAMIN & ALLISON H	<b>Previous Class:</b>	402.RESIDENTIAL-VACANT
<b>Property Address:</b>	700 BROOKFIELD BLK HUDSON, MI 49247	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2662-0464	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	XH0 CITY OF HUDSON
<b>Public Impr.:</b>	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	<b>MAP #</b>	46080 HUDSON AREA SCHOOLS
<b>Topography:</b>	Level	<b>School:</b>	4004 SUNRISE MEADOWS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	
<b>Description:</b>			
SAYLER, BENJAMIN & ALLISON H	LOTS 24 & 25 SUNRISE MEADOWS #2		
753 MEADOWBROOK DR	SPLIT FROM 610-0210 01/30/18		
HUDSON MI 49247			

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

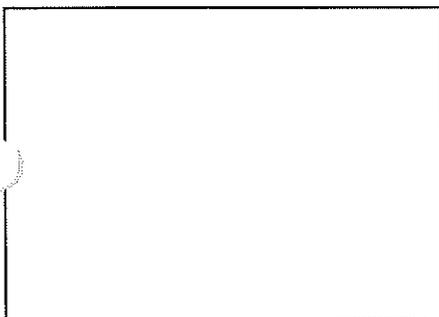
## Physical Property Characteristics

<b>2026 S.E.V.:</b>	Tentative	<b>2026 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	EQU FF
<b>2025 S.E.V.:</b>	26,900	<b>2025 Taxable:</b>	26,806	<b>Acreage:</b>	0.90
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	173.7
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	191.9

## Improvement Data

None

## Sketch



Sunrise Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
XH0-600-0070-00	768 MEADOWBROOK DR	08/14/24	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$108,600
XH0-600-0100-00	792 MEADOWBROOK DR	04/03/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$117,300
XH0-610-0190-00	753 MEADOWBROOK DR	11/30/23	\$325,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$325,000	\$177,300
<b>Totals:</b>			<b>\$695,000</b>			<b>\$695,000</b>	<b>\$403,200</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
54.30	\$214,260	\$75,530	\$55,470	1.00	0.42	\$75,910	\$1.74	4004
69.00	\$187,498	\$10,402	\$27,900	0.56	0.56	\$18,642	\$0.43	4004
54.55	\$410,201	\$101,819	\$104,160	1.81	0.43	\$56,347	\$1.29	4004
<b>58.01</b>	<b>\$811,959</b>	<b>\$187,751</b>	<b>\$187,530</b>	<b>3.36</b>	<b>1.41</b>	<b>Average</b>	<b>Average</b>	
<b>8.41</b>			<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	<b>Average</b>	
			per FF=>	per Net Acre=>	55,878.27	per SqFt=>	\$1.28	

<b>Liber/Page</b>	<b>Other Parcels in Sale</b>	<b>Land Table</b>	<b>Class</b>
2672-0478	XH0-600-0060-00	SUNRISE MEADOWS	401
2667-0470		SUNRISE MEADOWS	401
2662-0464	XH0-610-0240-00, XH0-610-0180-00	SUNRISE MEADOWS	401

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