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Neighborhoods Used: 4004.SUNRISE MEADOWS

770 BROOKVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-610-0361-00	10/05/2020 4004	401	135,000	11,640	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	73	123,360	145,270	0.849



740 MEADOWBROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-600-0050-00	09/22/2020 4004	401	142,500	17,383	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Bi-level	73	125,117	107,729	1.161



539 SUNRISE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-610-0260-00	07/03/2019 4004	401	161,000	31,989	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	83	129,011	195,160	0.661





Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.30  
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 200

Minimum E.C.F. (Agricultural): 0.40  
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 200

Minimum E.C.F. (Commercial): 0.30  
Maximum E.C.F. (Commercial): 3.00

# Real Estate Summary Sheet

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

08/26/2021 11:26 AM

**Parcel:** XH0-600-0050-00  
**Owner's Name:** PARSON, SANDRA  
**Property Address:** 740 MEADOWBROOK DR  
HUDSON, MI 49247  
**Liber/Page:** 2604 0436  
**Split:** //  
**Created:** //  
**Active:** Active  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Level

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

## Mailing Address:

PARSON, SANDRA  
740 MEADOWBROOK DR  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 09/22/2020 for 142,500 by STARRS, DERICK J & CLARK, VANDRIA L.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2604 0436

## Most Recent Permit Information

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

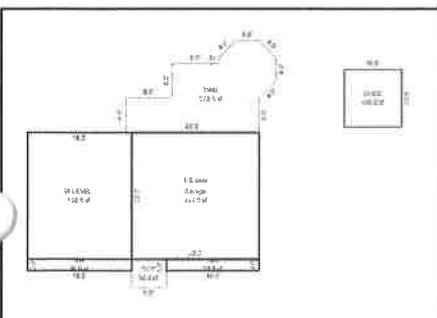
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 53,900	<b>2022 Taxable:</b> 45,400	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b> 45,400	<b>2021 Taxable:</b> 45,400	<b>Acreage:</b>	0.43
<b>Zoning:</b>	<b>Land Value:</b> 14,875	<b>Frontage:</b>	0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 2,508	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1972  
Occupancy: Single Family  
Class: C  
Style: Bi-level  
Exterior: Alum., Vinyl  
% Good (Physical): 73  
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: 90,492

## Sketch



# Real Estate Summary Sheet

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

08/26/2021 11:26 AM

**Parcel:** XH0-610-0260-00  
**Owner's Name:** HOUSER LOWELL D & KOREEN D  
**Property Address:** 539 SUNRISE DR  
HUDSON, MI 49247  
**Liber/Page:** 2582/0383  
**Split:** / /  
**Public Impr./Topography:** Paved Road, Sidewalk, Water, Sewer, Electric, Gas Level

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

## Mailing Address:

HOUSER LOWELL D & KOREEN D  
539 SUNRISE DR  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 07/03/2019 for 161,000 by FORD CHARLES W & CONNIE S TRTS.

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

**Liber/Page:** 2582/0383

## Most Recent Permit Information

Permit 11-20 on / / for \$1,500 category PORCH.

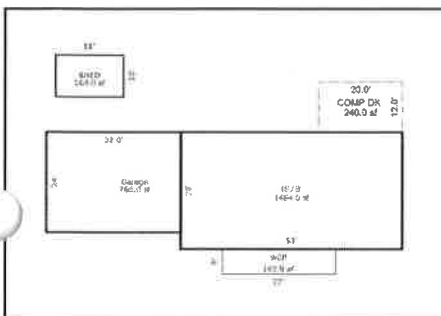
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 98,000	<b>2022 Taxable:</b> 81,728	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b> 82,100	<b>2021 Taxable:</b> 81,728	<b>Acreage:</b>	0.81
<b>Zoning:</b>	<b>Land Value:</b> 28,420	<b>Frontage:</b>	0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 3,569	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2007  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,484  
Ground Area: 1,484  
Garage Area: 768  
Basement Area: 1,484  
Basement Walls: Poured  
Estimated TCV: 163,934

## Sketch



# Real Estate Summary Sheet

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

08/26/2021 11:26 AM

**Parcel:** XH0-610-0361-00  
**Owner's Name:** WALKER, KEVIN  
**Property Address:** 770 BROOKVIEW DR  
HUDSON, MI 49247  
**Liber/Page:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** Paved Road, Water, Sewer, Electric  
**Topography:** Level, Rolling

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

## Mailing Address:

WALKER, KEVIN  
770 BROOKVIEW DR  
HUDSON MI 49247

## Most Recent Sale Information

Sold on 10/05/2020 for 135,000 by BLEICH, ERIC R.

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

**Liber/Page:**

## Most Recent Permit Information

None Found

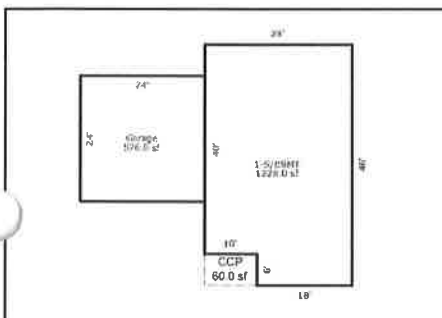
## Physical Property Characteristics

<b>2022 S.E.V.:</b> 66,800	<b>2022 Taxable:</b> 56,900	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b> 56,900	<b>2021 Taxable:</b> 56,900	<b>Acreage:</b>	0.30
<b>Zoning:</b>	<b>Land Value:</b> 10,640	<b>Frontage:</b>	0.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> 1,000	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: C  
Style: Ranch  
Exterior: Vinyl  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,228  
Ground Area: 1,228  
Garage Area: 576  
Basement Area: 1,228  
Basement Walls: Block  
Estimated TCV: 122,027

## Sketch



Sunrise Meadows ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
XHO-600-0050-00	740 MEADOWBROOK DR	09/22/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$44,600	31.30
XHO-610-0260-00	539 SUNRISE DR	07/03/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$89,200	55.40
XHO-610-0361-00	770 BROOKVIEW DR	10/05/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,300	41.70
<b>Totals:</b>			<b>\$438,500</b>			<b>\$438,500</b>	<b>\$190,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.35</b>
							<b>Std. Dev. =&gt;</b>	<b>12.09</b>



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$99,257	\$17,383	\$125,117	\$107,729	1.161	1,344	\$93.09	4004	27.0859	Bi-level
\$180,310	\$31,989	\$129,011	\$195,159	0.661	1,484	\$86.93	4004	22.9491	Ranch
\$122,045	\$11,640	\$123,360	\$145,270	0.849	1,228	\$100.46	4004	4.1368	Ranch
<b>\$401,612</b>	<b>\$377,488</b>	<b>\$448,158</b>				<b>\$93.49</b>		<b>4.8236</b>	
E.C.F. =>		0.842		Std. Deviation=>		0.25272732			
Ave. E.C.F. =>		0.891		Ave. Variance=>		18.0573		Coefficient of Var=>	
								20.27661325	

Land Value	Land Table	Property Class	Building	Depr.
\$14,875	SUNRISE MEADOWS	401		73
\$28,420	SUNRISE MEADOWS	401		83
\$10,640	SUNRISE MEADOWS	401		73

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Sunrise Meadows Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
XHO-600-0050-00	740 MEADOWBROOK DR	09/22/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$44,600	31.30
XHO-610-0260-00	539 SUNRISE DR	07/03/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$89,200	55.40
XHO-610-0361-00	770 BROOKVIEW DR	10/05/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$56,300	41.70
<b>Totals:</b>			<b>\$438,500</b>			<b>\$438,500</b>	<b>\$190,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>43.35</b>
							<b>Std. Dev. =&gt;</b>	<b>12.09</b>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table	
\$94,370	\$58,118	\$9,988	0.43	0.43	\$136,748	\$3.14	4004	2604	0436	SUNRISE MEADOWS
\$170,972	\$9,110	\$19,082	0.81	0.81	\$11,219	\$0.26	4004	2582	0383	SUNRISE MEADOWS
\$118,549	\$23,595	\$7,144	0.30	0.30	\$77,615	\$1.78	4004			SUNRISE MEADOWS
<b>\$383,891</b>	<b>\$90,823</b>	<b>\$36,214</b>	<b>1.54</b>	<b>1.54</b>						
			Average		Average					
			per Net Acre=>	58,937.70	per SqFt=>	\$1.35				

Class

401

401

401

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