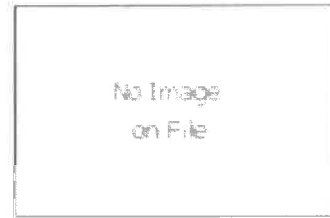


Neighborhoods Used: 101.AGRICULTURAL

12530 CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 015 025 00	07/25/2022 101	101	523,000	310,167	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	53	211,207	155,903	1.355
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	1626	1200	1.355		

!!MULTI-PARCEL SALE!!



12040 CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 014 027 00	10/29/2021 101	101	342,400	142,330	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	84	192,223	318,740	0.603
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	7847	13012	0.603		



Neighborhoods Used: 101.AGRICULTURAL

---

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\*\*\*

12/10/2023 10:54 AM

<b>Parcel:</b>	01 014 027 00	<b>Current Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Owner's Name:</b>	RUSH LISA & CLEVINGER EDDIE	<b>Previous Class:</b>	101.AGRICULTURAL-IMPROVED
<b>Property Address:</b>	12040 CREEK RD CARLETON, MI 48117-	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R28194	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Electric	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	101 AGRICULTURAL

## Mailing Address:

RUSH LISA & CLEVINGER EDDIE  
7012 FARMDALE RD  
RALEIGH NC 27610-9732

## Description:

A239A 786-913 SEC 14 T5S R9E 25.914 AC COM 507 FT S 89 DEG 46'30"E FR SW COR OF SEC 14 TH N 0 DEG 13'30"E 300 FT TH N 22 DEG 21'18"W 163.84 FT TH N 02 DEG 33'33"W 204.01 FT TH N 67 DEG 41'17"W 124.88 FT TH N 63 DEG 2'30"W 119.41 FT TH N 53 DEG 53'51"W 152.74 FT TH N 0 DEG 30'32"W 476.45 FT TH S 89 DEG 46'30"E 1222.37 FT TH S 1321.65 FT TH N 89 DEG 46'30"W 802.53 FT TO POB EXC PAR COM AT A PT ON CL OF CREEK RD 98.9 FT S 89 DEG 46'30"E & 1321.75 FT N O DEG 30'32"W & 354.93 FT S 89 DEG 46'30"E & 394.96 FT S 38 DEG 57'E & 74.33 FT S 53 DEG 37'51"E FR SW COR OF SD SEC TH S 53 DEG 37'51"E 130.59 FT TH ON CURVE WITH A RADIUS OF 637.34 FT A CHORD BEARING S 48 DEG 13'52"E 119.94 FT A DIST OF 120.14 FT TH N 36 DEG 22'09"E 211.29 FT TH N 53 DEG 37'51"W 250 FT TH S 36 DEG 22'09"W 200 FT TO POB..DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 10/29/2021 for 342,400 by SEE LARRY & JUDITH.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2021R28194

## Most Recent Permit Information

Permit PB22-0043 on 05/25/2022 for \$65,000 category Res, Alteration.

## Physical Property Characteristics

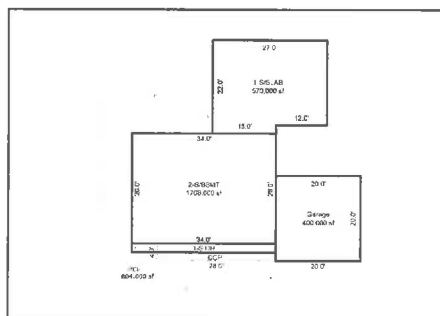
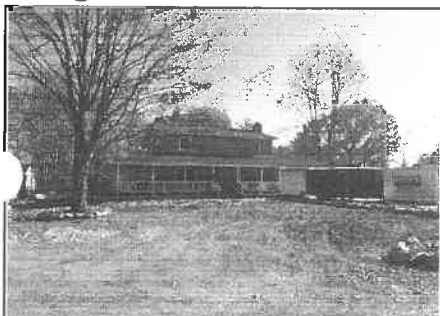
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	179,400	<b>2023 Taxable:</b>	179,205	<b>Acreage:</b>	25.91
<b>Zoning:</b>	RE (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1966  
Occupancy: Single Family  
Class: C  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 84  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 2,406  
Ground Area: 1,454  
Garage Area: 400  
Basement Area: 884  
Basement Walls: Block  
Estimated TCV: Tentative

# of Agricultural Buildings: 7  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/10/2023 10:55 AM

**Parcel:** 01 015 025 00  
**Owner's Name:** DYLENSKI DANIEL J (LE)  
**Property Address:** 12530 CREEK RD  
CARLETON, MI 48117  
**Liber/Page:** 2023R10082 **Created:** / /  
**Split:** / / **Active:** Active  
**Public Impr.:** Gravel Road, Water, Electric, Gas  
**Topography:** Level

**Current Class:** 101.AGRICULTURAL-IMPROVED  
**Previous Class:** 101.AGRICULTURAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 01 ASH TOWNSHIP  
**MAP #:**  
**School:** 58020 AIRPORT COMMUNITY SCH DIST  
**Neighborhood:** 101 AGRICULTURAL

## Mailing Address:

DYLENSKI DANIEL J (LE)  
12530 CREEK RD  
CARLETON MI 48117

## Description:

1243-859 TO 860 SEC 15 T5S R9E COM AT A PT 1308.80 FT N 88 DEG 05'07" W & 2163.50 FT S 00 DEG 42' W FR THE NE COR OF SEC 15 TH S 48 DEG 58' E 245.31 FT TH N 00 DEG 42' E 512.68 FT TH S 89 DEG 05'50" E 1120 FT TH S 00 DEG 48'40" W 821.87 FT TH N 89 DEG 05'50" W 1305 FT TH N 00 DEG 42'49" E 467.34 FT TO POB

## Most Recent Sale Information

Sold on 07/25/2022 for 523,000 by DOMIGAN CHERIE A.

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

**Liber/Page:** 2022R16848

## Most Recent Permit Information

Permit PB21-0042 on 05/03/2021 for \$0 category Windows-replacement.

## Physical Property Characteristics

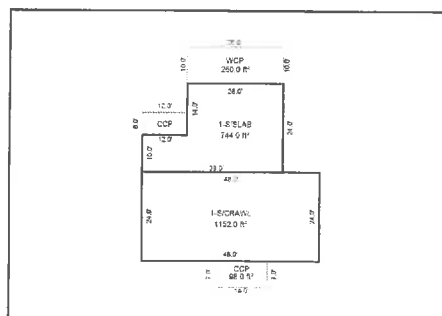
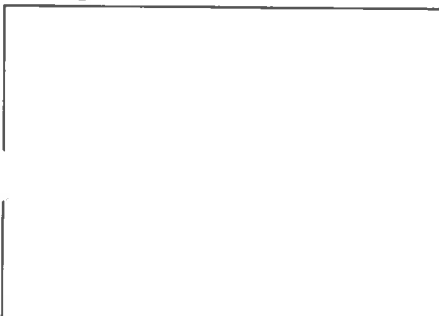
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	151,900	<b>2023 Taxable:</b>	151,900	<b>Acreeage:</b>	23.16
<b>Zoning:</b>	R (*)	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1952  
Occupancy: Single Family  
Class: CD  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 53  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,896  
Ground Area: 1,896  
Garage Area: 768  
Basement Area: 0  
Basement Walls: Block  
Estimated TCV: Tentative

# of Agricultural Buildings: 3  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



Ash Township Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 014 027 00	12040 CREEK RD	10/29/21	\$342,400	WD	03-ARM'S LENGTH	\$342,400	\$152,600	44.57
01 015 025 00	12530 CREEK RD	07/25/22	\$523,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$523,000	\$223,900	42.81
<b>Totals:</b>						<b>\$865,400</b>	<b>\$376,500</b>	<b>43.51</b>
							<b>Sale. Ratio =&gt;</b>	<b>43.51</b>
							<b>Std. Dev. =&gt;</b>	<b>1.24</b>



Other Parcels in Sale	Land Table	Property Class	Building	Depr.
01 014 020 00	AGRICULTURAL	101		84
	AGRICULTURAL	101		53

2024 Ash Township Vacant Land Study Agricultural  
 01/01/2021 thru 09/30/2024

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
01-027-018-00	4/27/2021	\$86,600.00	15.07	\$5,746.52	
01-031-022-03	3/17/2023	\$187,000.00	34.112	\$5,481.94	
01-004-056-11	5/28/2021	\$198,000.00	36.448	\$5,432.40	
01-035-008-01	11/10/2021	\$420,000.00	70.58	\$5,950.69	

AVERAGE COST/ACRE: \$5,707.70

2024 Till Value Per Acre: \$5,650.00

Total Acres Sold: 156.21

Total Cost of Acres Sold: \$891,600.00

Parcel Number	Date of Sale	Adjusted Sale Price	Acres	Cost per Acre	Comments
01-070-009-00	11/15/2022	\$600,000.00	59.32	\$10,114.63	Classed ag bought for future possible development
01-031-005-30	2/24/2021	\$70,000.00	8.66	\$8,083.14	probate sale
01-002-016-31	4/15/2021	\$87,500.00	12.439	\$7,034.33	Small size
01-034-012-20	1/17/2023	\$516,900.00	68.59	\$7,536.08	Weights the study

Not Used



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/10/2023 10:54 AM

<b>Parcel:</b>	01 014 020 00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	DYLENSKI DANIEL J (LE)	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	CREEK/REAR LAND CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R10082	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	101 AGRICULTURAL

<b>Mailing Address:</b>	<b>Description:</b>
DYLENSKI DANIEL J (LE) 12530 CREEK RD CARLETON MI 48117	A-235 SEC. 14, T 5 S, R 9 E 40 A SW 1/4 OF NW 1/4

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

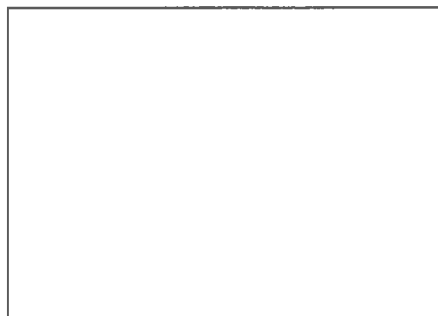
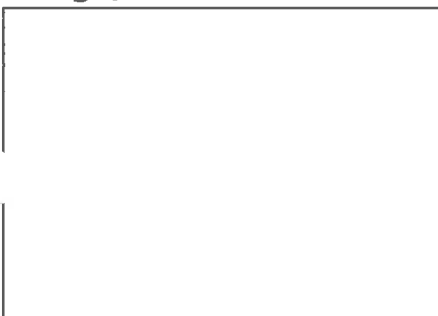
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	76,800	<b>2023 Taxable:</b>	76,800	<b>Acreage:</b>	40.00
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/10/2023 10:55 AM

<b>Parcel:</b>	01 027 018 00	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	CHARLESWORTH DAVID & RHONDDA	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	CALKINS RD CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R11906	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	101 AGRICULTURAL

## Mailing Address:

CHARLESWORTH DAVID & RHONDDA  
10380 CALKINS RD  
CARLETON MI 48117

## Description:

1009-655 & 656 SEC 27 T5S R9E 15.07 A N. 15 A. OF W 1/2 OF SW 1/4 ALSO TRIANGULAR PARCEL COMM. AT NW COR OF NE 1/4 OF SW 1/4. TH E 25 FT TH SW 33.5 FT TH N 25 FT TO PT OF BEG.

## Most Recent Sale Information

Sold on 04/27/2021 for 86,600 by SMITH FRANK JR TRUSTEE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2021R11906

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	62,600	<b>2023 Taxable:</b>	62,600	<b>Acreeage:</b>	15.07
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>RE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/10/2023 10:55 AM

**Parcel:** 01 031 022 03  
**Owner's Name:** HUFFMAN DOUGLAS J & NOEWL Y  
**Property Address:** S STONY CREEK RD  
CARLETON, MI 48117-  
**Liber/Page:** 2023R04023  
**Split:** 10/16/2017  
**Public Impr.:** Paved Road, Electric, Standard Utilities  
**Topography:** Level

**Current Class:** 102.AGRICULTURAL-VACANT  
**Previous Class:** 102.AGRICULTURAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 01 ASH TOWNSHIP  
**MAP #:**  
**School:** 58020 AIRPORT COMMUNITY SCH DIST  
**Neighborhood:** 101 AGRICULTURAL

**Created:** 10/16/2017  
**Active:** Active

## Mailing Address:

HUFFMAN DOUGLAS J & NOEWL Y  
9121 N STONEY CREEK RD  
CARLETON MI 48117

## Description:

A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 5 SOUTH, RANGE 9 EAST, ASH TOWNSHIP, MONROE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CAPPED BAR MARKING THE SOUTHEAST CORNER OF SECTION 31, SAID BAR BEING 2596.43 FEET SOUTH 00°03'20" WEST FROM A CAPPED BAR MARKING THE EAST QUARTER CORNER OF SECTION 31; THENCE SOUTH 89 DEG 23' 47" E 104.22 FT TO POB; TH N 0 DEG 36' 13" E 600.01 FT; TH N 89 DEG 26' 46" W 714.79 FT; TH S 55 DEG 38' 54" W 200.00 FT; THENCE NORTH 34° 21'06" WEST, ON THE CENTERLINE OF SOUTH STONY CREEK ROAD (66 FEET WIDE), A DISTANCE OF 741.46 FEET TO A POINT; THENCE NORTH 76°55'00" EAST, AND PASSING A TYPICAL CAPPED IRON PIN SET ON THE EASTERLY LINE OF SOUTH STONY CREEK ROAD (66 FEET WIDE), A TOTAL DISTANCE OF 588.61 FEET TO A TYPICAL CAPPED IRON PIN SET; THENCE SOUTH 89°19'48" EAST, A DISTANCE OF 615.62 FEET TO A TYPICAL CAPPED IRON PIN SET ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;

## Most Recent Sale Information

Sold on 03/17/2023 for 187,000 by GOTZ DARRELL J & ANN M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023R04023

## Most Recent Permit Information

None Found

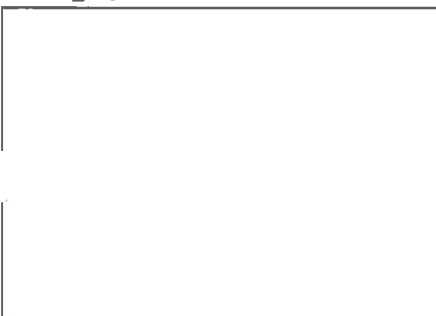
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	85,600	<b>2023 Taxable:</b>	37,618	<b>Acreage:</b>	34.11
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image/Sketch



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

12/10/2023 10:55 AM

<b>Parcel:</b>	01 035 008 01	<b>Current Class:</b>	102.AGRICULTURAL-VACANT
<b>Owner's Name:</b>	FOUR STAR GREENHOUSE, INC	<b>Previous Class:</b>	102.AGRICULTURAL-VACANT
<b>Property Address:</b>	E LABO RD CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R29482	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/11/2004	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Electric, Gas, Standard Utilities	<b>MAP #</b>	
<b>Topography:</b>	Level	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	101 AGRICULTURAL

## Mailing Address:

FOUR STAR GREENHOUSE, INC  
1015 INDIAN TRAIL RD  
CARLETON MI 48117

## Description:

A PARCEL OF LAND BEING PART OF THE N 1/2 OF SEC 35, T5S R9E, BEG AT THE N 1/4 COR OF SEC 35; TH S 89 DEG 50' E 546.91 FT; TH S 00 DEG 20' 31" E 198.01 FT; TH S 89 DEG 50' E 110.00 FT; TH S 00 DEG 20' 31" E 2421.07 FT; TH S 89 DEG 54' 18" W 659.95 FT; TH S 89 DEG 54' 04" W 659.55 FT; TH N 00 DEG 13' 08" W 1222.11 FT; TH THE FOLLOWING 10 CALLS ON THE CEN LI OF EXISTING DITCH: N 64 DEG 47' 07" E 61.91 FT, N 29 DEG 07' 57" E 61.54 FT, N 17 DEG 32' 07": 147.98 FT, N 11 DEG 30' 47" E 99.03 FT, N 08 DEG 30' 15" E 95.27 FT, N 01 DEG 38' 50" E 341.43 FT, N 37 DEG 50' 58" E 278.54 FT, N 43 DEG 21' 27" E 130.28 FT, N 07 DEG 29' 44" E 321.09 FT, N 06 DEG 04' 29" W 15.45 FT; TH S 89 DEG 38' 38" E 176.81 FT TO POB.  
CONTAINING 70.580 AMOL

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	171,300	<b>2023 Taxable:</b>	90,835	<b>Acreage:</b>	70.58
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>IRE:</b>	100.000 (Qual. Ag.)	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image/Sketch

