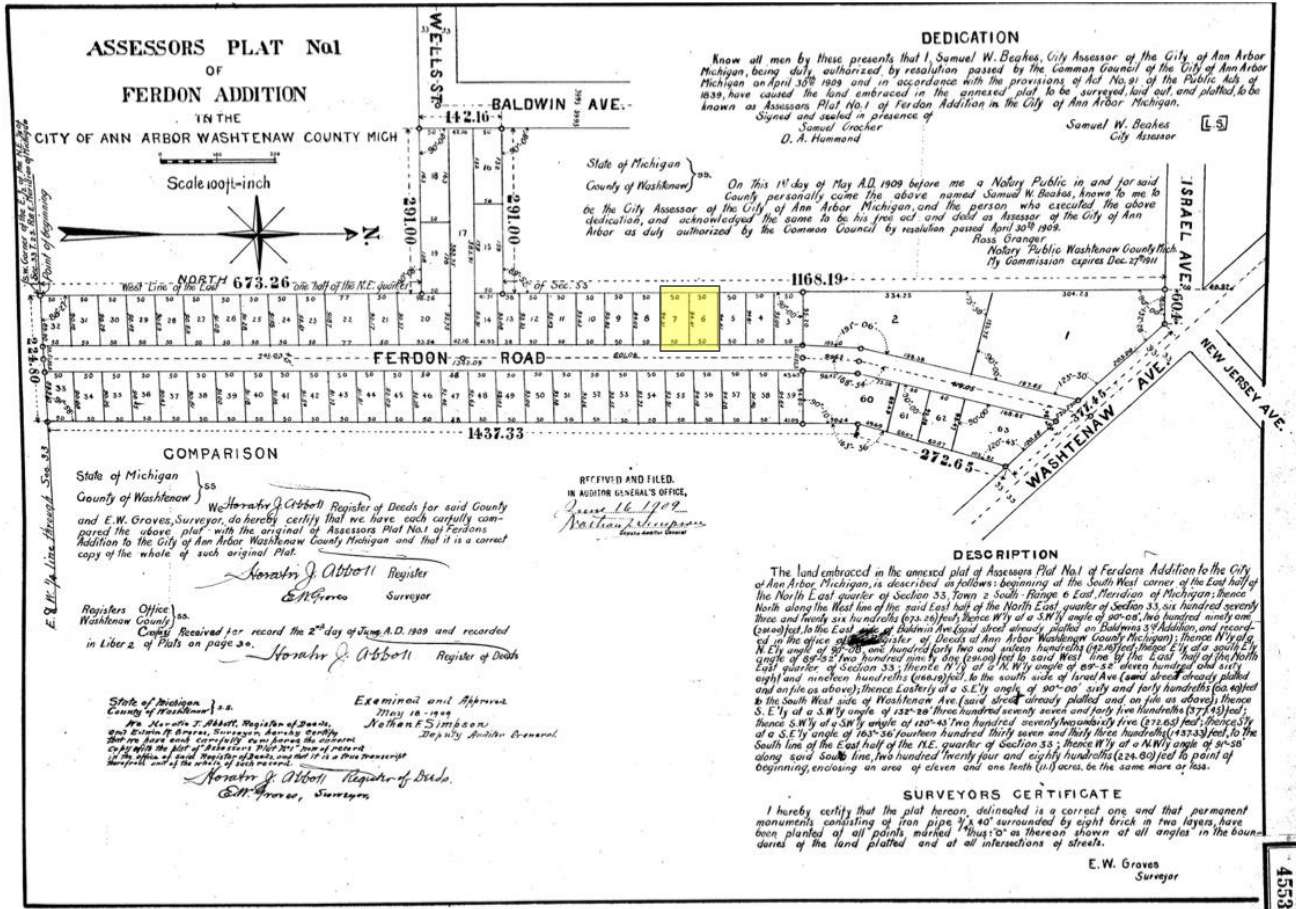


1056 Ferdon

Analysis of Local Variances

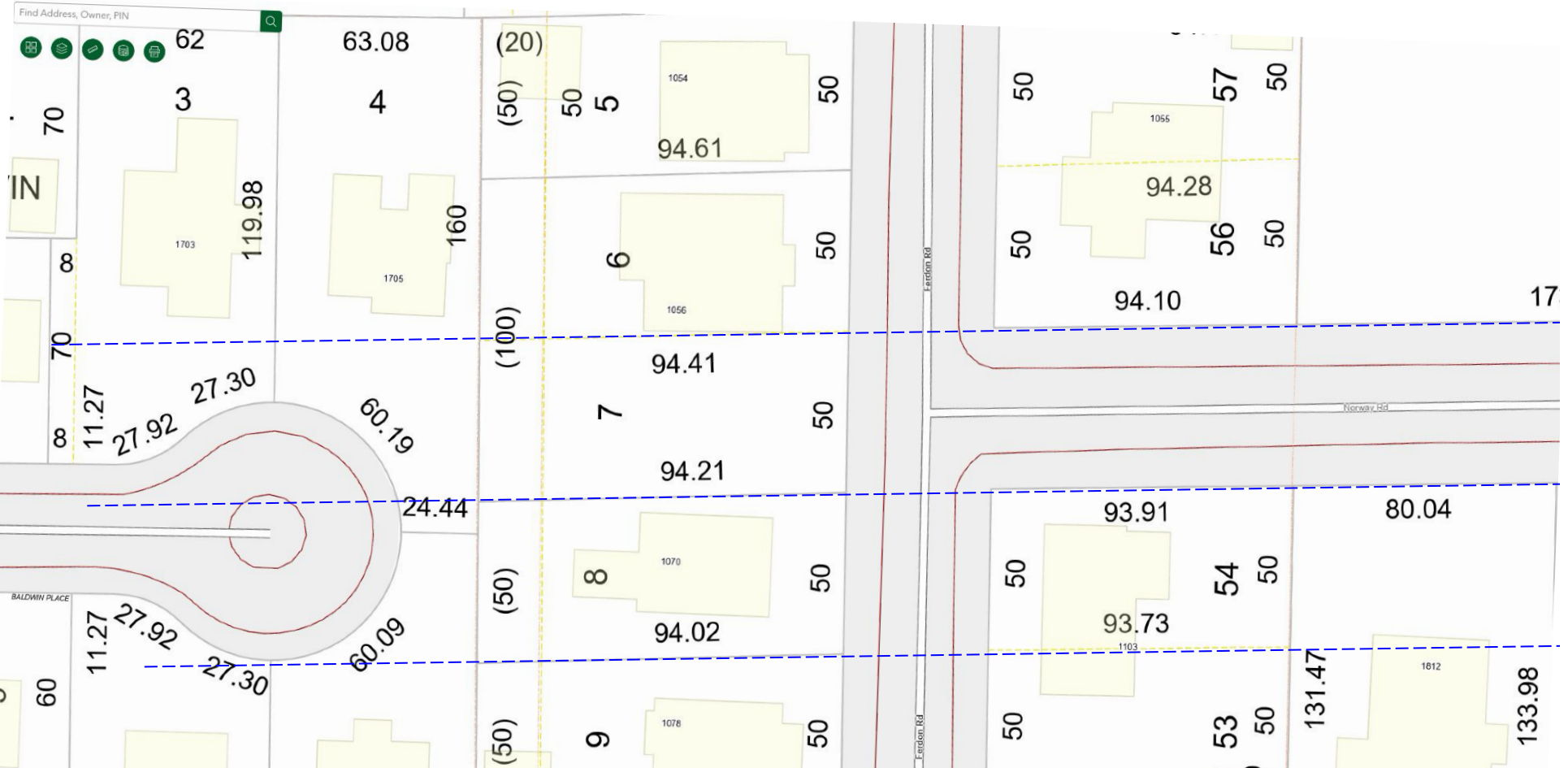
Assessor's Plat (c. 1920)



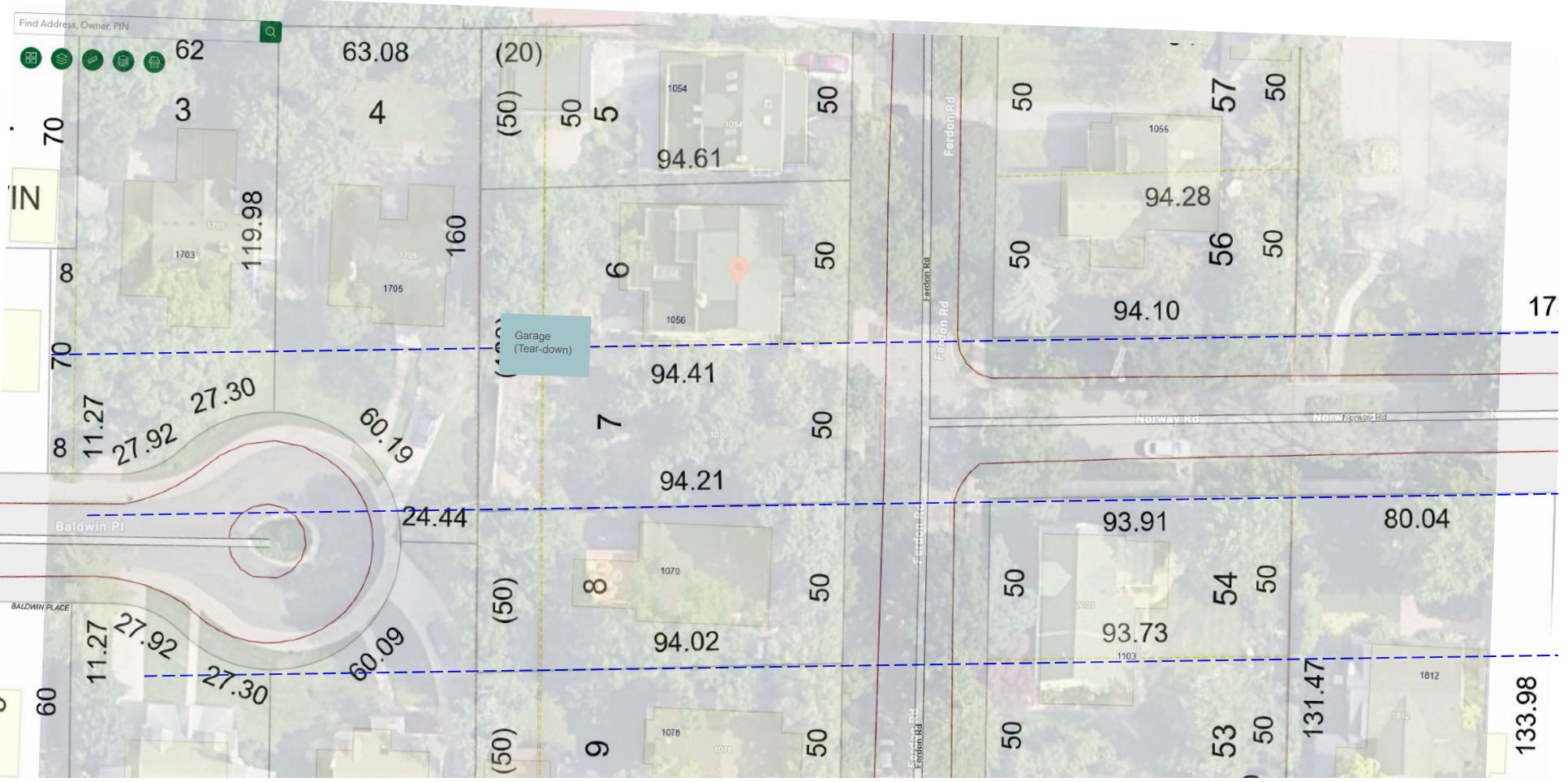
4553

Current Property Usage

Lots 6, 7 bisector line (dashed blue lines are all parallel)



Lots 6, 7 bisector line (google satellite transparent overlay)



1056 Ferdon Street View of Lots 7 (left) and 6 (right)

1070 Ferdon (Left side of photo)

Lot 7

Driveway

Lot 6: Primary Residence;
3-Story Single Family with
Walkout basement



1070 Ferdon Street View

Left side of photo:

1070 Ferdon

Right side of photo:

Lot 7 of 1056



Ferdon Rd view of driveway and stairs down to Lot 7



Lot 7 Looking North to stairs near East Wall (street)



Lot 7 - looking East to Ferdon

Right side of photo:
1070 Ferdon Duplex
(Student apartments)



West End of Lot 7 Looking South, Baldwin Pl is to right



From West End of Lot 7 Looking North, Baldwin Pl is to left

Lot 6:

Garage

Residence



Local Variances

Neighborhood residences with 25-44' frontage

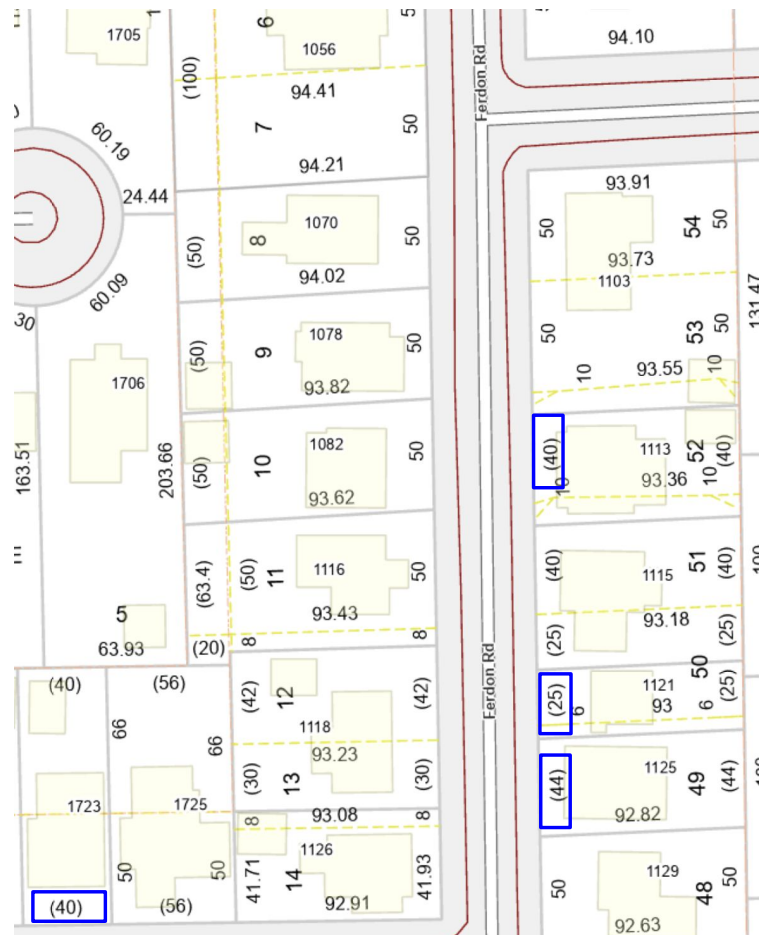
Lot

- 1113 Ferdon (single family)
- 1121 Ferdon (single family)
- 1125 Ferdon (single family)
- 1723 Wells St (single family)

Multiple Residences

Frontage


- 40'
- 25'
- 44'
- 40'
- 50'




Shared Driveway at 1121/1125 Ferdon



1201 Ferdon: New (2014) single-family with 48' frontage, ~5' setbacks

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Zestimate®
\$1,406,600
1201 Ferdon Rd, Ann Arbor, MI 48104

4 beds 3 baths 2,813 sqft

Est. refl. payment: \$7,693/mo [Refinance your loan](#)

Single Family Built in 2014 4,791 Square Feet Lot

\$1,406,600 Zestimate® \$500/sqft \$5,533 Estimated rent

