

Neighborhoods Used: 00035.035 VILLAGE

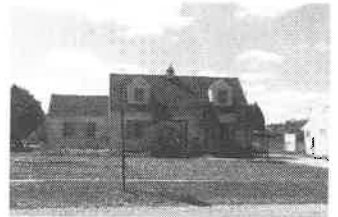
1429 MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 050 011 00 03/15/2023 00035 401 207,000 23,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 66 183,710 121,328 1.514



1712 CENTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 170 075 00 02/14/2023 00035 401 211,000 45,230
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 77 165,770 156,607 1.059
!!MULTI-PARCEL SALE!!



201 MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 010 062 00 01/27/2023 00035 401 190,000 27,844
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 69 162,156 161,553 1.004



12870 MATTHEWS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 155 046 00 01/27/2023 00035 401 247,000 28,676
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-STORY 60 215,402 136,873 1.574
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2922 1857 1.574



201 MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 010 050 00 01/10/2023 00035 401 137,500 25,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 45 112,112 85,433 1.312



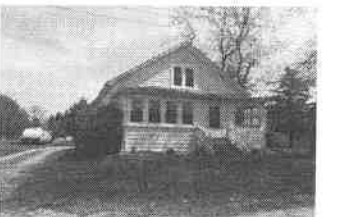
815 KENT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 090 008 00 12/15/2022 00035 401 213,000 25,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-STORY 75 187,636 150,266 1.249



12909 MATTHEWS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 155 011 01 12/07/2022 00035 401 220,000 21,663
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/2 STORY 84 198,337 166,403 1.192



12736 BEAVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41 010 045 00 12/05/2022 00035 401 184,900 26,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1-1/4 STORY 66 157,934 154,479 1.022



Neighborhoods Used: 00035.035 VILLAGE

1620 MONROE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 170 027 00 11/10/2022 00035 401 145,000 24,682
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-STORY 61 120,318 105,920 1.136



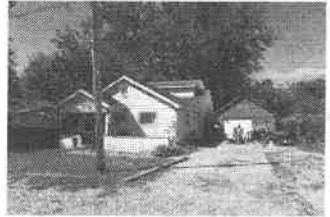
425 FORD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 010 140 00 11/10/2022 00035 401 244,900 26,375
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family MODULAR 73 218,525 225,115 0.971



12865 MATTHEWS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 155 006 10 10/20/2022 00035 401 205,000 23,301
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2-STORY 69 181,699 193,645 0.938



12753 MEIGS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 105 006 00 09/30/2022 00035 401 130,000 23,450
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2-STORY 45 106,550 98,376 1.083



ASH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 135 002 00 08/31/2022 00035 401 219,700 27,268
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-STORY 83 192,432 196,537 0.979



12526 MATTHEWS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 075 006 00 07/28/2022 00035 401 215,000 23,172
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-STORY 85 191,828 225,280 0.852



12747 MATTHEWS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 040 007 00 07/01/2022 00035 401 190,000 21,900
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2-STORY 60 168,100 179,737 0.935



12743 MEIGS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41 105 007 00 07/01/2022 00035 401 157,000 22,560
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1-STORY 45 134,440 69,550 1.933



Neighborhoods Used: 00035.035 VILLAGE

12720 MEIGS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 130 002 00	06/13/2022 00035	401	165,000	22,562	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	72	142,438	106,705	1.335



12519 MATTHEWS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 080 004 00	05/06/2022 00035	401	170,000	27,196	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	45	142,804	106,891	1.336



12482 MAXWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 170 090 20	04/15/2022 00035	401	235,000	25,489	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	96	209,511	198,570	1.055



515 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 160 003 00	03/18/2022 00035	401	229,000	30,999	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	70	198,001	174,063	1.138



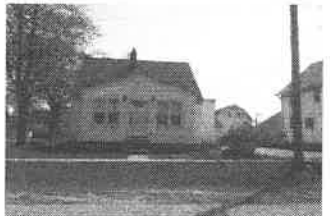
36 BEAVER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 010 045 00	03/04/2022 00035	401	175,000	26,966	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	66	148,034	154,479	0.958



12732 MATTHEWS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 035 013 00	01/21/2022 00035	401	152,000	23,260	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	55	128,740	108,002	1.192



203 ASH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 010 041 30	12/30/2021 00035	401	267,000	35,135	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	75	226,695	229,585	0.987
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5170	5236	0.987		



12590 SPICER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 145 001 00	12/16/2021 00035	401	131,000	20,846	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	45	110,154	125,662	0.877



Neighborhoods Used: 00035.035 VILLAGE

12751 JONES ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 030 007 00	12/13/2021 00035	401	200,000	28,008	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	83	166,881	159,042	1.049
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5111	4871	1.049		



363 CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 010 121 10	11/19/2021 00035	401	152,000	28,476	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	70	123,524	120,158	1.028



537 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 140 001 00	11/05/2021 00035	401	180,000	19,658	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	64	160,342	153,885	1.042



12880 HORAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 175 024 00	09/29/2021 00035	401	234,000	26,580	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	81	207,420	238,933	0.868



1156 MATTHEWS ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 155 032 00	09/15/2021 00035	401	180,000	23,710	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	79	156,290	157,450	0.993



12871 CRANE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 175 007 00	06/23/2021 00035	401	170,000	21,249	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	74	148,751	123,920	1.200



12512 MAXWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 170 068 00	06/10/2021 00035	401	174,800	27,387	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	55	147,413	148,779	0.991



12520 MAXWELL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 150 018 00	04/29/2021 00035	401	157,000	22,715	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	69	134,285	127,392	1.054



Neighborhoods Used: 00035.035 VILLAGE

449 FORD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 010 141 00	04/26/2021 00035	401	236,000	28,354	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	74	198,914	195,590	1.017
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8732	8586	1.017		



324 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
41 165 008 00	04/19/2021 00035	401	165,000	25,645	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	65	139,355	128,304	1.086



Neighborhoods Used: 00035.035 VILLAGE

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.60
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

09/18/2023 3:56 PM

Parcel: 41 010 041 30
Owner's Name: HOPKINS STEPHEN & JENNIFER
Property Address: 203 ASH ST
CARLETON, MI 48117
Liber/Page: 2022R00230
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

HOPKINS STEPHEN & JENNIFER
203 ASH ST
CARLETON MI 48117

Description:

1212-0732 1841-0668 VILLAGE OF CARLETON SEC 17 T5S R9E .6694 AC COM AT TH NE COR OF SEC 17 TH S 02 DEG 28'10"E 1357.65 FT ALG E LI OF SEC 17 TO INT OF S LI OF ASH ST TH S 87 DEG 50'W 203 FT FOR A POB TH S 02 DEG 31'12"E 106.36FT THS 87 DEG 47'33" W 25.06 FT TH S 02 DEG 31'12"E 106 FT TH S 87 DEG 51'09" W 124.61 TH N 02 DEG 36'30"W 212.33 FT TH N 87 DEG 50'E 150 FT ALG S LI OF ASH TO POB ALSO PAR DESC AS COMM 319.98 FT S 87 DEG 50' W FR INTERSECTION OF ASH AND GRAFTON RDS; TH S 87 DEG 50' W 40 FT; TH S 2 DEG 36'30" E 212.30 FT; TH N 87 DEG 51' E 40 FT TH N 2 DEG 36'30" W 212.30 FT TO BEG. DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 12/30/2021 for 267,000 by CALKINS PAUL D & KRISTEN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R00230

Most Recent Permit Information

Permit B16-2234 on 07/05/2016 for \$0 category RES, ALTERATION.

Physical Property Characteristics

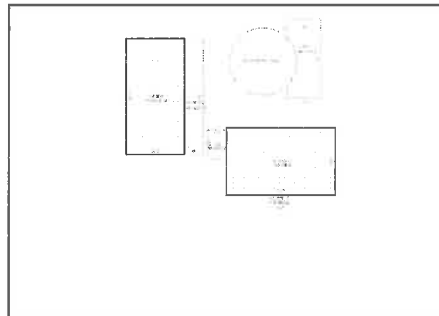
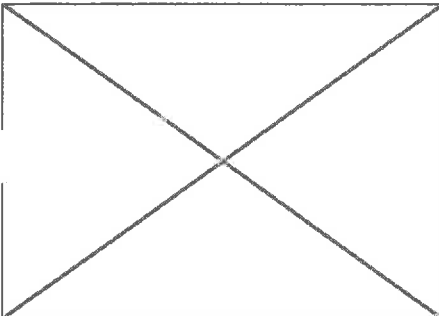
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	124,300	2023 Taxable:	124,300	Acreage:	0.86
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	176.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	212.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C-5
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,890
Ground Area: 1,260
Garage Area: 1,152
Basement Area: 1,260
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 010 050 00
Owner's Name: SCHOENRATH WILLIAM
Property Address: 220 MONROE ST
CARLETON, MI 48117-
Liber/Page: 2023R00565 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

SCHOENRATH WILLIAM
220 MONROE ST
CARLETON MI 48117-

Description:

A-VC21 791-410 SEC 17 VILLAGE OF CARLETON .42 AMOL COM 501.35 FT S & 389.61 FT N 89 DEG 35'W FR NE COR OF SE 1/4 OF NE 1/4 TH N 89 DEG 35'W 74.09 FT TH N 0 DEG 16'E 249.85 FT TH S 89 DEG 32'E 74.79 FT TH S 0 DEG 16'W 249.35 FT TO POB

Most Recent Sale Information

Sold on 01/10/2023 for 137,500 by JOHNSON LYNANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R00565

Most Recent Permit Information

Permit B06-1643 on 11/02/2006 for \$0 category MISC.

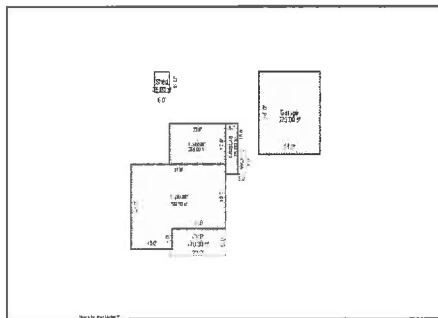
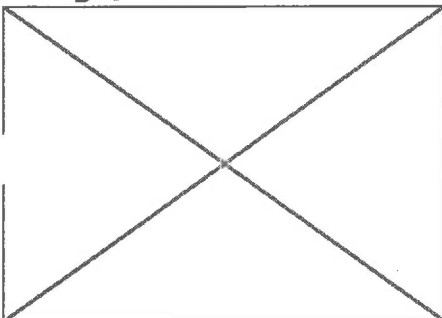
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	51,600	2023 Taxable:	38,431	Acreage:	0.43
Zoning:	R-1 VILLAGE (*)	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	250.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,138
Ground Area: 1,138
Garage Area: 576
Basement Area: 1,063
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 010 062 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOEH ALIYAH T & GILBERT JAMES V IV	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	201 MONROE ST CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2023R01585	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:	00035 035 VILLAGE

Mailing Address: BOEH ALIYAH T & GILBERT JAMES V IV
201 MONROE ST
CARLETON MI 48117

Description: 1616-0629/630 CARLETON VILLAGE SEC 17-5-9 COMM 305 FT E OF INTERS OF E LI OF BEAVER ST WITH S LI OF MONROE ST TH E 70 FT TH S 168 FT TH W 70 FT TH N 168 FT TO PL OF BEG.

Most Recent Sale Information

Sold on 01/27/2023 for 190,000 by STILL RACHEL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R01585

Most Recent Permit Information

Permit 1295 on 07/11/2001 for \$0 category DECK/PORCH.

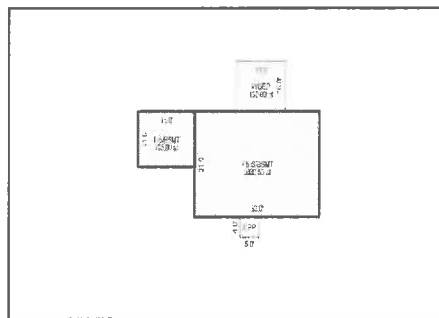
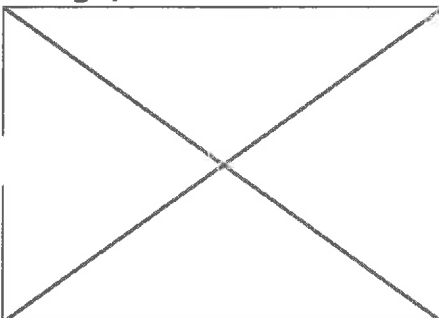
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	77,200	2023 Taxable:	73,070	Acreage:	0.27
Zoning:	C-1 VILLAGE	Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	168.0

Improvement Data

of Residential Buildings: 1
Year Built: 1938
Occupancy: Single Family
Class: C-5
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 1
Floor Area: 1,204
Ground Area: 858
Garage Area: 576
Basement Area: 858
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 010 121 10
Owner's Name: KOSIKOWSKI BRENT M
Property Address: 363 CENTER ST
CARLETON, MI 48117-
Liber/Page: 2022R00378
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

KOSIKOWSKI BRENT M
363 CENTER ST
CARLETON MI 48117-

Description:

. VILLAGE OF CARLETON SEC 17 T5S R9E COM 518.42 FT N 88 DEG 47' 50" E FR INT OF S LI OF CENTER ST & W LI OF SPICER ST TH S 0 DEG 50' E 475 FT TH N 88 DEG 47' 50" E 31.71 FT TH N 0 DEG 50' W 475 FT TH S 88 DEG 47' 50" W 31.71 FT TO POB ALSO PT OF SE 1/4 COM 550.13 FT N 88 DEG 47' 50" E FR INT OF S LI OF CENTER ST & W LI OF SPICER ST TH S 0 DEG 50' E 475 FT TH N 88 DEG 47' 50" E 30 FT TH N 0 DEG 50' W 475 FT TH S 88 DEG 47' 50" W 30 FT TO POB.

Most Recent Sale Information

Sold on 11/19/2021 for 152,000 by DONALDSON GREGORY JOHN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R00378

Most Recent Permit Information

Permit B22-0018 on 03/31/2022 for \$5,500 category REROOF.

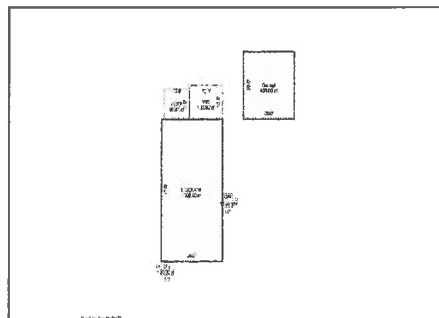
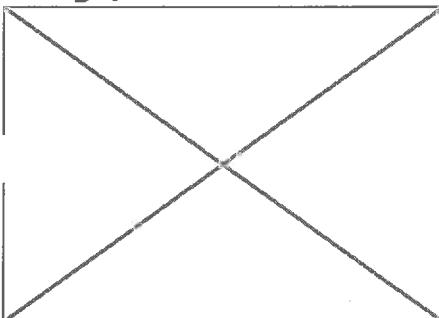
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	69,300	2023 Taxable:	69,300	Acreage:	0.68
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	62.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	475.0

Improvement Data

of Residential Buildings: 1
Year Built: 1972
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 1,008
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 010 140 00
Owner's Name: NICHOLS JOHNNY
Property Address: 425 FORD RD
CARLETON, MI 48117-
Liber/Page: 2022R21767
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

NICHOLS JOHNNY
425 FORD RD
CARLETON MI 48117-

Description:

769-335 772-326 823-822 960-315 VILLAGE OF CARLETON SEC 17 T5S R9E COM AT A PT 1504.4 FT S OF GRAFTON RD S 0 DEG 07 ' 20" E AT CEN OF SD RD FR NE COR OF SE 1/4 OF SEC 17 & 889 FT TH S 88 DEG 48' 40" W'LY FR CEN OF SD RD ON S SIDE OF FORD RD TH ALG SD FORD RD W'LY 100 FT TH S'LY 138.98 FT TH E 100 FT TH N 138.98 FT TO POB.

Most Recent Sale Information

Sold on 11/10/2022 for 244,900 by MCLAUGHLIN KYLE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21767

Most Recent Permit Information

None Found

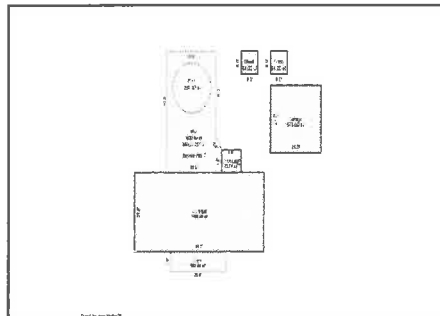
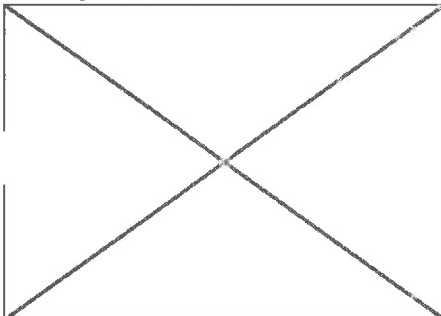
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	115,200	2023 Taxable:	115,200	Acreage:	0.32
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	139.0

Improvement Data

of Residential Buildings: 1
Year Built: 1981
Occupancy: Single Family
Class: C-5
Style: MODULAR
Exterior: Wood Siding
% Good (Physical): 73
Heating System: Forced Heat & Cool
Electric - Amps Service: 150
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,780
Ground Area: 1,780
Garage Area: 576
Basement Area: 1,708
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 010 141 00
Owner's Name: PESHINSKI JENNIFER
Property Address: 449 FORD RD
CARLETON, MI 48117-
Liber/Page: 2021R11968
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

PESHINSKI JENNIFER
449 FORD RD
CARLETON MI 48117-

Description:

A-VC 68J SEC 17 T5S R9E COM 1504.39 FT S 0 DEG 15'20"E & 989 FT S 88 DEG 48'40"W FR E 1/4 COR OF SEC 17 TH S 88 DEG 48'40"W 100 FT TH S 0 DEG 15'20"E 138.97 FT TH N 88 DEG 49'14"E 100 FT TH N 0 DEG 15'20"W 138.98 FT TO POB

Most Recent Sale Information

Sold on 04/26/2021 for 236,000 by FREEMAN BRIAN & WENDY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R11968

Most Recent Permit Information

None Found

Physical Property Characteristics

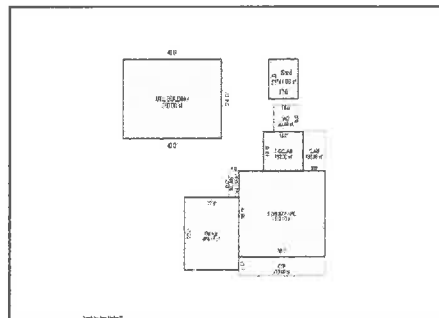
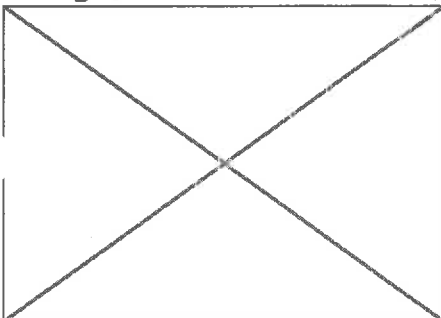
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	96,400	2023 Taxable:	96,400	Acreage:	0.32
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	139.0

Improvement Data

of Residential Buildings: 1
Year Built: 1963
Occupancy: Single Family
Class: C
Style: 1-3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,783
Ground Area: 1,101
Garage Area: 484
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 030 007 00
Owner's Name: FREEDOM MORTGAGE CORP
Property Address: 12751 JONES ST
CARLETON, MI 48117-
Liber/Page: 2023R03886 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

FREEDOM MORTGAGE CORP
951 W YAMATO RD STE 175
BOCA RATON FL 33431-4444

Description:

A-VC-BLK-1 7 CARLETON VILLAGE BLOCK 1 LOTS 7 & 8

Most Recent Sale Information

Sold on 12/13/2021 for 200,000 by BCB PROPERTY MANAGMENT, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R322342021R32235

Most Recent Permit Information

Permit B15-2178 on 06/24/2015 for \$0 category POOL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	88,700	2023 Taxable:	88,700	Acreage:	0.40
Zoning:	C-1 VILLAGE	Land Value:	Tentative	Frontage:	132.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1

Year Built: 1860

Occupancy: Single Family

Class: C+5

Style: 1-3/4 STORY

Exterior: Alum., Vinyl

% Good (Physical): 83

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,136

Ground Area: 848

Garage Area: 480

Basement Area: 0

Basement Walls:

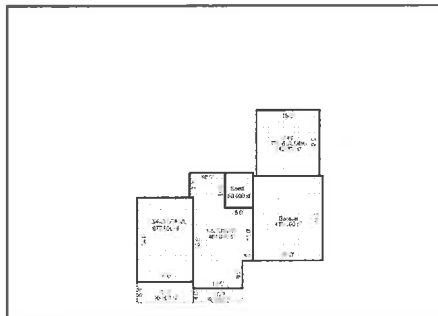
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 035 013 00
Owner's Name: COFFEE MATTHEW
Property Address: 12732 MATTHEWS ST
CARLETON, MI 48117
Liber/Page: 2022R02494
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

COFFEE MATTHEW
12732 MATTHEWS ST
CARLETON MI 48117

Description:

1129-863 TO 865 1397-0288 1543-0589 CARLETON VILLAGE BLOCK 2 LOT 11.

Most Recent Sale Information

Sold on 01/21/2022 for 152,000 by HARVELL MARY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R02494

Most Recent Permit Information

Permit B20-82 on 10/07/2013 for \$0 category MISC.

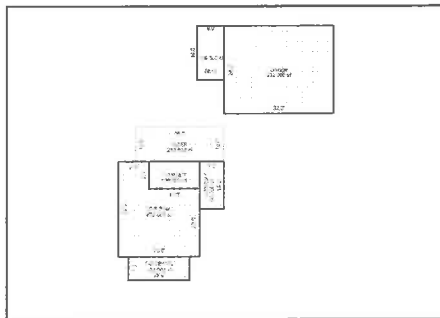
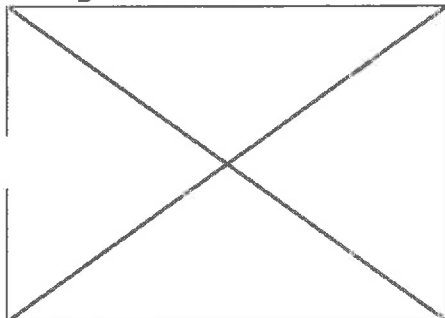
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,200	2023 Taxable:	61,200	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C-5
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 55
Heating System: Wall/Floor Furnace
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,172
Ground Area: 896
Garage Area: 832
Basement Area: 218
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 040 007 00
Owner's Name: MUMBOWER COURTNEY
Property Address: 12747 MATTHEWS ST
CARLETON, MI 48117
Liber/Page: 2022R14631
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

MUMBOWER COURTNEY
12747 MATTHEWS ST
CARLETON MI 48117

Description:

911-383 994-173 CARLETON VILLAGE BLOCK 3 N 44 FT OF LOT 5.

Most Recent Sale Information

Sold on 07/01/2022 for 190,000 by GRECA DANIEL T JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R14631

Most Recent Permit Information

None Found

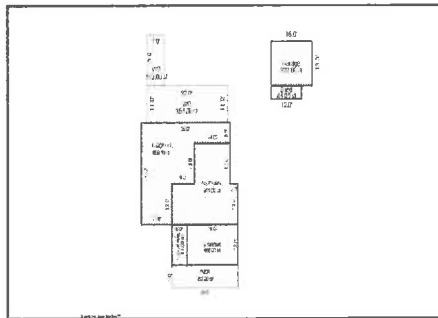
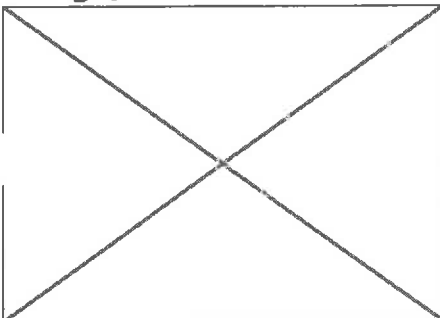
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	92,700	2023 Taxable:	92,700	Acreage:	0.13
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	44.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: C
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,118
Ground Area: 1,398
Garage Area: 208
Basement Area: 312
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 050 011 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WILSON DANIELLE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1429 MONROE ST CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R03586	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00035 035 VILLAGE

Mailing Address:

WILSON DANIELLE
1429 MONROE ST
CARLETON MI 48117-

Description:

1103-738 1608-0171 CARLETON VILLAGE BLOCK 5 COM AT NW COR OF LOT 11 BLK 5 TH E'LY 50 FT TH S'LY 165 FT TH W'LY 50 FT TH N'LY 165 FT TO P O B BEING PART OF LOTS 10 & 11 BLOCK 5 CARLETON VILLAGE

Most Recent Sale Information

Sold on 03/15/2023 for 207,000 by FARNINGHAM DAVID.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R03586

Most Recent Permit Information

None Found

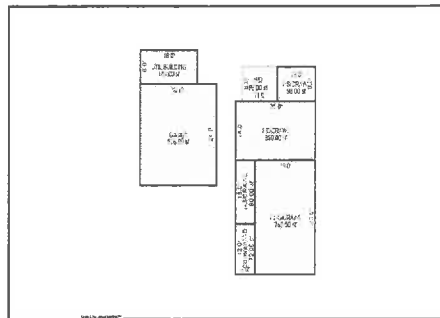
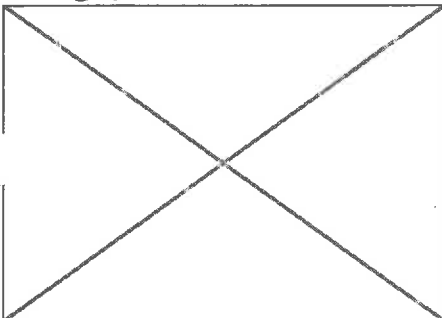
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	50,300	2023 Taxable:	45,163	Acreage:	0.19
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: CD
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,304
Ground Area: 1,048
Garage Area: 576
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 075 006 00
Owner's Name: LEIGH MALLORI & SARAH
Property Address: 12526 MATTHEWS ST
CARLETON, MI 48117-
Liber/Page: 2022R16594 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

LEIGH MALLORI & SARAH
12526 MATTHEWS ST
CARLETON MI 48117-

Description:

1014-906 1630-0244/0246 CARLETON VILLAGE BLOCK 10 LOT 8 AND THE S 6 FT OF LOT 9.

Most Recent Sale Information

Sold on 07/28/2022 for 215,000 by SPREEMAN MICHELE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R16594

Most Recent Permit Information

Permit B22-0002 on 01/11/2022 for \$0 category REROOF.

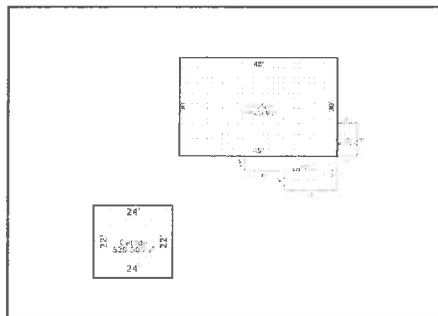
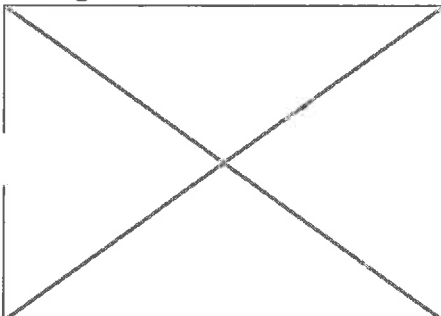
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	113,400	2023 Taxable:	113,400	Acreage:	0.22
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	72.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 85
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,440
Ground Area: 1,440
Garage Area: 528
Basement Area: 1,440
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 080 004 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SELF NOAH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12519 MATTHEWS ST CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:		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:	00035 035 VILLAGE

Mailing Address:	Description:
SELF NOAH 12519 MATTHEWS ST CARLETON MI 48117-	1295-0190 CARLETON VILLAGE BLOCK 11 LOT 4 AND N 24 FT OF LOT 5.

Most Recent Sale Information

Sold on 06/02/2004 for 127,500 by BARTH LORENA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2743/903
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Most Recent Permit Information

Permit B18-0028 on 05/29/2018 for \$8,875 category MISC.

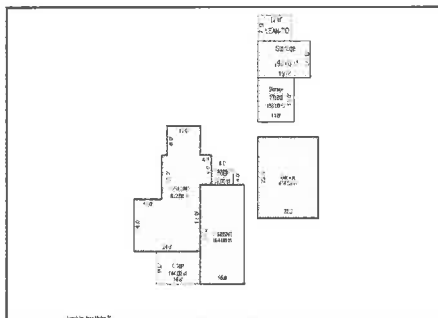
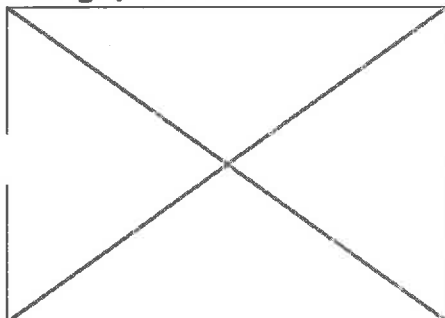
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,900	2023 Taxable:	61,900	Acreage:	0.27
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C-5
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,496
Ground Area: 1,064
Garage Area: 484
Basement Area: 1,064
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 090 008 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DEVIDTS MARCEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	815 KENT ST CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R23377	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:	00035 035 VILLAGE
Mailing Address:		Description:	
DEVIDTS MARCEL		825-180 1032-546 1573-0500 CARLETON VILLAGE BLOCK 13 W 1/2 OF LOTS 9 & 10.	
815 KENT ST			
CARLETON MI 48117			

Most Recent Sale Information

Sold on 12/15/2022 for 213,000 by BALK JOSEPH M JR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R23377

Most Recent Permit Information

None Found

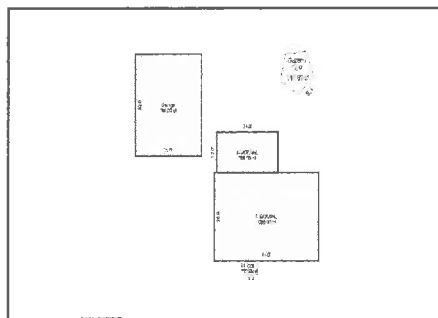
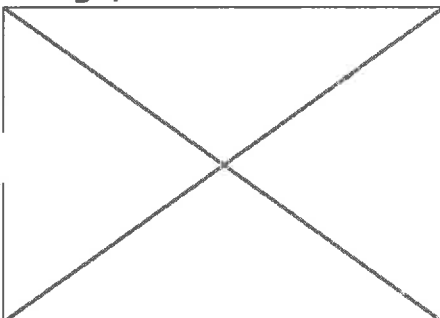
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	80,900	2023 Taxable:	80,900	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1980
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,354
Ground Area: 1,354
Garage Area: 780
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 105 006 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAROLD DANA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12753 MEIGS ST CARLETON, MI 48117-	Taxable Status	TAXABLE
Libers/Page:	2022R19260	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Standard Utilities	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00035 035 VILLAGE
Mailing Address:		Description:	
HAROLD DANA 12753 MEIGS ST CARLETON MI 48117-		816-877 12753 MEIGS ST CARLETON VILLAGE BLOCK 16 LOT 6.	

Most Recent Sale Information

Sold on 09/30/2022 for 130,000 by VANDERBUSH ROGER & VICKI.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2022R19260

Most Recent Permit Information

Permit 1245 on 10/19/1999 for \$0 category ADDITION.

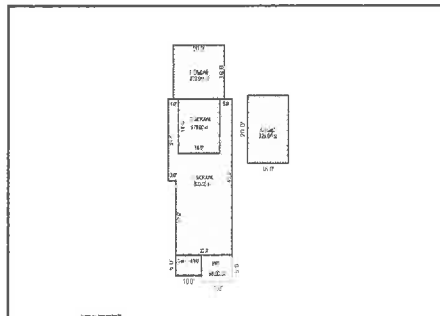
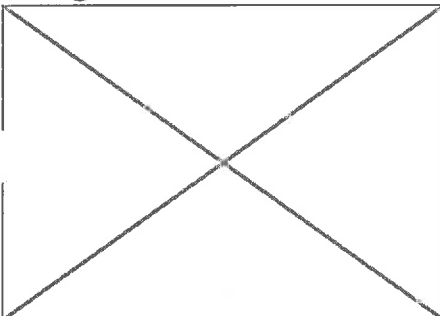
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	57,100	2023 Taxable:	57,100	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,660
Ground Area: 1,404
Garage Area: 320
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 105 007 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MALDONADO ANTHONY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12743 MEIGS ST CARLETON, MI 48117	Taxable Status	TAXABLE
Libers/Page:	2022R15454	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Standard Utilities	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
Mailing Address:		Neighborhood:	00035 035 VILLAGE
		Description:	
MALDONADO ANTHONY			838-293 859-578 931-194 1129-832 1781-0659 CARLETON VILLAGE BLOCK 16 LOT 7.
12743 MEIGS ST			
CARLETON MI 48117			

Most Recent Sale Information

Sold on 07/01/2022 for 157,000 by LEIGH MALLORI & LEIGH SARAH.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2022R15454

Most Recent Permit Information

Permit B21-0024 on 04/12/2021 for \$0 category REROOF.

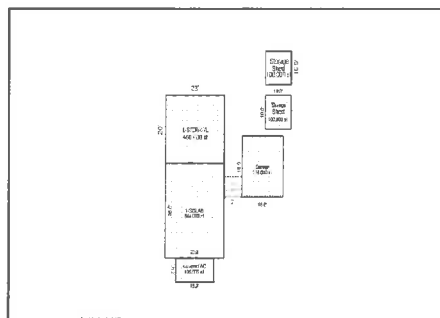
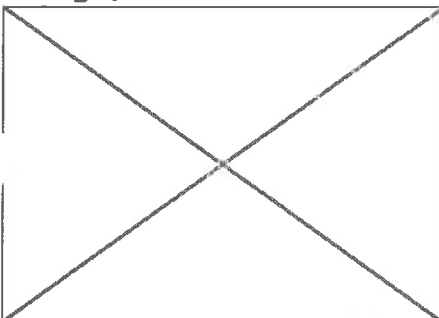
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	43,600	2023 Taxable:	43,600	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,104
Ground Area: 1,104
Garage Area: 288
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 130 002 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CAREY ALEXANDRA L & RUSTY L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12720 MEIGS ST CARLETON, MI 48117	Taxable Status:	TAXABLE
Libers/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road. Water. Sewer. Electric, Gas	MAP #:	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00035 035 VILLAGE
Mailing Address:		Description:	
CAREY ALEXANDRA L & RUSTY L 12720 MEIGS ST CARLETON MI 48117		790-970 967-273 1058-273 1296-0288 CARLETON VILLAGE BLK 21 N 21 FT OF LOTS 1 & 2, LOT 3 AND S 1/2 OF LOT 4, AND VACATED PART OF ALLY. EXC N 1/2 OF THE ABOVE PROPERTY WHICH CONSISTS OF THE S 1/2 OF LOT 4 AND N 27 FT OF LOT 3 AND CORR OART OF ALLEY TO EACH PORTION OF LOTS 4 AND 3	

Most Recent Sale Information

Sold on 06/13/2022 for 165,000 by DROUILLARD ERIC, JOY, & ALLIE J.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page:

Most Recent Permit Information

Permit B19-0023 on 03/26/2019 for \$4,000 category WINDOWS-REPLACEMENT.

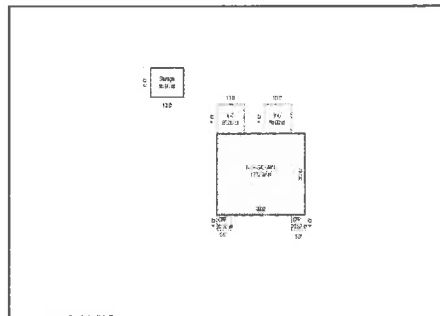
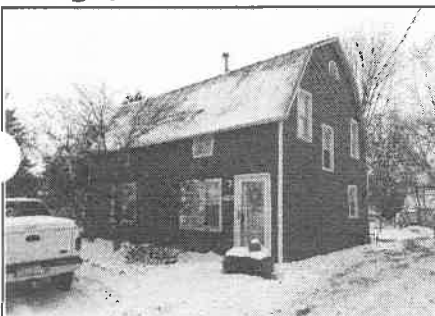
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,000	2023 Taxable:	60,000	Acreage:	0.19
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	60.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	139.0

Improvement Data

of Residential Buildings: 1
Year Built: 1910
Occupancy: Single Family
Class: CD
Style: 1-3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 72
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,232
Ground Area: 704
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 135 002 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LEATHERS ALEXANDER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	533 ASH ST CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:		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:	00035 035 VILLAGE

Mailing Address:

LEATHERS ALEXANDER
533 ASH ST
CARLETON MI 48117

Description:

848-271 919-262 & 263 1126-27 & 28 CARLETON VILLAGE BLOCK 22
LAND SITUATED IN THE VILLAGE OF CARLETON, COUNTY OF MONROE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

LOT 6, AND THAT PART OF LOT 5, BLOCK 22, CARLETON VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 66, MONROE COUNTY RECORDS AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWN 5 SOUTH, RANGE 9 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF SAID PLAT OF CARLETON VILLAGE; THENCE SOUTH 02 DEGREES 10 MINUTES 00 SECONDS EAST 95.50 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 00 SECONDS EAST 127.54 FEET; THENCE NORTH 02 DEGREES 11 MINUTES 20 SECONDS WEST 95.50 FEET TO THE SOUTH LINE OF ASH AVENUE; THENCE WESTERLY ALONG SOUTH LINE OF ASH AVENUE TO THE POINT OF BEGINNING.

Most Recent Sale Information

Sold on 08/31/2022 for 219,700 by D'AGUANNO CAROL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit B22-0056 on 09/26/2022 for \$6,100 category REROOF.

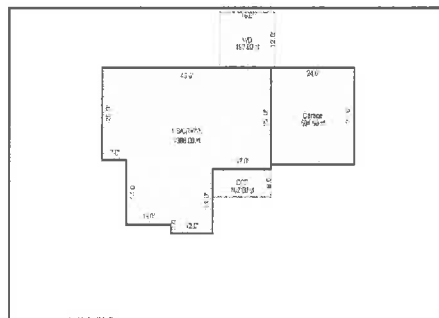
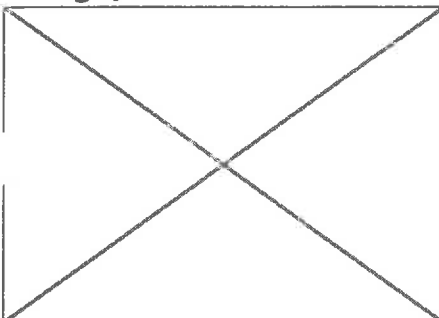
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,800	2023 Taxable:	102,800	Acreage:	0.38
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	172.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	95.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,388
Ground Area: 1,388
Garage Area: 504
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 145 001 00
Owner's Name: HANSEN JENNIFER
Property Address: 12590 SPICER ST
CARLETON, MI 48117-
Liber/Page: 2021R32933 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

HANSEN JENNIFER
12590 SPICER ST
CARLETON MI 48117-

Description:

A-VC-BLK-24 1 CARLETON VILLAGE BLOCK 24 LOT 1 ALSO A PARCEL DES AS COM AT THE COR OF KENT AND SPICER ST;
TH N 87 DEG 52' 27" E 83.81 FT TO POB; TH CONT N 87 DEG 52' 27" E 50.00 FT; TH S 02 DEG 10' E 127.82 FT; TH N 87
DEG 46' 19" W 50.00FT; TH N 02 DEG 10' 00" W 127.91 FT TO POB.

Most Recent Sale Information

Sold on 12/16/2021 for 131,000 by RAYMO MAURICE & LORETTA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R32933

Most Recent Permit Information

Permit B17-2340 on 08/01/2017 for \$0 category RES, ALTERATION.

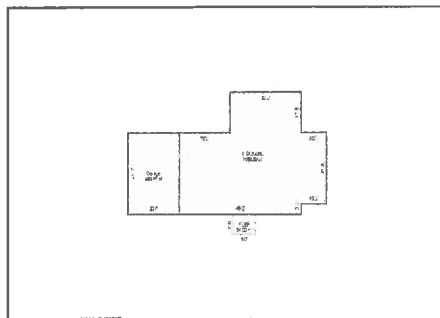
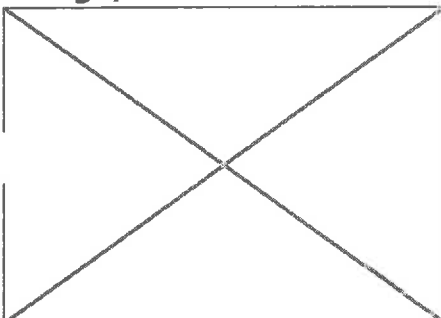
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	66,800	2023 Taxable:	66,800	Acreage:	0.28
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	84.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Heat Pump
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,698
Ground Area: 1,698
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 150 018 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KENNEDY JESSICA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12520 MAXWELL RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Libers/Page:	2021R11907	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:	00035 035 VILLAGE
Mailing Address:		Description:	
KENNEDY JESSICA		830-962 961-640 1588-0031 THE EDWARDS' SUBDIVISION OF LOT 6 BLOCK 5, LOTS 4,5,6 BLOCK 6, LOTS 1,2, 3 BLOCK 7,	
12520 MAXWELL RD		LOT 1, BLOCK 8 OF THE MATT- HEWS & HICKOK ADDITION TO THE VILLAGE OF CARLETON. LOT 18.	
CARLETON MI 48117-			

Most Recent Sale Information

Sold on 04/29/2021 for 157,000 by HEISLER ANTHONY J.

Terms of Sale: 03-ARM'S LENGTH

Libers/Page: 2021R11907

Most Recent Permit Information

Permit B21-0052 on 06/18/2021 for \$2,100 category FENCE.

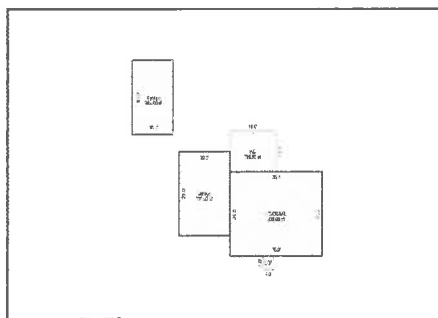
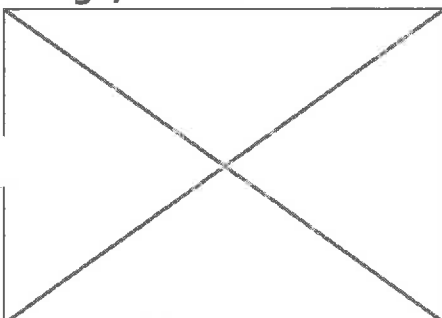
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,900	2023 Taxable:	62,900	Acreage:	0.26
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	64.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	180.0

Improvement Data

of Residential Buildings: 1
Year Built: 1959
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Brick
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 900
Ground Area: 900
Garage Area: 852
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 155 006 10
Owner's Name: GASPAROVICH RYAN & ABBIGAIL
Property Address: 12865 MATTHEWS ST
CARLETON, MI 48117-
Liber/Page: 2022R20486
Split: / /
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

GASPAROVICH RYAN & ABBIGAIL
12865 MATTHEWS ST
CARLETON MI 48117-

Description:

A-VC-6 785-953 ASSESSORS PLAT OF GEE ADDITION TO VILLAGE OF CARLETON E 1/2 OF LOT 6.

Most Recent Sale Information

Sold on 10/20/2022 for 205,000 by WRIGHT KARISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R20486

Most Recent Permit Information

Permit B17-2330 on 07/21/2017 for \$0 category RES, MISCELLANEOUS.

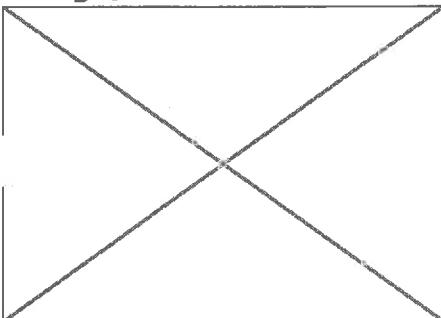
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	99,500	2023 Taxable:	99,500	Acreage:	0.18
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	56.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	139.0

Improvement Data

of Residential Buildings: 1
Year Built: 1900
Occupancy: Single Family
Class: C-5
Style: 2-STORY
Exterior: Asphalt
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 2,020
Ground Area: 1,168
Garage Area: 400
Basement Area: 1,032
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 155 011 01
Owner's Name: ESTES WENDY
Property Address: 12909 MATTHEWS ST
CARLETON, MI 48117-
Liber/Page: 2022R23599
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

ESTES WENDY
12909 MATTHEWS ST
CARLETON MI 48117-

Description:

THE N 4.3 FT OF THE E 1/2 OF LOT 10 AND THE E 1/2 OF LOT 11 ASSESSORS PLA OF GEE ADDITION TO THE VILAGE OF CARLETON.
0.19 AMOL

Most Recent Sale Information

Sold on 12/07/2022 for 220,000 by MCMILLAN JEFF.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R23599

Most Recent Permit Information

Permit B17-2359 on 09/27/2017 for \$0 category GARAGE.

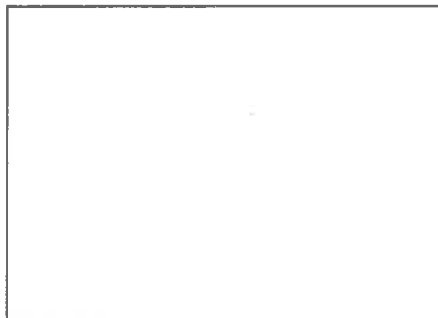
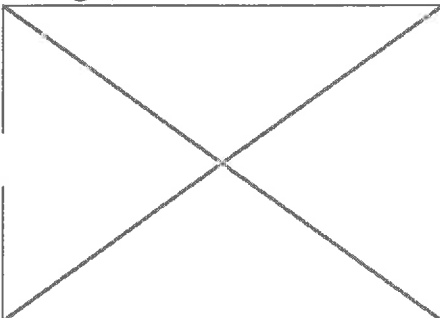
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	86,200	2023 Taxable:	86,200	Acreage:	0.19
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	60.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	139.0

Improvement Data

of Residential Buildings: 1
Year Built: 1925
Occupancy: Single Family
Class: C
Style: 1-1/2 STORY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,008
Ground Area: 672
Garage Area: 768
Basement Area: 672
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 155 032 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUDEK THOMAS K & FOX MARYAH L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12956 MATTHEWS ST CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R25367	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00035 035 VILLAGE

Mailing Address:

DUDEK THOMAS K & FOX MARYAH L
12956 MATTHEWS ST
CARLETON MI 48117-

Description:

861-532 997-975 1025-799 1062-674 ASSESSORS PLAT OF GEE ADDITION TO VILLAGE OF CARLETON LOT 29.

Most Recent Sale Information

Sold on 09/15/2021 for 180,000 by KOEPKE CRAIG.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R25367

Most Recent Permit Information

Permit B17-2306 on 05/26/2017 for \$0 category WINDOWS-REPLACEMENT.

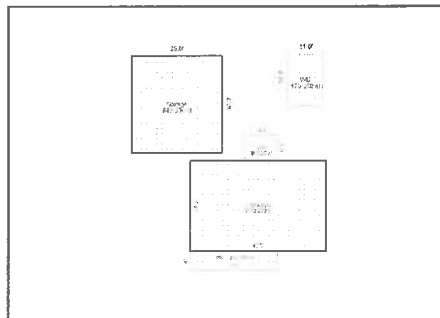
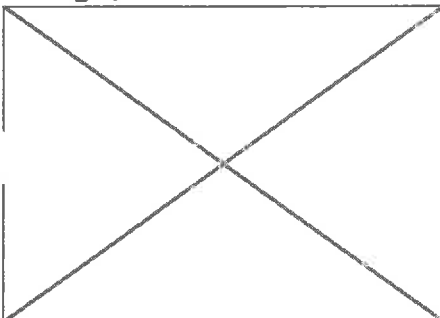
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,400	2023 Taxable:	83,400	Acreage:	0.24
Zoning:	R-M VILLAGE	Land Value:	Tentative	Frontage:	52.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Brick
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,176
Ground Area: 1,176
Garage Area: 840
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 155 046 00
Owner's Name: GORETSKI JUSTIN
Property Address: 12870 MATTHEWS ST
CARLETON, MI 48117-
Liber/Page: 2023R01472 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

GORETSKI JUSTIN
12870 MATTHEWS ST
CARLETON MI 48117-

Description:

950-858 959-461 1022-273 ASSESSORS PLAT OF GEE ADDITION TO VILLAGE OF CARLETON THE S 26.85 FT OF LOT 37 THE N 44.9 FT OF LOT 38 & THE S 71.75 FT OF N 261.75 FT OF W 100 FT OF LOT 36.

Most Recent Sale Information

Sold on 01/27/2023 for 247,000 by LONG ROBERT & DIANE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R01472

Most Recent Permit Information

Permit B15-2169 on 04/28/2015 for \$0 category DRIVEWAY.

Physical Property Characteristics

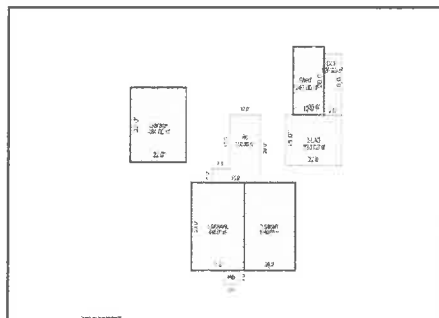
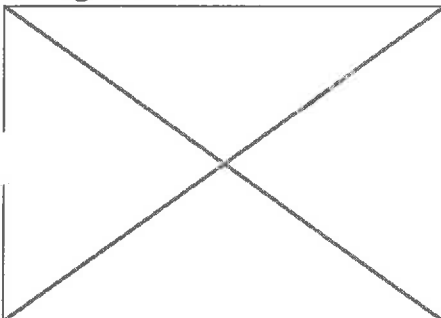
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	77,800	2023 Taxable:	50,258	Acreage:	0.30
Zoning:	R-M VILLAGE	Land Value:	Tentative	Frontage:	72.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	182.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 60
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,586
Ground Area: 1,066
Garage Area: 484
Basement Area: 520
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 160 003 00
Owner's Name: KIPFER RICHARD & ELIZABETH
Property Address: 515 MONROE ST
CARLETON, MI 48117-
Liber/Page: 2022R06778
Split: / /
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

KIPFER RICHARD & ELIZABETH
515 MONROE ST
CARLETON MI 48117-

Description:

973-10 CARLETON VILLAGE PLAT OF MATTHEWS ADDITION EAST TO THE VILLAGE OF CARLETON E 38.16 FT OF LOT 1 & ALL OF LOT 2

Most Recent Sale Information

Sold on 03/18/2022 for 229,000 by DELANO ERIC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R06778

Most Recent Permit Information

None Found

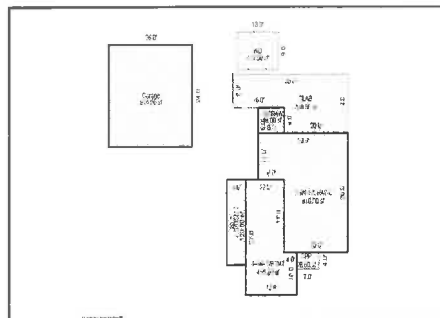
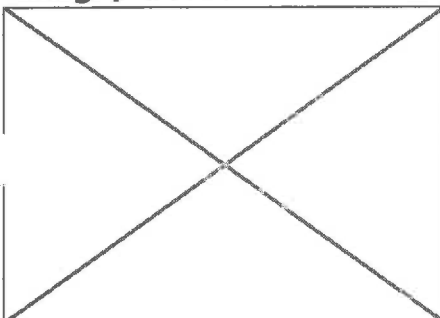
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	94,800	2023 Taxable:	94,800	Acreage:	0.43
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	114.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1860
Occupancy: Single Family
Class: C-5
Style: 1-1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,433
Ground Area: 1,180
Garage Area: 904
Basement Area: 484
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 165 008 00
Owner's Name: KING SAMANTHA JO ANN
Property Address: 324 MONROE ST
CARLETON, MI 48117-
Liber/Page: 2021R12698 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

KING SAMANTHA JO ANN
324 MONROE ST
CARLETON MI 48117-

Description:

MONROE ST M A MATTHEWS ADDITION EAST TO THE VILLAGE OF CARLETON LOT 8.

Most Recent Sale Information

Sold on 04/19/2021 for 165,000 by HARVELL CHARLOTTE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R12698

Most Recent Permit Information

Permit B15-2188 on 07/23/2015 for \$0 category RES, ALTERATION.

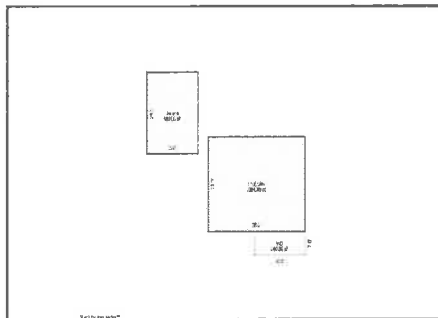
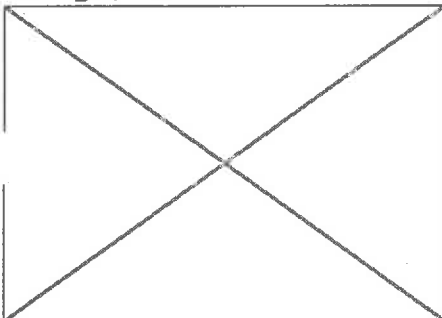
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	71,500	2023 Taxable:	71,500	Acreage:	0.35
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	63.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	240.0

Improvement Data

of Residential Buildings: 1
Year Built: 1975
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,064
Ground Area: 1,064
Garage Area: 480
Basement Area: 1,064
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 170 027 00
Owner's Name: BRAY STEVEN
Property Address: 1620 MONROE ST
CARLETON, MI 48117
Liber/Page: 2022R21841 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

BRAY STEVEN
11275 MAXWELL RD
CARLETON MI 48117

Description:

843-931 & 932 1554-0564 MATHEWS & HICKOKS ADDITON TO THE VILLAGE OF CARLETON BLOCK 2 W 1/2 OF LOT 5.

Most Recent Sale Information

Sold on 11/10/2022 for 145,000 by PETRONELLI PAUL J & KATHY L TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21841

Most Recent Permit Information

Permit B17-2372 on 12/07/2017 for \$0 category SHED.

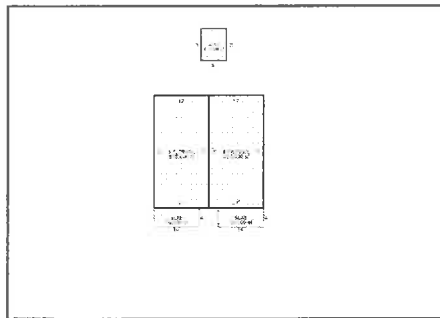
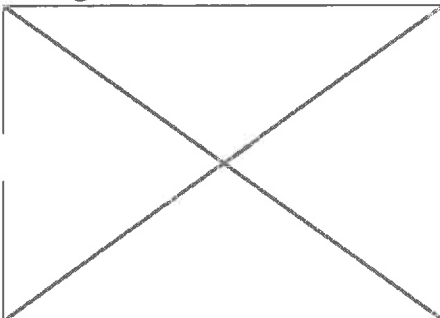
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,300	2023 Taxable:	63,300	Acreage:	0.24
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	47.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	223.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Duplex
Class: C
Style: 1-STORY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,190
Ground Area: 1,190
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 170 068 00
Owner's Name: FAHRER CAROL J (LE)
Property Address: 12512 MAXWELL RD
CARLETON, MI 48117
Liber/Page: 2021R24090 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

FAHRER CAROL J (LE)
12512 MAXWELL RD
CARLETON MI 48117

Description:

A-VC-BLK-7 MH-6 MATHEWS & HICKOKS ADDITION TO THE VILLAGE OF CARLETON BLOCK 7 LOT 6.

Most Recent Sale Information

Sold on 06/10/2021 for 174,800 by PYPNO PAULINE (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R16677

Most Recent Permit Information

None Found

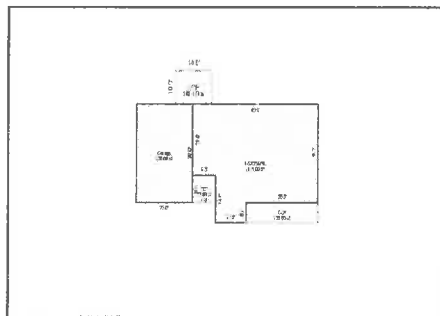
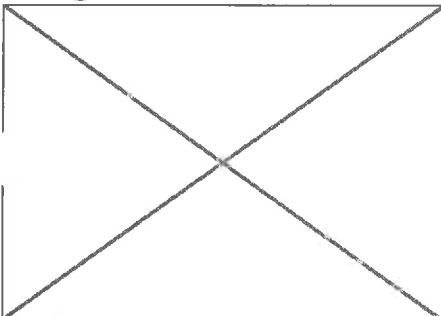
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	81,800	2023 Taxable:	81,800	Acreage:	0.46
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	126.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	158.0

Improvement Data

of Residential Buildings: 1
Year Built: 1953
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Brick
% Good (Physical): 55
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,421
Ground Area: 1,421
Garage Area: 638
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 170 075 00	Current Class:	401.RESIDENTIAL-IMPROVED		
Owner's Name:	SCOTT JILLIAN C	Previous Class:	401.RESIDENTIAL-IMPROVED		
Property Address:	1712 CENTER ST CARLETON, MI 48117-	Taxable Status	TAXABLE		
Liber/Page:	2023R02582	Created:	//	Prev. Taxable Stat	TAXABLE
Split:	//	Active:	Active	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Sidewalk, Water, Sewer, Electric, Gas	MAP #		School:	58020 AIRPORT COMMUNITY SCH DIST
Topography:	None	Neighborhood:			00035 035 VILLAGE
Mailing Address:		Description:	A-VC-BLK-8 MH-5C MATHEWS & HICKOKS ADDITION TO THE VILLAGE OF CARLETON BLOCK 8 W 1/2 OF LOT 5.		
	SCOTT JILLIAN C 1712 CENTER ST CARLETON MI 48117-				

Most Recent Sale Information

Sold on 02/14/2023 for 211,000 by GORSLINE CORA L.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2023R02582

Most Recent Permit Information

None Found

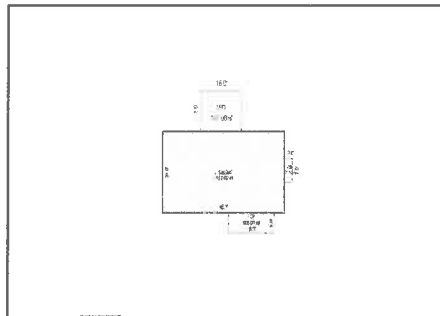
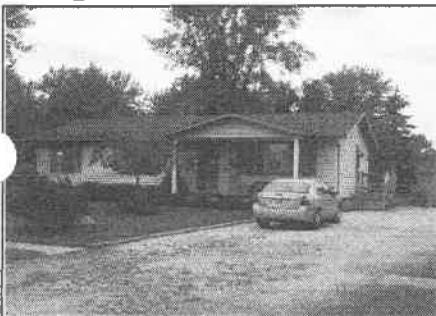
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	83,400	2023 Taxable:	75,668	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	63.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	158.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 0
Basement Area: 1,152
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 170 090 20
Owner's Name: FORD JENNIFER A
Property Address: 12482 MAXWELL RD
CARLETON, MI 48117-
Liber/Page: 2022R08742
Split: / /
Public Impr.: Paved Road, Sidewalk, Water, Sewer, Electric, Gas
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

FORD JENNIFER A
12482 MAXWELL RD
CARLETON MI 48117-

Description:

THE N 70 FT OF LOT 1 BLOCK 12 OF MATHEWS & HICKOKS ADDITION TO THE VILLAGE OF CARLETON

Most Recent Sale Information

Sold on 04/15/2022 for 235,000 by KNIGHT RYAN & DEPALMA NATALIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R08742

Most Recent Permit Information

Permit B21-0051 on 07/02/2021 for \$3,500 category SHED.

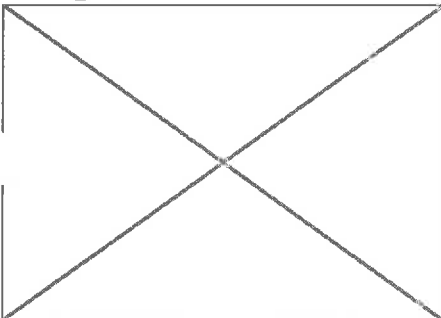
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,400	2023 Taxable:	102,400	Acreage:	0.20
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	125.7

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+10
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 96
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,064
Ground Area: 1,064
Garage Area: 0
Basement Area: 1,064
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel: 41 175 007 00
Owner's Name: MCGRATH KRISTOPHER D
Property Address: 12871 CRANE ST
CARLETON, MI 48117-
Liber/Page: 2021R17058
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #
School: 58020 AIRPORT COMMUNITY SCH DIST
Neighborhood: 00035 035 VILLAGE

Mailing Address:

MCGRATH KRISTOPHER D
12871 CRANE ST
CARLETON MI 48117-

Description:

A-VC-8 "PARK SUBDIVISION" CARLETON VILLAGE LOT 8.

Most Recent Sale Information

Sold on 06/23/2021 for 170,000 by MCDANIEL TREVOR D & LUCIDI BROOKE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R17058

Most Recent Permit Information

None Found

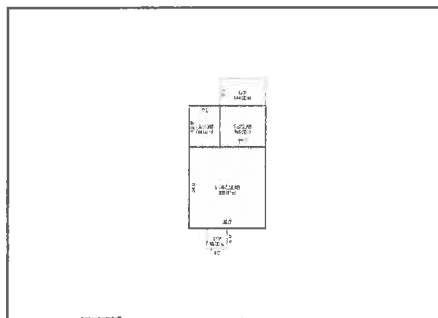
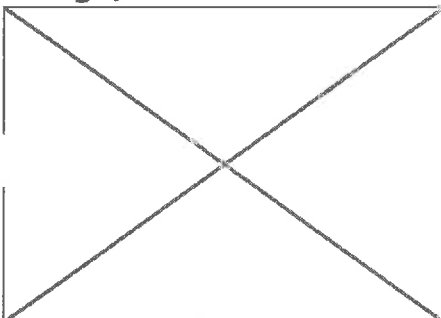
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	53,000	2023 Taxable:	53,000	Acreage:	0.16
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	50.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	140.0

Improvement Data

of Residential Buildings: 1
Year Built: 1948
Occupancy: Single Family
Class: CD
Style: 1-1/4 STORY
Exterior: Wood Siding
% Good (Physical): 74
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,260
Ground Area: 1,080
Garage Area: 336
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:56 PM

Parcel:	41 175 024 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROBINSON ANDREW J & LEAH A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12880 HORAN ST CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2021R25664	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Standard Utilities	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00035 035 VILLAGE
Mailing Address:		Description:	
ROBINSON ANDREW J & LEAH A	1430-654 1431-673	12880 HORAN PARK SUB CARLETON VILLAGE LOTS 25 AND 26	
12880 HORAN ST			
CARLETON MI 48117			

Most Recent Sale Information

Sold on 09/29/2021 for 234,000 by BILLINSKI DOUGLAS R & BRITTANY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R25664

Most Recent Permit Information

Permit B22-2016 on 09/25/2019 for \$0 category RES, ALTERATION.

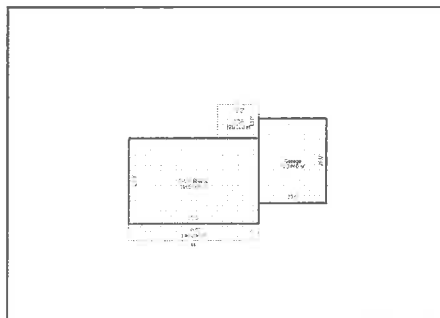
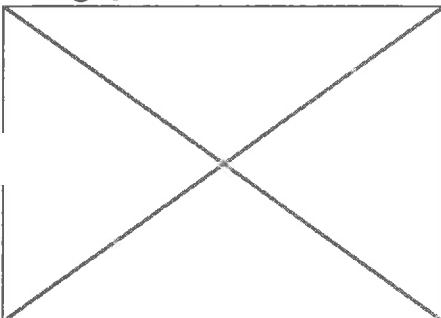
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	121,400	2023 Taxable:	121,400	Acreage:	0.32
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	140.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C
Style: 2-STORY
Exterior: Brick
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 5
Full Baths: 3 Half Baths: 0
Floor Area: 1,900
Ground Area: 950
Garage Area: 500
Basement Area: 0
Basement Walls: Poured
Estimated TCV: Tentative

Image/Sketch



Village of Carleton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
41 010 041 30	203 ASH ST	12/30/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$116,300
41 010 045 00	12736 BEAVER ST	03/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,400
41 010 045 00	12736 BEAVER ST	12/05/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900	\$83,800
41 010 050 00	220 MONROE ST	01/10/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$53,300
41 010 062 00	201 MONROE ST	01/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,300
41 010 121 10	363 CENTER ST	11/19/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$69,100
41 010 140 00	425 FORD RD	11/10/22	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$112,600
41 010 141 00	449 FORD RD	04/26/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$92,100
41 030 007 00	12751 JONES ST	12/13/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$85,500
41 035 013 00	12732 MATTHEWS ST	01/21/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$60,700
41 040 007 00	12747 MATTHEWS ST	07/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$90,800
41 050 011 00	1429 MONROE ST	03/15/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$50,500
41 075 006 00	12526 MATTHEWS ST	07/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$110,200
41 080 004 00	12519 MATTHEWS ST	05/06/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,500
41 090 008 00	815 KENT ST	12/15/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$80,000
41 105 006 00	12753 MEIGS ST	09/30/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,400
41 105 007 00	12743 MEIGS ST	07/01/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$45,700
41 130 002 00	12720 MEIGS ST	06/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,700
41 135 002 00	533 ASH ST	08/31/22	\$219,700	WD	03-ARM'S LENGTH	\$219,700	\$101,200
41 140 001 00	537 MONROE ST	11/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,500
41 145 001 00	12590 SPICER ST	12/16/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$63,400
41 150 018 00	12520 MAXWELL RD	04/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$62,200
41 155 006 10	12865 MATTHEWS ST	10/20/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,900
41 155 011 01	12909 MATTHEWS ST	12/07/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,500
41 155 032 00	12956 MATTHEWS ST	09/15/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,300
41 155 046 00	12870 MATTHEWS ST	01/27/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$77,800
41 160 003 00	515 MONROE ST	03/18/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$91,400
41 165 008 00	324 MONROE ST	04/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,200
41 170 027 00	1620 MONROE ST	11/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,500
41 170 068 00	12512 MAXWELL RD	06/10/21	\$174,800	WD	03-ARM'S LENGTH	\$174,800	\$80,300
41 170 075 00	1712 CENTER ST	02/14/23	\$211,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$211,000	\$96,500
41 170 090 20	12482 MAXWELL RD	04/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$99,800

41 175 007 00	12871 CRANE ST	06/23/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,900
41 175 024 00	12880 HORAN ST	09/29/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$113,800

Totals: \$6,489,800 \$6,489,800 \$2,674,100

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area
43.56	\$285,109	\$35,135	\$231,865	\$234,821	0.987	1,890	\$122.68	00035
46.51	\$191,641	\$26,966	\$148,034	\$154,479	0.958	1,635	\$90.54	00035
45.32	\$191,641	\$26,966	\$157,934	\$154,479	1.022	1,635	\$96.60	00035
38.76	\$116,460	\$25,388	\$112,112	\$85,433	1.312	1,138	\$98.52	00035
40.68	\$200,059	\$27,844	\$162,156	\$161,553	1.004	1,204	\$134.68	00035
45.46	\$156,564	\$28,476	\$123,524	\$120,158	1.028	1,008	\$122.54	00035
45.98	\$266,348	\$26,375	\$218,525	\$225,115	0.971	1,780	\$122.77	00035
39.03	\$245,439	\$28,354	\$207,646	\$204,176	1.017	1,783	\$116.46	00035
42.75	\$202,418	\$28,008	\$171,992	\$163,913	1.049	1,136	\$151.40	00035
39.93	\$138,390	\$23,260	\$128,740	\$108,002	1.192	1,172	\$109.85	00035
47.79	\$213,500	\$21,900	\$168,100	\$179,737	0.935	2,118	\$79.37	00035
24.40	\$152,626	\$23,290	\$183,710	\$121,328	1.514	1,304	\$140.88	00035
51.26	\$263,320	\$23,172	\$191,828	\$225,280	0.852	1,440	\$133.21	00035
36.76	\$141,142	\$27,196	\$142,804	\$106,891	1.336	1,496	\$95.46	00035
37.56	\$185,548	\$25,364	\$187,636	\$150,266	1.249	1,354	\$138.58	00035
44.92	\$128,319	\$23,450	\$106,550	\$98,376	1.083	1,660	\$64.19	00035
29.11	\$96,700	\$22,560	\$134,440	\$69,550	1.933	1,104	\$121.78	00035
36.79	\$136,310	\$22,562	\$142,438	\$106,705	1.335	1,232	\$115.62	00035
46.06	\$236,776	\$27,268	\$192,432	\$196,537	0.979	1,388	\$138.64	00035
37.50	\$183,699	\$19,658	\$160,342	\$153,885	1.042	1,258	\$127.46	00035
48.40	\$154,802	\$20,846	\$110,154	\$125,662	0.877	1,698	\$64.87	00035
39.62	\$158,515	\$22,715	\$134,285	\$127,392	1.054	900	\$149.21	00035
44.83	\$229,727	\$23,301	\$181,699	\$193,645	0.938	2,020	\$89.95	00035
32.50	\$199,049	\$21,663	\$198,337	\$166,403	1.192	1,008	\$196.76	00035
44.06	\$191,552	\$23,710	\$156,290	\$157,450	0.993	1,176	\$132.90	00035
31.50	\$176,440	\$28,676	\$218,324	\$138,730	1.574	1,586	\$137.66	00035
39.91	\$216,550	\$30,999	\$198,001	\$174,063	1.138	1,433	\$138.17	00035
42.55	\$162,417	\$25,645	\$139,355	\$128,304	1.086	1,064	\$130.97	00035
43.79	\$130,602	\$24,682	\$120,318	\$105,920	1.136	1,190	\$101.11	00035
45.94	\$185,985	\$27,387	\$147,413	\$148,779	0.991	1,421	\$103.74	00035
45.73	\$194,007	\$45,230	\$165,770	\$156,607	1.059	1,152	\$143.90	00035
42.47	\$237,165	\$25,489	\$209,511	\$198,570	1.055	1,064	\$196.91	00035

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
12.9016	1-1/2 STORY		\$30,135		035 VILLAGE	401	75
15.8149	1-1/4 STORY		\$24,900		035 VILLAGE	401	66
9.4063	1-1/4 STORY		\$24,900		035 VILLAGE	401	66
19.5847	1-STORY		\$25,164		035 VILLAGE	401	45
11.2691	1-1/2 STORY		\$22,844		035 VILLAGE	401	69
8.8410	1-STORY		\$27,281		035 VILLAGE	401	70
14.5702	MODULAR		\$24,045		035 VILLAGE	401	73
9.9431	1-3/4 STORY		\$24,045		035 VILLAGE	401	74
6.7139	1-3/4 STORY		\$25,508		035 VILLAGE	401	83
7.5590	1-1/2 STORY		\$21,450		035 VILLAGE	401	55
18.1173	2-STORY		\$19,382		035 VILLAGE	401	60
39.7730	1-1/2 STORY		\$20,925		035 VILLAGE	401	66
26.4915	1-STORY		\$21,922		035 VILLAGE	401	85
21.9549	2-STORY		\$23,179		035 VILLAGE	401	45
13.2263	1-STORY		\$21,450		035 VILLAGE	401	75
3.3339	2-STORY		\$21,450		035 VILLAGE	401	45
81.6579	1-STORY		\$21,450		035 VILLAGE	401	45
21.8445	1-3/4 STORY		\$21,163		035 VILLAGE	401	72
13.7311	1-STORY		\$25,518		035 VILLAGE	401	83
7.4464	1-3/4 STORY		\$19,158		035 VILLAGE	401	64
23.9839	1-STORY		\$19,596		035 VILLAGE	401	45
6.2319	1-STORY		\$22,648		035 VILLAGE	401	69
17.8118	2-STORY		\$20,801		035 VILLAGE	401	69
7.5479	1-1/2 STORY		\$21,163		035 VILLAGE	401	84
12.3795	1-STORY		\$21,960		035 VILLAGE	401	79
45.7303	2-STORY		\$23,376		035 VILLAGE	401	60
2.1100	1-1/4 STORY		\$25,713		035 VILLAGE	401	70
3.0294	1-STORY		\$23,895		035 VILLAGE	401	65
1.9506	1-STORY		\$21,883		035 VILLAGE	401	61
12.5605	1-STORY		\$26,137		035 VILLAGE	401	55
5.7919	1-STORY		\$42,583	41 170 073 00	035 VILLAGE	401	77
6.1329	1-STORY		\$21,554		035 VILLAGE	401	96

8.3950	1-1/4 STORY	\$20,249	035 VILLAGE	401	74
24.8318	2-STORY	\$24,080	035 VILLAGE	401	81
3.8931					

Coefficient of Var=> 14.29635677

Village of Carleton Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41 010 041 30	203 ASH ST	12/30/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000
41 010 045 00	12736 BEAVER ST	03/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000
41 010 045 00	12736 BEAVER ST	12/05/22	\$184,900	WD	03-ARM'S LENGTH	\$184,900
41 010 050 00	220 MONROE ST	01/10/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500
41 010 062 00	201 MONROE ST	01/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000
41 010 121 10	363 CENTER ST	11/19/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000
41 010 140 00	425 FORD RD	11/10/22	\$244,900	WD	03-ARM'S LENGTH	\$244,900
41 010 141 00	449 FORD RD	04/26/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000
41 030 007 00	12751 JONES ST	12/13/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000
41 035 013 00	12732 MATTHEWS ST	01/21/22	\$152,000	WD	03-ARM'S LENGTH	\$152,000
41 040 007 00	12747 MATTHEWS ST	07/01/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000
41 050 011 00	1429 MONROE ST	03/15/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000
41 075 006 00	12526 MATTHEWS ST	07/28/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000
41 090 008 00	815 KENT ST	12/15/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000
41 105 006 00	12753 MEIGS ST	09/30/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000
41 105 007 00	12743 MEIGS ST	07/01/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000
41 105 011 00	722 MONROE ST	04/29/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000
41 130 002 00	12720 MEIGS ST	06/13/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
41 135 002 00	533 ASH ST	08/31/22	\$219,700	WD	03-ARM'S LENGTH	\$219,700
41 140 001 00	537 MONROE ST	11/05/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
41 145 001 00	12590 SPICER ST	12/16/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000
41 150 013 01	12620 MAXWELL RD	08/09/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000
41 150 013 01	12620 MAXWELL RD	04/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000
41 150 018 00	12520 MAXWELL RD	04/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000
41 155 006 10	12865 MATTHEWS ST	10/20/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
41 155 011 01	12909 MATTHEWS ST	12/07/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000
41 155 032 00	12956 MATTHEWS ST	09/15/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000
41 155 046 00	12870 MATTHEWS ST	01/27/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000
41 160 003 00	515 MONROE ST	03/18/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000
41 165 008 00	324 MONROE ST	04/19/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000
41 170 027 00	1620 MONROE ST	11/10/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000
41 170 068 00	12512 MAXWELL RD	06/10/21	\$174,800	WD	03-ARM'S LENGTH	\$174,800

41 170 075 00	1712 CENTER ST	02/14/23	\$211,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$211,000
41 170 090 20	12482 MAXWELL RD	04/15/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000
41 175 007 00	12871 CRANE ST	06/23/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
41 175 024 00	12880 HORAN ST	09/29/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000
Totals:						\$6,419,800

Village of Carleton Accegrage Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
41 010 095 31	MAXWELL RD	09/27/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000
41 010 156 30	GRAFTON RD	11/01/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000
41 170 106 00	MAXWELL RD	08/17/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
Totals:						\$245,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$116,300	43.56	\$285,109	\$12,026	\$30,135	92.7	212.0	0.86	0.86	\$130
\$81,400	46.51	\$191,641	\$8,259	\$24,900	76.6	139.0	0.37	0.37	\$108
\$83,800	45.32	\$191,641	\$18,159	\$24,900	76.6	139.0	0.37	0.37	\$237
\$53,300	38.76	\$116,460	\$46,204	\$25,164	77.4	250.0	0.43	0.43	\$597
\$77,300	40.68	\$200,059	\$12,785	\$22,844	70.3	168.0	0.27	0.27	\$182
\$69,100	45.46	\$156,564	\$22,717	\$27,281	83.9	475.0	0.68	0.68	\$271
\$112,600	45.98	\$266,348	\$2,597	\$24,045	74.0	139.0	0.32	0.32	\$35
\$92,100	39.03	\$245,439	\$14,606	\$24,045	74.0	139.0	0.32	0.32	\$197
\$85,500	42.75	\$202,418	\$23,090	\$25,508	78.5	132.0	0.40	0.40	\$294
\$60,700	39.93	\$138,390	\$35,060	\$21,450	66.0	132.0	0.20	0.20	\$531
\$90,800	47.79	\$213,500	(\$4,118)	\$19,382	59.6	132.0	0.13	0.13	(\$69)
\$50,500	24.40	\$152,626	\$75,299	\$20,925	64.4	165.0	0.19	0.19	\$1,170
\$110,200	51.26	\$263,320	(\$26,398)	\$21,922	67.5	132.0	0.22	0.22	(\$391)
\$80,000	37.56	\$185,548	\$48,902	\$21,450	66.0	132.0	0.20	0.20	\$741
\$58,400	44.92	\$128,319	\$23,131	\$21,450	66.0	132.0	0.20	0.20	\$350
\$45,700	29.11	\$96,700	\$81,750	\$21,450	66.0	132.0	0.20	0.20	\$1,239
\$16,500	82.50	\$21,450	\$20,000	\$21,450	66.0	132.0	0.20	0.20	\$303
\$60,700	36.79	\$136,310	\$49,853	\$21,163	65.1	139.0	0.19	0.19	\$766
\$101,200	46.06	\$236,776	\$8,442	\$25,518	78.5	95.0	0.38	0.38	\$108
\$67,500	37.50	\$183,699	\$15,459	\$19,158	58.9	132.0	0.13	0.13	\$262
\$63,400	48.40	\$154,802	(\$4,206)	\$19,596	60.3	84.0	0.28	0.28	(\$70)
\$22,000	55.00	\$29,906	\$40,000	\$27,129	83.5	188.5	0.55	0.55	\$479
\$21,000	52.50	\$29,906	\$40,000	\$27,129	83.5	188.5	0.55	0.55	\$479
\$62,200	39.62	\$158,515	\$21,133	\$22,648	69.7	180.0	0.26	0.26	\$303
\$91,900	44.83	\$229,727	(\$3,926)	\$20,801	64.0	139.0	0.18	0.18	(\$61)
\$71,500	32.50	\$199,049	\$42,114	\$21,163	65.1	139.0	0.19	0.19	\$647
\$79,300	44.06	\$191,552	\$10,408	\$21,960	67.6	200.0	0.24	0.24	\$154
\$77,800	31.50	\$176,440	\$93,936	\$23,376	71.9	182.0	0.30	0.30	\$1,306
\$91,400	39.91	\$216,550	\$38,163	\$25,713	79.1	165.0	0.43	0.43	\$482
\$70,200	42.55	\$162,417	\$26,478	\$23,895	73.5	240.0	0.35	0.35	\$360
\$63,500	43.79	\$130,602	\$36,281	\$21,883	67.3	223.0	0.24	0.24	\$539
\$80,300	45.94	\$185,985	\$14,952	\$26,137	80.4	158.0	0.46	0.46	\$186

\$96,500	45.73	\$194,007	\$59,576	\$42,583	126.5	237.0	0.34	0.23	\$471
\$99,800	42.47	\$237,165	\$19,389	\$21,554	66.3	125.7	0.20	0.20	\$292
\$52,900	31.12	\$153,348	\$36,901	\$20,249	62.3	140.0	0.16	0.16	\$592
\$113,800	48.63	\$281,283	(\$23,203)	\$24,080	74.1	140.0	0.32	0.32	(\$313)
\$2,671,100		\$6,343,571	\$935,819	\$854,036	2,623.3		0.32	0.32	
Sale. Ratio =>	41.61						Average	11.29	11.18
Std. Dev. =>	9.42						per FF=>		
					\$357		Average	per Net Acre=>	82,867.17

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$44,400	44.40	\$88,870	\$100,000	\$88,870	0.0	0.0	5.84	5.84	
\$22,500	45.00	\$50,000	\$50,000	\$50,000	0.0	0.0	1.09	1.09	
\$44,800	47.16	\$101,000	\$95,000	\$101,000	0.0	0.0	8.20	8.20	
\$111,700		\$239,870	\$245,000	\$239,870			15.14	15.14	
Sale. Ratio =>	45.59						Average		
Std. Dev. =>	11.42						per Net Acre=>	16,187.64	

Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Use Code	Class
\$14,033	\$0.32	176.00	00035	2022R00230		035 VILLAGE		401
\$22,504	\$0.52	115.00	00035	2022R04995		035 VILLAGE		401
\$49,480	\$1.14	115.00	00035	2022R22888		035 VILLAGE		401
\$107,451	\$2.47	75.00	00035	2023R00565		035 VILLAGE		401
\$47,352	\$1.09	70.00	00035	2023R01585		035 VILLAGE		401
\$33,605	\$0.77	62.00	00035	2022R00378		035 VILLAGE		401
\$8,141	\$0.19	100.00	00035	2022R21767		035 VILLAGE		401
\$45,787	\$1.05	100.00	00035	2021R11968		035 VILLAGE		401
\$57,725	\$1.33	132.00	00035	2021R322342021R32235		035 VILLAGE		401
\$175,300	\$4.02	66.00	00035	2022R02494		035 VILLAGE		401
(\$30,962)	(\$0.71)	44.00	00035	2022R14631		035 VILLAGE		401
\$398,407	\$9.15	50.00	00035	2023R03586		035 VILLAGE		401
(\$121,092)	(\$2.78)	72.00	00035	2022R16594		035 VILLAGE		401
\$244,510	\$5.61	66.00	00035	2022R23377		035 VILLAGE		401
\$115,655	\$2.66	66.00	00035	2022R19260		035 VILLAGE		401
\$408,750	\$9.38	66.00	00035	2022R15454		035 VILLAGE		401
\$100,000	\$2.30	66.00	00035	2021R12482		035 VILLAGE		402
\$261,010	\$5.99	60.00	00035			035 VILLAGE		401
\$22,512	\$0.52	172.00	00035			035 VILLAGE		401
\$121,724	\$2.79	42.00	00035	2021R29350		035 VILLAGE		401
(\$15,184)	(\$0.35)	66.00	00035	2021R32933		035 VILLAGE		401
\$72,727	\$1.67	127.00	00035	2021R21380		035 VILLAGE		401
\$72,727	\$1.67	127.00	00035	2022R09117		035 VILLAGE		402
\$80,049	\$1.84	64.00	00035	2021R11907		035 VILLAGE		401
(\$21,933)	(\$0.50)	56.00	00035	2022R20486		035 VILLAGE		401
\$220,492	\$5.06	60.00	00035	2022R23599		035 VILLAGE		401
\$43,548	\$1.00	52.00	00035	2021R25367		035 VILLAGE		401
\$312,080	\$7.16	72.00	00035	2023R01472		035 VILLAGE		401
\$88,340	\$2.03	114.00	00035	2022R06778		035 VILLAGE		401
\$76,305	\$1.75	63.00	00035	2021R12698		035 VILLAGE		401
\$150,544	\$3.46	47.00	00035	2022R21841		035 VILLAGE		401
\$32,718	\$0.75	126.00	00035	2021R16677		035 VILLAGE		401

\$173,691	\$3.99	126.00	00035	2023R02582		41 170 073 00	035 VILLAGE	401
\$95,985	\$2.20	70.00	00035	2022R08742			035 VILLAGE	401
\$229,199	\$5.26	50.00	00035	2021R17058			035 VILLAGE	401
(\$72,283)	(\$1.66)	100.00	00035	2021R25664			035 VILLAGE	401

Average
per SqFt=> \$1.90

Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Use Code	Class
\$17,120	\$0.39		00035	2021R25318		035 VILLAGE		402
\$45,704	\$1.05		00035	2021R28265		035 VILLAGE		402
\$11,585	\$0.27		00035	2022R16734		035 VILLAGE		402

Average
per SqFt=> \$0.37

Rate Group 1

\$325/FF

\$325/FF

\$325/FF

\$325/FF

\$325/FF

\$325/FF

\$325/FF

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\$325/FF

Rate Group 1

Rate Group 1

Rate Group 1

2024 Ash Township Vacant Land Study
 4/01/2021 through 3/30/2023

Parcel Number	Date of Sale	Sale Price	Frontage	Cost Per Front Foot
41-150-013-01	8/9/2021	\$40,000	127	\$314.96
41-105-011-00	4/29/2021	\$20,000	66	\$303.03
41-150-013-01	4/8/2022	\$40,000	127	\$314.96
41-010-110-13	12/28/2022	\$15,000	71	\$211.27 family sale father to son
41-010-104-00	2/10/2023	\$34,500	95	\$363.16
41-045-005-00	4/20/2023	\$28,000	66	\$424.24

Average : \$321.94