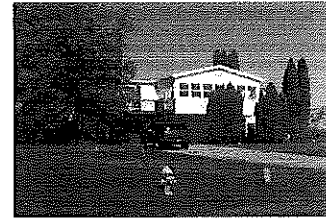


Neighborhoods Used: 4004.SUNRISE MEADOWS

767 MEADOWBROOK DR

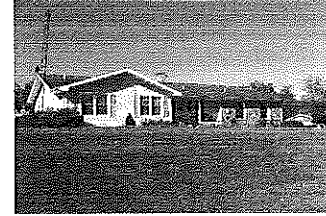
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-610-0170-00	09/16/2022 4004	401	150,000	29,935	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	66	120,065	131,552	0.913



795 MEADOWBROOK DR

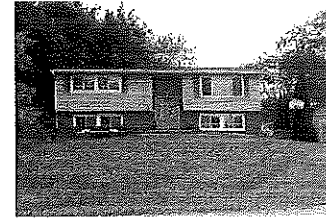
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-600-0150-00	07/18/2022 4004	401	235,000	26,676	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	61	208,324	223,498	0.932

!!MULTI-PARCEL SALE!!



740 MEADOWBROOK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-600-0050-00	04/28/2022 4004	401	143,000	27,431	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Bi-level	71	115,569	124,216	0.930



528 SUNRISE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
XH0-600-0130-00	08/27/2021 4004	401	161,000	17,298	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Ranch	66	143,702	146,669	0.980



Neighborhoods Used: 4004.SUNRISE MEADOWS

Single Family Computed Costs by Manual

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 Story, 1 1/4 Story, 1 3/4 Story, 2 Story, Bi-level, Duplex, MODULAR, Ranch, Tri-level.

Total Single Family Costs by Manual : 625,935
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 Story, 1 1/4 Story, 1 3/4 Story, 2 Story, Bi-level, Duplex, MODULAR, Ranch, Tri-level.

Total Single Family Sale Residual Values : 587,660
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 4, 0, 1.46, 2.27, 0.999.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: * Style *, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 1/2 Story, 1 1/4 Story, 1 3/4 Story, 2 Story, Bi-level, Duplex, MODULAR, Ranch, Tri-level.

Single Family E.C.F. : 0.939 (4)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 4004 - SUNRISE MEADOWS

Max # of Res. Buildings: 200

Minimum E.C.F. (Residential): 0.50
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

09/26/2023 7:03 AM

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.

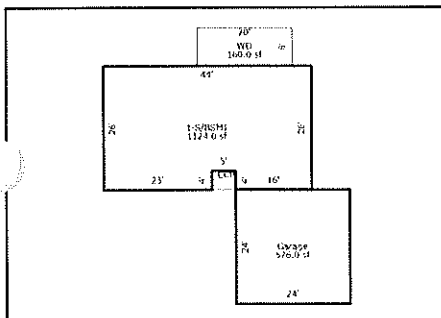
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	70,900	2023 Taxable:	62,055	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): 66
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

Information herein deemed reliable but not guaranteed

09/26/2023 7:03 AM

Parcel: XH0-600-0150-00
Owner's Name: BUTTS KANDYCE
Property Address: 795 MEADOWBROOK DR
HUDSON, MI 49247
Liber/Page: 2642-0723
Split: / /
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 Stat: TAXABLE
Gov. Unit: XH0 CITY OF HUDSON
MAP #: 97
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.

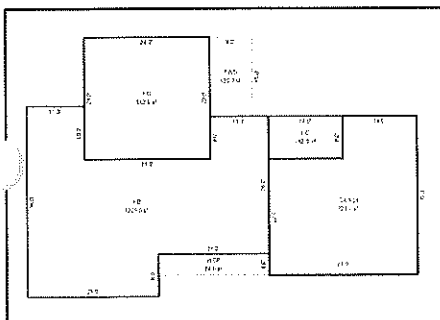
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,900	2023 Taxable:	102,900	Acreage:	0.25
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+10
Style: Ranch
Exterior: Alum., Vinyl
% Good (Physical): 61
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

Information herein deemed reliable but not guaranteed

09/26/2023 7:03 AM

Parcel: XH0-610-0170-00
Owner's Name: COLOTTI JONATHAN & CHELSEA
Property Address: 767 MEADOWBROOK DR
HUDSON, MI 49247
Liber/Page: 2645-0605
Split: // **Created:** // **Active:** Active
Public Impr./Topography: Paved Road, Water, Sewer, Electric
Level, 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: COLOTTI JONATHAN & CHELSEA
767 MEADOWBROOK DR
HUDSON MI 49247
Description: LOT 17 SUNRISE MEADOWS #2

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

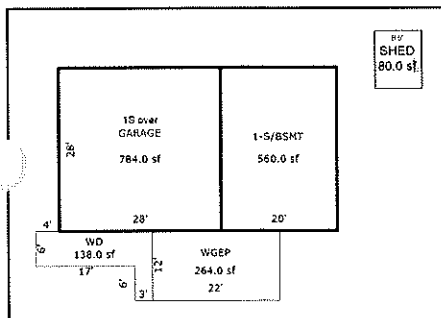
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	70,400	2023 Taxable:	70,400	Acreage:	0.48
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: 1991
Occupancy: Single Family
Class: CD
Style: Ranch
Exterior: Vinyl
% Good (Physical): 66
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 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	04/28/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$53,900	37.69
XHO-600-0130-00	528 SUNRISE DR	08/27/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$50,400	31.30
XHO-600-0150-00	795 MEADOWBROOK DR	07/18/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$89,900	38.26
XHO-610-0170-00	767 MEADOWBROOK DR	09/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,400	38.27
Totals:						\$689,000	\$251,600	
								Sale. Ratio => 36.52
								Std. Dev. => 3.39

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$141,318	\$28,281	\$114,719	\$124,216	0.924	1,344	\$85.36	4004	1.2274
\$151,291	\$17,822	\$143,178	\$146,669	0.976	1,124	\$127.38	4004	4.0381
\$228,718	\$25,335	\$209,665	\$223,498	0.938	1,890	\$110.93	4004	0.2292
\$150,603	\$30,891	\$119,109	\$131,552	0.905	1,344	\$88.62	4004	3.0399
\$671,930		\$586,671	\$625,935			\$103.07		0.1456
			E.C.F. =>	0.937		Std. Deviation=>	0.03005917	
			Ave. E.C.F. =>	0.936		Ave. Variance=>	2.1337	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depl.
Bi-level	\$25,500		SUNRISE MEADOWS	401	71
Ranch	\$15,720		SUNRISE MEADOWS	401	66
Ranch	\$24,585	XH0-610-0270-00	SUNRISE MEADOWS	401	61
Ranch	\$28,680		SUNRISE MEADOWS	401	65

2.280018583

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	\$251,600

Sale. Ratio =>

Std. Dev. =>

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
0.00	4004	2639-0071		SUNRISE MEADOWS	401
0.00	4004	2625 0124		SUNRISE MEADOWS	401
0.00	4004	2642-0723	XH0-610-0270-00	SUNRISE MEADOWS	401
0.00	4004	2645-0605		SUNRISE MEADOWS	401