

Neighborhoods Used: 00028.028 SCHIRRMACHER SUB

12632 GRAFTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 060 025 00	03/07/2022 00028	401	115,000	26,567	
Occupancy:	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	49	79,378	63,920	1.242
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	9055	7292	1.242		



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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

08/21/2023 3:09 PM

Parcel:	01 060 025 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FANCHER DANIEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12632 GRAFTON RD CARLETON, MI 48117-	Taxable Status:	TAXABLE
Liber/Page:	2022R05915	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #:	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00028 028 SCHIRRMACHER SUB
Mailing Address:		Description:	
FANCHER DANIEL 12632 GRAFTON RD CARLETON MI 48117-		852-972 877-111 1070-309 1466-0152 SCHIRRMACHER SUBDIVISION LOT 25, 26, AND 27.	

Most Recent Sale Information

Sold on 03/07/2022 for 115,000 by BOHLAND RICHARD & BETTY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R05915

Most Recent Permit Information

Permit PB12-0081 on 09/20/2012 for \$0 category RES, MISCELLANEOUS.

Physical Property Characteristics

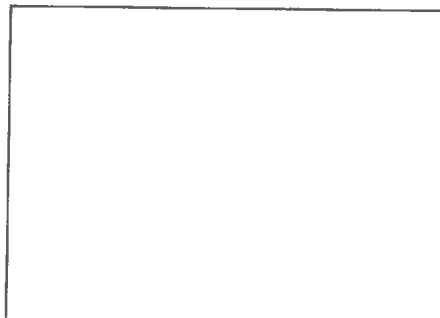
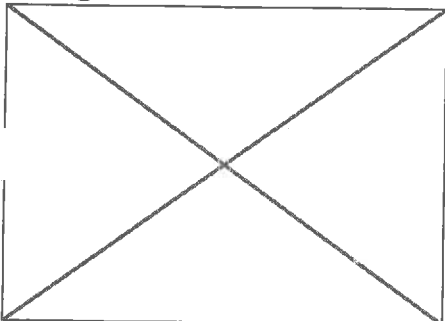
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	56,000	2023 Taxable:	56,000	Acreage:	0.57
Zoning:	R	Land Value:	Tentative	Frontage:	155.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	161.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 49
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 804
Ground Area: 804
Garage Area: 240
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Schirrmacher Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 060 025 00	12632 GRAFTON RD	03/07/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,600	44.87
Totals:			\$115,000			\$115,000	\$51,600	44.87

Sale. Ratio =>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	EGF Area	Building Style	Land Value
\$115,037	\$26,567	\$88,433	\$71,212	1.242	804	\$109.99	00028	1-STORY	\$25,567
\$115,037		\$88,433	\$71,212			\$109.99			
				E.C.F. =>	1.242				
				Ave. E.C.F. =>	1.242				

Land Table

028 SCHIRRMACHER SUB

Schirmacher Subdivision Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
01 060 025 00	12632 GRAFTON RD	03/07/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,600	44.87	
Totals:			\$115,000			\$115,000	\$51,600	44.87	
								Sale. Ratio =>	44.87
								Std. Dev. =>	#DIV/0!

Actual Front	ECF Area	Liber/Page	Land Table
155.00	00028	2022R05915	028 SCHIRRMACHER SUB
