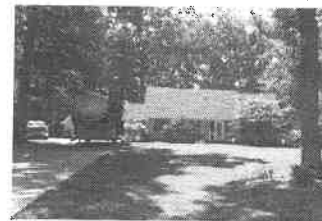


Neighborhoods Used: 00036.036 SEC 21 GRAFTON RD

192 READY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01 021 015 00	07/25/2022 00036	401	365,000	67,599
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	78	297,401	225,507
				E.C.F. 1.319



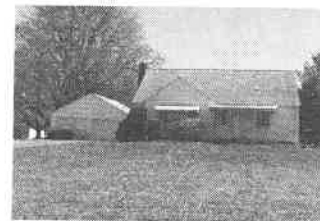
11903 FESSNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01 021 011 30	04/15/2022 00036	401	275,000	36,927
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/4 STORY	80	238,073	200,919
				E.C.F. 1.185



11692 GRAFTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
01 021 035 00	09/24/2021 00036	401	125,000	53,312
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-1/2 STORY	53	71,688	128,368
				E.C.F. 0.558



Neighborhoods Used: 00036.036 SEC 21 GRAFTON RD

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1/2 STORY, 1-1/4 STORY, 1-3/4 STORY, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 554,794
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1-1/2 STORY, 1-1/4 STORY, 1-3/4 STORY, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Total Single Family Sale Residual Values : 607,162
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 0

Statistics for this Analysis

Table with 5 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential. Values include 3, 1, 25.07, 32.84, 1.117.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1-1/2 STORY, 1-1/4 STORY, 1-3/4 STORY, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Single Family E.C.F. : 1.094 (3)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00036 - 036 SEC 21 GRAFTON RD

Neighborhoods Used: 00036.036 SEC 21 GRAFTON RD

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

09/25/2023 1:15 PM

Parcel:	01 021 015 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TARCZYNSKI JOSEPH S & MISTY M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	192 READY RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R15747	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00036 036 SEC 21 GRAFTON RD

Mailing Address:

TARCZYNSKI JOSEPH S & MISTY M
192 READY RD
CARLETON MI 48117

Description:

759-888 SEC 21 T5S R9E 1.094 AMOL COM AT A PT DIST S 89 DEG 03' E 654.15 FT ALG N LI OF SD SEC 21 FR NW COR TH CONT ALG SD N SEC LI S 89 DEG 03' E 135.76 FT TH S 02 DEG 15' 59" W 352.3 FT TH N 87 DEG 55' 58" W 135.72 FT TH N 02 DEG 15' 59" E 349.65 FT TO POB.

Most Recent Sale Information

Sold on 07/25/2022 for 365,000 by PETE JEFFREY & LORAINÉ.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15747

Most Recent Permit Information

Permit PM22-0091 on 10/12/2022 for \$0 category Mechanical.

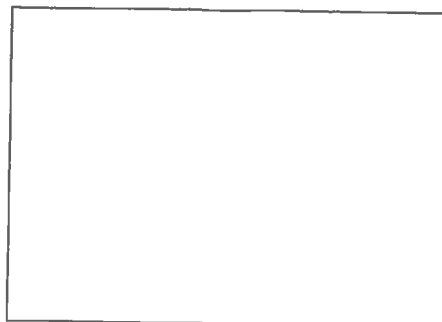
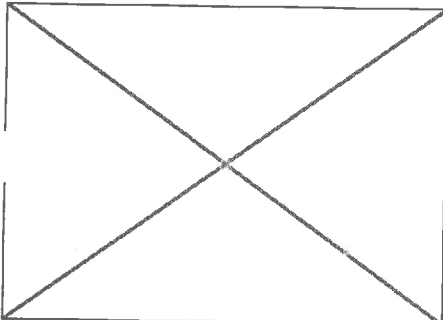
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	131,300	2023 Taxable:	131,300	Acreage:	1.09
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Single Family
Class: C
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,824
Ground Area: 1,216
Garage Area: 550
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:17 PM

Parcel:	01 021 011 30	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TRAVIS STEVEN JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11903 FESSNER RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R10809	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00036 036 SEC 21 GRAFTON RD

Mailing Address:

TRAVIS STEVEN JR
11903 FESSNER RD
CARLETON MI 48117

Description:

1169-479 & 480 SEC 21 T5S R9E .5509 AC COM 460 FT S FR N 1/4 COR OF SEC 21 TH S 100 FT TH N 89 DEG 03"W 240 FT TH N 100 FT TH S 89 DEG 03'E 240 FT TO POB

Most Recent Sale Information

Sold on 04/15/2022 for 275,000 by WILLIS RICHARD & SHELLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R10809

Most Recent Permit Information

Permit B16-8854 on 12/15/2016 for \$0 category HOME.

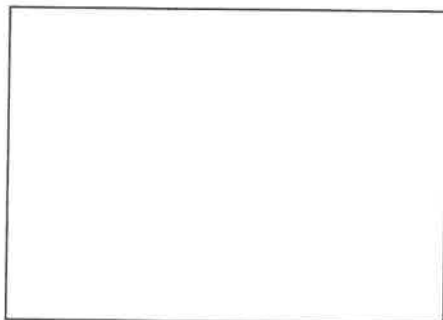
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	103,900	2023 Taxable:	103,900	Acreage:	0.55
Zoning:	R	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	240.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C-5
Style: 1-1/4 STORY
Exterior: Wood Siding
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,680
Ground Area: 1,344
Garage Area: 672
Basement Area: 1,344
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:17 PM

Parcel:	01 021 035 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OLEY RONALD E	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11692 GRAFTON RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R25838	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00036 036 SEC 21 GRAFTON RD

Mailing Address:

OLEY RONALD E
11692 GRAFTON RD
CARLETON MI 48117-

Description:

11692 GRAFTON RD SEC 21 T5S R9E 1 A COM 998.80 FT N 1DEG 10' E FR THE SW COR OF NW 1/4 OF SEC 21 T5S R9E TH N 1DEG 10' E 104.36 FT TH S 89DEG 32' E 417.44 FT TH S 1DEG 10' W 104.36 FT TH N 89DEG 32' W 417.44 FT TO THE P O B BEING PT OF SW 1/4 OF NW 1/4.

Most Recent Sale Information

Sold on 09/24/2021 for 125,000 by WHITEAKER JAMES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R25838

Most Recent Permit Information

Permit PE16-0027 on 06/29/2016 for \$0 category Electrical.

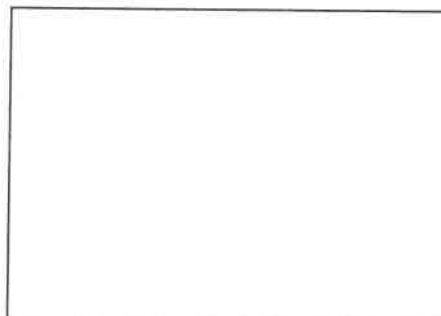
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	82,300	2023 Taxable:	82,300	Acreage:	1.00
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1954
Occupancy: Single Family
Class: C-5
Style: 1-1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,480
Ground Area: 972
Garage Area: 672
Basement Area: 972
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Section 21 Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
01 021 011 30	11903 FESSNER RD	04/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,900	39.60
01 021 015 00	192 READY RD	07/25/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,500	33.29
01 021 035 00	11692 GRAFTON RD	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$78,600	62.88
Totals:			\$765,000			\$765,000	\$309,000	
							Sale. Ratio =>	40.39
							Std. Dev. =>	15.59

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$223,782	\$36,927	\$238,073	\$200,919	1.185	1,680	\$141.71	00036	16.4190
\$277,321	\$67,599	\$297,401	\$225,508	1.319	1,824	\$163.05	00036	29.8080
\$172,694	\$53,312	\$71,688	\$128,368	0.558	1,480	\$48.44	00036	46.2270
\$673,797		\$607,162	\$554,795			\$117.73		7.3663
E.C.F. =>				1.094	Std. Deviation=>		0.40589607	
Ave. E.C.F. =>				1.021	Ave. Variance=>		30.8180 Coefficient of Var=>	

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-1/4 STORY	\$36,927	036 SEC 21 GRAFTON RD	401	80
1-1/2 STORY	\$50,900	036 SEC 21 GRAFTON RD	401	78
1-1/2 STORY	\$50,000	036 SEC 21 GRAFTON RD	401	53

30.19216832

Section 21 Grafton Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 021 011 30	11903 FESSNER RD	04/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,900	39.60
01 021 015 00	192 READY RD	07/25/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,500	33.29
01 021 035 00	11692 GRAFTON RD	09/24/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$78,600	62.88
01 021 037 60	420 FESSNER RD	09/09/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,200	45.50
Totals:			\$805,000			\$805,000	\$327,200	

Sale. Ratio => 40.65

Std. Dev. => 12.73

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$218,243	\$88,145	\$31,388	73.9	240.0	0.55	0.55	\$1,193	\$159,973	\$3.67
\$277,321	\$138,579	\$50,900	0.0	0.0	1.09	1.09	#DIV/0!	\$127,137	\$2.92
\$172,694	\$2,306	\$50,000	0.0	0.0	1.00	1.00	#DIV/0!	\$2,306	\$0.05
\$34,324	\$40,000	\$34,324	80.8	287.0	0.66	0.66	\$495	\$60,698	\$1.39
\$702,582	\$269,030	\$166,612	154.6		3.30	3.30			
Average					Average			Average	
per FF=>			\$1,740		per Net Acre=>	81,524.24		per SqFt=>	\$1.87

Actual Front	ECF Area	Liber/Page	Land Table	Class
100.00	00036	2022R10809	036 SEC 21 GRAFTON RD	401
0.00	00036	2022R15747	036 SEC 21 GRAFTON RD	401
0.00	00036	2021R25838	036 SEC 21 GRAFTON RD	401
100.00	00036	2022R18362	036 SEC 21 GRAFTON RD	402