

Neighborhoods Used: 026.CARLETON CROSSING WJH

75 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 025 001 00	10/26/2022 026	401	300,000	43,835
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2-STORY	96	256,165	279,129
				E.C.F. 0.918



857 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 025 060 00	09/14/2022 026	401	305,000	35,502
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2-STORY	95	269,498	238,472
				E.C.F. 1.130



755 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 025 057 00	06/01/2022 026	401	300,000	35,502
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2-STORY	95	264,498	270,539
				E.C.F. 0.978



750 RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 025 070 00	12/21/2021 026	401	248,000	35,552
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2-STORY	96	212,448	232,657
				E.C.F. 0.913



RABBIT RUN RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 025 059 00	07/09/2021 026	401	226,777	35,502
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1-STORY	96	191,275	222,209
				E.C.F. 0.861



Neighborhoods Used: 026.CARLETON CROSSING WJH

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 2:18 PM

Parcel:	41 025 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURNHAM SARAH & RENICKER JACKSON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	75 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R22796	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
BURNHAM SARAH & RENICKER JACKSON		T5S R9E SE 1/4 OF SEC 17	
75 RABBIT RUN RD		CARLETON CROSSINGS	
CARLETON MI 48117		LOT 1	

Most Recent Sale Information

Sold on 10/26/2022 for 300,000 by POST STEVE T & CHARLENE H.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R22796

Most Recent Permit Information

Permit B20-0028 on 07/07/2020 for \$10,200 category FENCE.

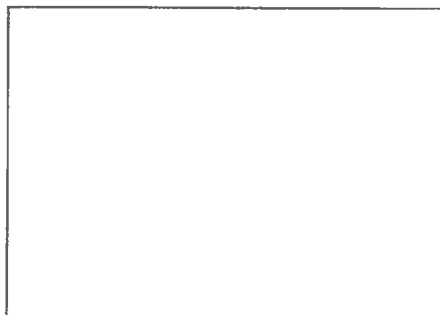
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	115,900	2023 Taxable:	115,900	Acreage:	0.38
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	144.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 96
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,022
Ground Area: 821
Garage Area: 380
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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09/25/2023 2:18 PM

Parcel:	41 025 060 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LINENFELSER JANENE/LINENFELSER M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	857 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R20347	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH

Mailing Address:	Description:
LINENFELSER JANENE/LINENFELSER MATT TUCKER JENNIFER M 857 RABBIT RUN RD CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 60

Most Recent Sale Information

Sold on 09/14/2022 for 305,000 by WILGOCKI DOUGLAS S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R18539

Most Recent Permit Information

Permit B22-0062 on 11/08/2022 for \$4,000 category SHED.

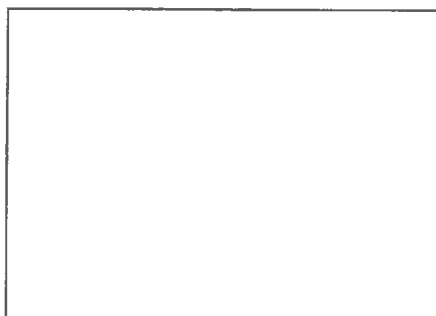
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	97,900	2023 Taxable:	97,900	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,698
Ground Area: 639
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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09/25/2023 2:18 PM

Parcel:	41 025 057 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MIZZI KAYLA & WISLA MATEUSZ	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	755 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R11900	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
MIZZI KAYLA & WISLA MATEUSZ 755 RABBIT RUN RD CARLETON MI 48117		T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 57	

Most Recent Sale Information

Sold on 06/01/2022 for 300,000 by RAVESCHOT CHRISTOPHER R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R11900

Most Recent Permit Information

Permit B20-0033 on 07/07/2020 for \$5,000 category POOL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	109,300	2023 Taxable:	109,300	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,010
Ground Area: 805
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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09/25/2023 2:19 PM

Parcel:	41 025 070 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BLANCHARD NINA J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	750 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R00786	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
BLANCHARD NINA J 750 RABBIT RUN RD CARLETON MI 48117		T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 70	

Most Recent Sale Information

Sold on 12/21/2021 for 248,000 by VERHUIST KYLE K & LAUREN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R00786

Most Recent Permit Information

Permit B22-0049 on 08/04/2022 for \$5,000 category FENCE.

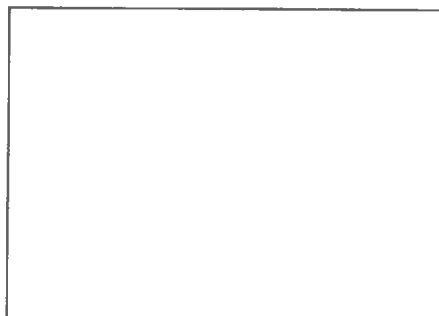
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	95,900	2023 Taxable:	95,900	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	134.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 96
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,604
Ground Area: 647
Garage Area: 410
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

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09/25/2023 2:19 PM

Parcel:	41 025 059 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	TAYLOR JOHN JR & PATRICIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	823 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2021R19899	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH

Mailing Address:	Description:
TAYLOR JOHN JR & PATRICIA 823 RABBIT RUN RD CARLETON MI 48117	T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS PLAT 2 LOT 59

Most Recent Sale Information

Sold on 07/09/2021 for 226,777 by TUTTLE JAMES M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R19899

Most Recent Permit Information

Permit B23-0005 on 02/27/2023 for \$3,800 category POOL.

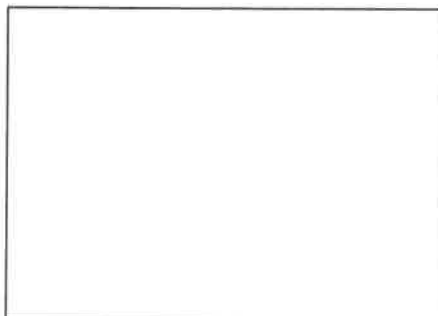
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	97,400	2023 Taxable:	97,400	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 1-STORY
Exterior: Vinyl
% Good (Physical): 96
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,391
Ground Area: 1,391
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Carleton Crossing WJH ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	10/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,000	37.67
41 025 057 00	755 RABBIT RUN RD	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,800	35.60
41 025 059 00	823 RABBIT RUN RD	07/09/21	\$226,777	WD	03-ARM'S LENGTH	\$226,777	\$94,500	41.67
41 025 060 00	857 RABBIT RUN RD	09/14/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$95,600	31.34
41 025 070 00	750 RABBIT RUN RD	12/21/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$92,700	37.38
Totals:			\$1,379,777			\$1,379,777	\$502,600	

Sale. Ratio => 36.43
 Std. Dev. => 3.74

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$253,182	\$43,835	\$256,165	\$279,129	0.918	2,022	\$126.69	026	4.2157
\$238,406	\$35,502	\$264,498	\$270,539	0.978	2,010	\$131.59	026	1.7786
\$213,269	\$35,502	\$191,275	\$222,209	0.861	1,391	\$137.51	026	9.9096
\$214,356	\$35,502	\$269,498	\$238,472	1.130	1,698	\$158.71	026	17.0217
\$210,045	\$35,552	\$212,448	\$232,657	0.913	1,604	\$132.45	026	4.6749
\$1,129,258		\$1,193,884	\$1,243,006			\$137.39		0.0595
			E.C.F. =>	0.960		Std. Deviation=>	0.10377026	
			Ave. E.C.F. =>	0.960		Ave. Variance=>	7.5201	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$36,416	CARLETON CROSSING	401	96
2-STORY	\$33,002	CARLETON CROSSING	401	95
1-STORY	\$33,002	CARLETON CROSSING	401	96
2-STORY	\$33,002	CARLETON CROSSING	401	95
2-STORY	\$33,052	CARLETON CROSSING	401	96

7.834385018

Carleton Crossing WJH Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	10/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,000	37.67
41 025 057 00	755 RABBIT RUN RD	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,800	35.60
41 025 059 00	823 RABBIT RUN RD	07/09/21	\$226,777	WD	03-ARM'S LENGTH	\$226,777	\$94,500	41.67
41 025 060 00	857 RABBIT RUN RD	09/14/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$95,600	31.34
41 025 070 00	750 RABBIT RUN RD	12/21/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$92,700	37.38
Totals:			\$1,379,777			\$1,379,777	\$502,600	

Sale. Ratio => 36.43
 Std. Dev. => 3.74

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
85.00	026	2022R22796		CARLETON CROSSING	0	1	5/9/2022		401
75.00	026	2022R11900		CARLETON CROSSING	0	1	8/28/2023		401
75.00	026	2021R19899		CARLETON CROSSING	0	1	5/10/2022		401
75.00	026	2022R18539		CARLETON CROSSING	0	1	11/14/2022		401
75.00	026	2022R00786		CARLETON CROSSING	0	1	5/10/2022		401

Rate Group 1 Rate Group 2 Rate Group 3

\$400/FF

\$400/FF

\$400/FF

\$400/FF

\$400/FF
