

Neighborhoods Used: 00044.044 S. GRAFTON RD.

9500 GRAFTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 033 015 00	12/16/2022 00044	401	400,000	58,911	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	79	316,140	258,596	1.223
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	24949	20408	1.223		



10949 GRAFTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 029 012 00	06/10/2022 00044	401	415,000	82,679	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-3/4 STORY	77	332,321	255,369	1.301



176 EARLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 050 014 00	09/27/2021 00044	401	265,000	37,931	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	72	227,069	223,719	1.015



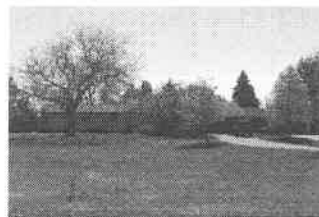
167 EARLE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 050 028 00	06/23/2021 00044	401	206,000	36,182	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	BI LEVEL	61	169,818	151,170	1.123



W SIGLER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 029 001 30	06/11/2021 00044	401	410,000	75,236	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	78	331,844	284,633	1.166
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	2920	2505	1.166		



Neighborhoods Used: 00044.044 S. 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, 1/4 STORY, 1-3/4 STORY, 1-STORY, 2-STORY, BI LEVEL, MODULAR, TRI LEVEL.

Total Single Family Costs by Manual : 1,173,487
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 22,913
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 : 1,377,192
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 27,869
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. Rows: After Application of E.C.F.s

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. : 1.174 (5)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.216 (2)
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): 00044 - 044 S. GRAFTON RD.

Neighborhoods Used: 00044.044 S. 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 1:31 PM

Parcel:	01 029 001 30	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GROCHOWICZ MICHAEL & TONYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	345 W SIGLER RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R15927	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:	00044 044 S. GRAFTON RD.
Mailing Address:		Description:	
GROCHOWICZ MICHAEL & TONYA 345 W SIGLER RD CARLETON MI 48117		941-55 1059-459 SEC 29 T5S R9E 2.168 A COM AT A PT LOC 2335.55 FT N & 611.25 FT S 89 DEG 56' W FR E 1/4 COR OF SEC 29 TH N 0 DEG 02' E 294.91 FT TH N 85 DEG 38' W 308.75 FT TH S 0 DEG 02' W 318.78 FT TH N 89 DEG 56' E 307.87 FT TO POB.	

Most Recent Sale Information

Sold on 06/11/2021 for 410,000 by PYSZYNSKI HENRY (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R15927

Most Recent Permit Information

Permit PM22-0043 on 04/13/2022 for \$0 category Mechanical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	177,200	2023 Taxable:	165,410	Acreage:	2.16
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+5

Style: 1-STORY

Exterior: Wood Siding

% Good (Physical): 78

Heating System: Forced Hot Water

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 2,003

Ground Area: 2,003

Garage Area: 1,258

Basement Area: 0

Basement Walls:

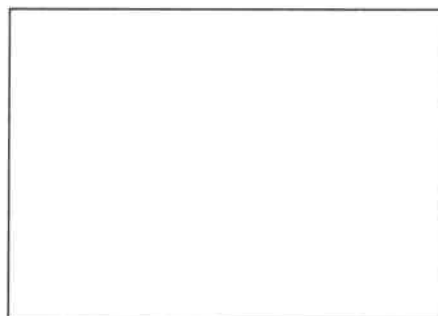
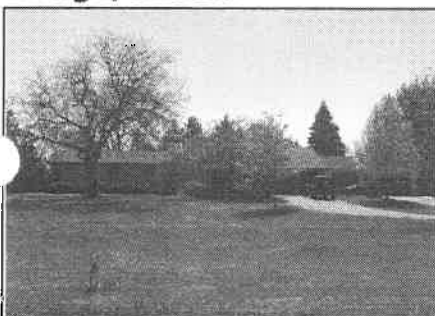
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:31 PM

Parcel: 01 029 012 00
Owner's Name: SNYDER THOMAS P & TAMMY L
Property Address: 10949 GRAFTON RD
CARLETON, MI 48117-
Liber/Page: 2022R12798
Split: / /
Public Impr./Topography: Paved Road, Water, Electric, Gas
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: 00044 044 S. GRAFTON RD.

Mailing Address:

SNYDER THOMAS P & TAMMY L
10949 GRAFTON RD
CARLETON MI 48117-

Description:

A542D-6 817-224 SEC 29 T5S R9E 4.20 A COM 2198.61 FT N FR E 1/4 COR TH S 89DEG 56' W 350 FT TH S 100 FT TH S 89 DEG 56' W 569.26 FT TH N 0 DEG 02'E 236.94 FT TH N 89DEG 56' E 919.12 FT TH S 136.94 FT POB.

Most Recent Sale Information

Sold on 06/10/2022 for 415,000 by DUFFY TIMOTHY P JR & SIERRA N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R12798

Most Recent Permit Information

None Found

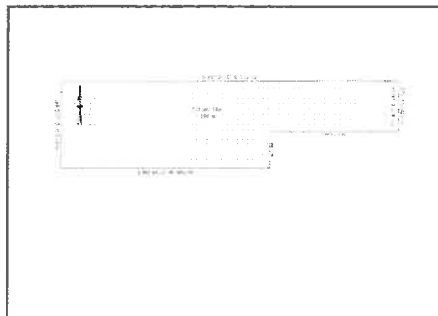
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	162,700	2023 Taxable:	162,700	Acreage:	4.30
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: 1986
Occupancy: Single Family
Class: C
Style: 1-3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 77
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,025
Ground Area: 1,148
Garage Area: 616
Basement Area: 1,148
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:32 PM

Parcel:	01 033 015 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAMMAR COLIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9500 GRAFTON RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2023R10127	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:	00044 044 S. GRAFTON RD.
Mailing Address:		Description:	
HAMMAR COLIN 9500 GRAFTON RD CARLETON MI 48117		1591-0168 SEC 33 T5S R9E 1.5AMOL. BEG AT THE W 1/4 COR OF SEC 33, TH N 00 DEG E 195.06 FT; TH S 89 DEG 43'30" E 323.47 FT; TH S 00 DEG 00'05" W 202.00 FT; TH N 89 DEG 43'30" W 323.47 FT TH N 00 DEG 02'28" E 6.94 FT TO POB SUBJECT TO EASEMENTS AND/OR RESTRICTIONS OF RECORD. DESC FOR TAX PURPOSE ONLY	

Most Recent Sale Information

Sold on 06/30/2023 for 400,000 by BOLSTER DANIEL & CORINNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R10127

Most Recent Permit Information

Permit PE18-0013 on 04/11/2018 for \$0 category Electrical.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	166,500	2023 Taxable:	166,500	Acreage:	1.50
Zoning:	RE	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: 1977

Occupancy: Single Family

Class: C

Style: 1-STORY

Exterior: Brick

% Good (Physical): 79

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,540

Ground Area: 1,540

Garage Area: 0

Basement Area: 1,540

Basement Walls: Block

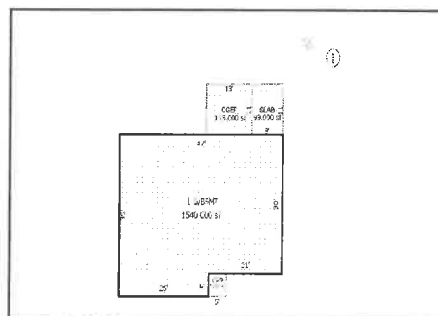
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:35 PM

Parcel:	01 050 014 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RUELLE CHRISTOPHER P & CYNTHIA K	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	176 EARLE DR CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R26030	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:	00044 044 S. GRAFTON RD.

Mailing Address:	Description:
RUELLE CHRISTOPHER P & CYNTHIA K 176 EARLE DR CARLETON MI 48117-	A-14 GRAFTON HEIGHTS MANOR NO 2 LOT 14.

Most Recent Sale Information

Sold on 09/27/2021 for 265,000 by REISER JOHN & PRISCILLA.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2021R26030
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Most Recent Permit Information

None Found

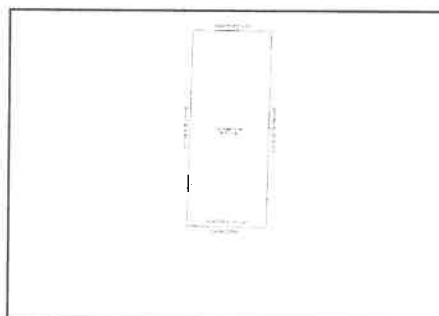
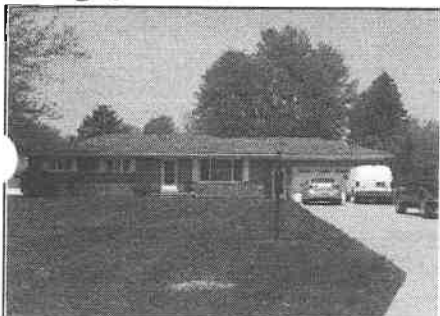
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	136,600	2023 Taxable:	125,055	Acreage:	0.57
Zoning:	R	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	248.0

Improvement Data

of Residential Buildings: 1
Year Built: 1962
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Brick
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,344
Ground Area: 1,344
Garage Area: 576
Basement Area: 1,344
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/25/2023 1:35 PM

Parcel:	01 050 028 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPURLOCK JAMES E & GRETCHEN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	167 EARLE DR CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R16757	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
Mailing Address:		Neighborhood:	00044 044 S. GRAFTON RD.
Description:			
	SPURLOCK JAMES E & GRETCHEN M		
	167 EARLE DR		
	CARLETON MI 48117-		

Most Recent Sale Information

Sold on 06/23/2021 for 206,000 by GRANT DONALD (LL).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R16757

Most Recent Permit Information

Permit PB21-0101 on 08/25/2021 for \$0 category Res, Alteration.

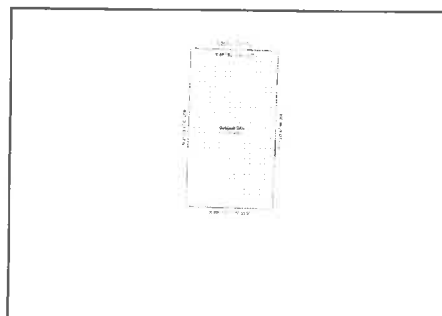
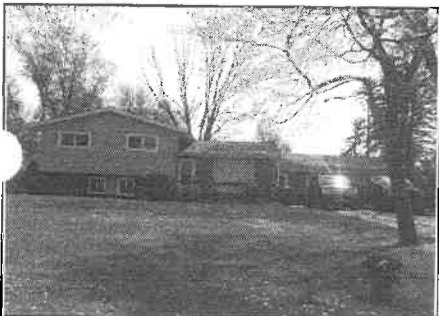
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	99,500	2023 Taxable:	91,455	Acreage:	0.51
Zoning:	R	Land Value:	Tentative	Frontage:	110.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1959
Occupancy: Single Family
Class: C
Style: BI LEVEL
Exterior: Alum., Vinyl
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,537
Ground Area: 1,032
Garage Area: 528
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



South Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 029 001 30	345 W SIGLER RD	06/11/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$153,100	37.34
01 029 012 00	10949 GRAFTON RD	06/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$131,800	31.76
01 033 015 00	9500 GRAFTON RD	12/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,200	35.05
01 050 014 00	176 EARLE DR	09/27/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,900	40.72
01 050 028 00	167 EARLE DR	06/23/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$88,100	42.77
Totals:			\$1,696,000			\$1,696,000	\$621,100	

Sale. Ratio => 36.62
 Std. Dev. => 4.39

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$379,452	\$75,236	\$334,764	\$287,138	1.166	2,003	\$167.13	00044	0.0253
\$353,370	\$82,679	\$332,321	\$255,369	1.301	2,025	\$164.11	00044	13.5726
\$353,431	\$58,911	\$341,089	\$279,004	1.223	1,540	\$221.49	00044	5.6911
\$275,073	\$37,931	\$227,069	\$223,719	1.015	1,344	\$168.95	00044	15.0637
\$196,422	\$36,182	\$169,818	\$151,170	1.123	1,537	\$110.49	00044	4.2252
\$1,557,748		\$1,405,061	\$1,196,400			\$166.43		0.8796
				E.C.F. =>	1.174	Std. Deviation=>	0.10739774	
				Ave. E.C.F. =>	1.166	Ave. Variance=>	7.7156	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$62,400	044 S. GRAFTON RD.	401	78
1-3/4 STORY	\$81,000	044 S. GRAFTON RD.	401	77
1-STORY	\$53,520	044 S. GRAFTON RD.	401	79
1-STORY	\$33,407	044 S. GRAFTON RD.	401	72
BI LEVEL	\$33,000	044 S. GRAFTON RD.	401	61

6.619335065

South Grafton Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 028 014 50	E SIGLER RD	06/02/21	\$58,900	WD	03-ARM'S LENGTH	\$58,900	\$28,500	48.39
01 028 014 65	E SIGLER RD	06/01/21	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$48,700	46.43
01 028 014 70	10700 GRAFTON RD	04/09/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$29,300	39.07
01 029 001 30	345 W SIGLER RD	06/11/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$153,100	37.34
01 029 012 00	10949 GRAFTON RD	06/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$131,800	31.76
01 033 015 00	9500 GRAFTON RD	12/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,200	35.05
Totals:			\$1,463,800			\$1,463,800	\$531,600	36.32

Sale. Ratio => 36.32
Std. Dev. => 6.50

South Grafton Road Front Foot Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 050 014 00	176 EARLE DR	09/27/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$107,900	40.72
01 050 028 00	167 EARLE DR	06/23/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$88,100	42.77
Totals:			\$471,000			\$471,000	\$196,000	41.61

Sale. Ratio => 41.61
Std. Dev. => 16.93

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$73,650	\$58,900	\$73,650	0.0	0.0	3.04	3.04	#DIV/0!	\$19,375	\$0.44
\$102,050	\$104,900	\$102,050	0.0	0.0	10.01	10.01	#DIV/0!	\$10,480	\$0.24
\$77,125	\$75,000	\$77,125	0.0	0.0	4.70	4.70	#DIV/0!	\$15,957	\$0.37
\$379,452	\$92,948	\$62,400	0.0	0.0	2.16	2.16	#DIV/0!	\$43,031	\$0.99
\$353,370	\$142,630	\$81,000	0.0	0.0	4.30	4.30	#DIV/0!	\$33,170	\$0.76
\$353,431	\$100,089	\$53,520	0.0	0.0	1.50	1.50	#DIV/0!	\$66,726	\$1.53
\$1,339,078	\$574,467	\$449,745	0.0		25.71	25.71			
					Average		Average		
					per Net Acre=>		per SqFt=>		
					22,344.11		\$0.51		

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$286,208	\$23,334	\$44,542	111.4	248.0	0.57	0.57	\$210	\$41,009	\$0.94
\$207,422	\$42,578	\$44,000	110.0	200.0	0.51	0.51	\$387	\$84,313	\$1.94
\$493,630	\$65,912	\$88,542	221.4		1.07	1.07			
					Average		Average		
					per FF=>		per SqFt=>		
					\$298		\$1.41		

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00044	2021R15353	044 S. GRAFTON RD.	402
0.00	00044	2021R15234	044 S. GRAFTON RD.	402
0.00	00044	2021R11036	044 S. GRAFTON RD.	402
0.00	00044	2021R15927	044 S. GRAFTON RD.	401
0.00	00044	2022R12798	044 S. GRAFTON RD.	401
0.00	00044	2022R23939	044 S. GRAFTON RD.	401

Actual Front	ECF Area	Liber/Page	Land Table	Class
100.00	00044	2021R26030	044 S. GRAFTON RD.	401
110.00	00044	2021R16757	044 S. GRAFTON RD.	401