

22

Neighborhoods Used: 025.CARLETON CROSSING

495 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 047 00	10/13/2020 025	401	289,900	28,603	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	92	261,297	283,848	0.921



357 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 010 00	08/26/2020 025	401	335,000	24,786	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	89	310,214	299,244	1.037



155 NATURES WAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 020 00	06/11/2020 025	401	285,000	26,793	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	86	258,207	289,084	0.893



444 NATURES WAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 040 00	05/08/2020 025	401	252,500	26,065	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	92	226,435	283,119	0.800



RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 041 00	10/25/2019 025	401	225,000	28,386	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	89	196,614	260,123	0.756



481 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 046 00	08/01/2019 025	401	298,900	26,891	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	89	272,009	301,462	0.902



155 NATURES WAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 020 00	07/22/2019 025	401	283,000	26,793	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	86	256,207	289,084	0.886



342 NATURES WAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 025 037 00	05/06/2019 025	401	311,000	30,272	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	94	280,728	309,260	0.908



Neighborhoods Used: 025.CARLETON CROSSING

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, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 2,315,222
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, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Total Single Family Sale Residual Values : 2,061,711
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 4 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 8, 1, 5.59, 8.04, 1.009.

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, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Single Family E.C.F. : 0.891 (8)
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: 04/01/2019
Ending Date: 03/31/2021
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): 025 - CARLETON CROSSING

Neighborhoods Used: 025.CARLETON CROSSING

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Max # of Res. Buildings: 300

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

Max # of Ag. Buildings: 300

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

Max # of C/I Buildings: 300

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

# Real Estate Summary Sheet

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

06/14/2021 12:54 PM

<b>Parcel:</b>	41 025 047 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TARCYNSKI RICHARD & SHEILA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	495 RABBIT RUN RD CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2020R26217	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
TARCYNSKI RICHARD & SHEILA 495 RABBIT RUN RD CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 47		

## Most Recent Sale Information

Sold on 10/13/2020 for 289,900 by BRIDGES DENNIS & ROSEMARIE TRUST.

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

**Liber/Page:** 2020R26217

## Most Recent Permit Information

Permit B13-2024 on 06/13/2013 for \$0 category DECK/PORCH.

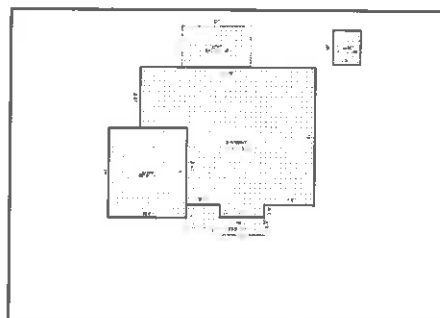
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	152,500	<b>2021 Taxable:</b>	152,500	<b>Acreage:</b>	0.36
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	75.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	211.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2013  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 92  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,778  
Ground Area: 1,778  
Garage Area: 587  
Basement Area: 1,778  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:55 PM

<b>Parcel:</b>	41 025 010 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PENKALA JAMES & DIANNA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	357 RABBIT RUN RD CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2020R17857	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
PENKALA JAMES & DIANNA 357 RABBIT RUN RD CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 10		

## Most Recent Sale Information

Sold on 08/26/2020 for 335,000 by RILING GARY A & DARLENE M.

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

**Liber/Page:** 2020R17857

## Most Recent Permit Information

Permit B12-1974 on 05/15/2012 for \$0 category DECK/PORCH.

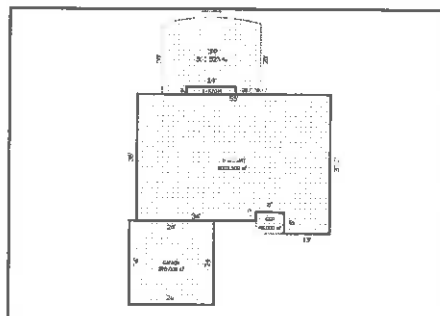
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	142,400	<b>2021 Taxable:</b>	142,400	<b>Acreage:</b>	0.25
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2010  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,033  
Ground Area: 2,005  
Garage Area: 576  
Basement Area: 2,005  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:55 PM

<b>Parcel:</b>	41 025 020 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GRZESIK KATHERINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	155 NATURES WAY ST CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2020R12248	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underaround Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GRZESIK KATHERINE 155 NATURES WAY ST CARLETON MI 48117	T55 R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 20		

## Most Recent Sale Information

Sold on 06/11/2020 for 285,000 by GRZESIK NICHOLAS A.

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

**Liber/Page:** 2020R12248

## Most Recent Permit Information

Permit B12-1961 on 03/13/2012 for \$0 category MISC.

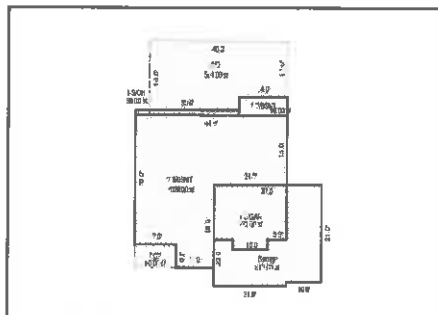
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	IRR
<b>2021 S.E.V.:</b>	139,100	<b>2021 Taxable:</b>	139,100	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	115.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C+10  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 86  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,386  
Ground Area: 1,070  
Garage Area: 672  
Basement Area: 1,070  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:55 PM

<b>Parcel:</b>	41 025 040 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SMITH GREG & KAREN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	444 NATURES WAY ST CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2020R09861	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
SMITH GREG & KAREN 444 NATURES WAY ST CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 40		

## Most Recent Sale Information

Sold on 05/08/2020 for 252,500 by DALY KEVIN & PHYLLIS.

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

**Liber/Page:** 2020R09861

## Most Recent Permit Information

Permit B18-0007 on 02/01/2018 for \$21,000 category HOME.

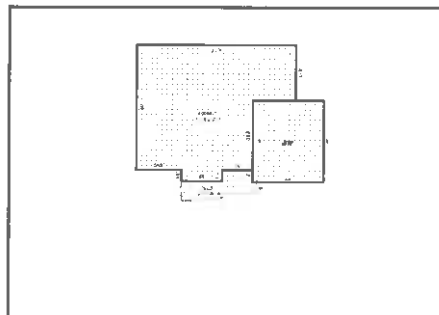
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	150,900	<b>2021 Taxable:</b>	150,900	<b>Acreage:</b>	0.31
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2013  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 92  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,778  
Ground Area: 1,778  
Garage Area: 587  
Basement Area: 1,778  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

06/14/2021 12:55 PM

<b>Parcel:</b>	41 025 041 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MUSZYNSKI JACOB R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	399 RABBIT RUN RD CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2019R18798	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
MUSZYNSKI JACOB R	T5S R9E SE 1/4 OF SEC 17		
399 RABBIT RUN RD	CARLETON CROSSINGS		
CARLETON MI 48117	LOT 41		

## Most Recent Sale Information

Sold on 10/25/2019 for 225,000 by DALY KEVIN & PHYLLIS.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2019R18798

## Most Recent Permit Information

Permit B21-0037 on 04/29/2021 for \$0 category POOL.

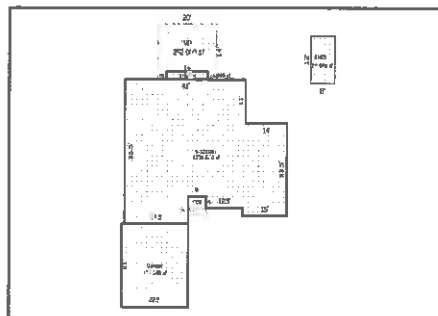
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	127,200	<b>2021 Taxable:</b>	123,403	<b>Acreage:</b>	0.33
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	180.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2010  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,760  
Ground Area: 1,732  
Garage Area: 472  
Basement Area: 1,732  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:55 PM

<b>Parcel:</b>	41 025 046 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	DANIELS BROCK & LISA M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	481 RABBIT RUN RD CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2019R13023	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underaround Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
DANIELS BROCK & LISA M	TA55 R9E SE 1/4 OF SEC 17		
481 RABBIT RUN RD	CARLETON CROSSINGS		
CARLETON MI 48117	LOT 46		

## Most Recent Sale Information

Sold on 08/01/2019 for 298,900 by HOBBS NANCY TRUST.

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

**Liber/Page:** 2019R13023

## Most Recent Permit Information

Permit B20-0027 on 07/02/2020 for \$4,700 category POOL.

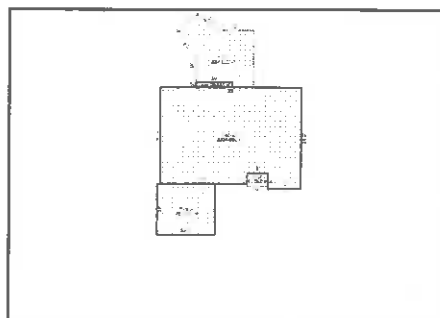
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	144,500	<b>2021 Taxable:</b>	140,033	<b>Acreage:</b>	0.39
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	212.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2010  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 89  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,084  
Ground Area: 2,056  
Garage Area: 450  
Basement Area: 2,056  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:56 PM

<b>Parcel:</b>	41 025 020 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	GRZESIK KATHERINE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	155 NATURES WAY ST CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2020R12248	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
GRZESIK KATHERINE	T55 R9E SE 1/4 OF SEC 17		
155 NATURES WAY ST	CARLETON CROSSINGS		
CARLETON MI 48117	LOT 20		

## Most Recent Sale Information

Sold on 06/11/2020 for 285,000 by GRZESIK NICHOLAS A.

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

**Liber/Page:** 2020R12248

## Most Recent Permit Information

Permit B12-1961 on 03/13/2012 for \$0 category MISC.

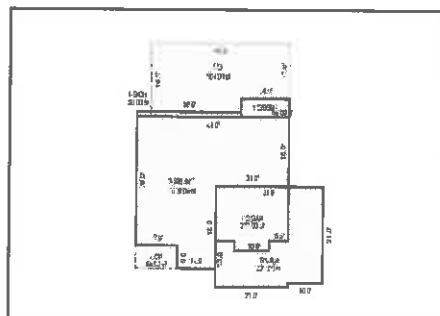
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	IRR
<b>2021 S.E.V.:</b>	139,100	<b>2021 Taxable:</b>	139,100	<b>Acreage:</b>	0.35
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	115.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	132.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2005  
Occupancy: Single Family  
Class: C+10  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 86  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 0  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,386  
Ground Area: 1,070  
Garage Area: 672  
Basement Area: 1,070  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

06/14/2021 12:56 PM

<b>Parcel:</b>	41 025 037 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	YAX BRIAN T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	342 NATURES WAY ST CARLETON, MI 48117	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Liber/Page:</b>	2019R07620	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.		
<b>Topography:</b>	Level, Landscaped		
<b>Mailing Address:</b>	<b>Description:</b>		
YAX BRIAN T 342 NATURES WAY ST CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 37		

## Most Recent Sale Information

Sold on 05/06/2019 for 311,000 by MILLER TERRY & ELAYNE.

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

**Liber/Page:** 2019R07620

## Most Recent Permit Information

Permit B20-0021 on 06/12/2020 for \$3,500 category SHED.

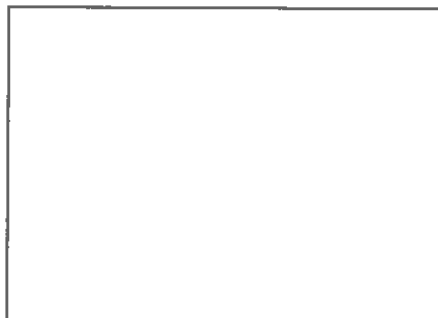
## Physical Property Characteristics

<b>2022 S.E.V.:</b>	Tentative	<b>2022 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2021 S.E.V.:</b>	165,600	<b>2021 Taxable:</b>	144,764	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	85.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2015  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 94  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,006  
Ground Area: 2,006  
Garage Area: 550  
Basement Area: 2,006  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



Carleton Crossing ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 010 00	357 RABBIT RUN RD	08/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$136,000	40.60
41 025 020 00	155 NATURES WAY ST	07/22/19	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$128,300	45.34
41 025 020 00	155 NATURES WAY ST	06/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,700	46.56
41 025 037 00	342 NATURES WAY ST	05/06/19	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$135,400	43.54
41 025 040 00	444 NATURES WAY ST	05/08/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$130,000	51.49
41 025 041 00	399 RABBIT RUN RD	10/25/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,600	52.27
41 025 046 00	481 RABBIT RUN RD	08/01/19	\$298,900	WD	03-ARM'S LENGTH	\$298,900	\$133,400	44.63
41 025 047 00	495 RABBIT RUN RD	10/13/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$131,500	45.36
<b>Totals:</b>			<b>\$2,280,300</b>			<b>\$2,280,300</b>	<b>\$1,044,900</b>	<b>45.82</b>

Sale. Ratio => 45.82  
 Std. Dev. => 3.91



Building Style	Land Value	Land Table	Property Class
1-STORY	\$22,286	CARLETON CROSSING	401
2-STORY	\$24,293	CARLETON CROSSING	401
2-STORY	\$24,293	CARLETON CROSSING	401
1-STORY	\$22,626	CARLETON CROSSING	401
1-STORY	\$23,565	CARLETON CROSSING	401
1-STORY	\$23,606	CARLETON CROSSING	401
1-STORY	\$24,391	CARLETON CROSSING	401
1-STORY	\$23,978	CARLETON CROSSING	401

6.236589194

Carleton Crossing Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 010 00	357 RABBIT RUN RD	08/26/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$136,000	40.60
41 025 020 00	155 NATURES WAY ST	07/22/19	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$128,300	45.34
41 025 020 00	155 NATURES WAY ST	06/11/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$132,700	46.56
41 025 027 00	393 NATURES WAY ST	08/23/19	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$11,700	48.75
41 025 031 00	138 NATURES WAY ST	01/17/20	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,500	35.71
41 025 046 00	481 RABBIT RUN RD	08/01/19	\$298,900	WD	03-ARM'S LENGTH	\$298,900	\$133,400	44.63
41 025 047 00	495 RABBIT RUN RD	10/13/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$131,500	45.36
41 025 058 00	789 RABBIT RUN RD	09/30/19	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,300	45.20
41 025 059 00	823 RABBIT RUN RD	04/30/20	\$193,490	WD	03-ARM'S LENGTH	\$193,490	\$89,300	46.15
41 025 065 00	920 RABBIT RUN RD	04/20/20	\$189,490	WD	03-ARM'S LENGTH	\$189,490	\$89,800	47.39
<b>Totals:</b>			<b>\$1,958,780</b>			<b>\$1,958,780</b>	<b>\$876,500</b>	

Sale. Ratio => 44.75  
 Std. Dev. => 3.77



Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$297,098	\$60,188	\$22,286	84.1	135.0	0.25	0.25	\$716	\$242,694	\$5.57	
\$289,859	\$17,434	\$24,293	91.7	132.0	0.35	0.35	\$190	\$50,098	\$1.15	
\$289,859	\$19,434	\$24,293	91.7	132.0	0.35	0.35	\$212	\$55,845	\$1.28	
\$23,375	\$24,000	\$23,375	85.0	132.0	0.26	0.26	\$282	\$93,023	\$2.14	
\$24,031	\$35,000	\$24,031	90.7	156.0	0.39	0.39	\$386	\$89,286	\$2.05	
\$301,221	\$22,070	\$24,391	92.0	212.0	0.39	0.39	\$240	\$56,881	\$1.31	
\$318,128	(\$4,250)	\$23,978	90.5	211.0	0.36	0.36	(\$47)	(\$11,708)	(\$0.27)	
\$21,864	\$25,000	\$21,864	82.5	133.0	0.23	0.23	\$303	\$109,170	\$2.51	
\$197,006	\$18,348	\$21,864	82.5	133.0	0.23	0.23	\$222	\$80,122	\$1.84	
\$198,261	\$13,126	\$21,897	82.6	134.0	0.23	0.23	\$159	\$56,823	\$1.30	
<b>\$1,960,702</b>	<b>\$230,350</b>	<b>\$232,272</b>	<b>873.3</b>		<b>3.03</b>	<b>3.04</b>				
Average		Average		Average		Average		Average		
per FF=>		\$264		per Net Acre=>		75,922.87		per SqFt=>		\$1.74

Actual Front	ECF Area	Liber/Page	Land Table
80.00	025	2020R17857	CARLETON CROSSING
115.00	025	2019R12920	CARLETON CROSSING
115.00	025	2020R12248	CARLETON CROSSING
85.00	026	2019R15276	CARLETON CROSSING
70.00	026	2020R01646	CARLETON CROSSING
80.00	025	2019R13023	CARLETON CROSSING
75.00	025	2020R26217	CARLETON CROSSING
75.00	025	2019R17792	CARLETON CROSSING
75.00	026	2020R10718	CARLETON CROSSING
75.00	026	2020R08963	CARLETON CROSSING