

Neighborhoods Used: 112.LAZY OAKS

9521 LAZY OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 085 015 00	05/02/2023 112	407	505,500	55,479	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	83	450,021	303,628	1.482



9633 LAZY OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 085 009 00	05/02/2023 112	407	570,000	43,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	94	512,425	491,859	1.042
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	14075	13510	1.042		



9557 LAZY OAK DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 085 013 00	09/02/2021 112	407	480,000	55,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	83	424,500	376,509	1.127





Neighborhoods Used: 112.LAZY OAKS

---

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 2:33 PM

<b>Parcel:</b>	01 085 015 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	FRANKLIN STEVEN & JOANNE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9521 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R07020	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	/ /	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	112 LAZY OAKS
<b>Mailing Address:</b>		<b>Description:</b>	
FRANKLIN STEVEN & JOANNE		T5S R9E LAZY OAK SITE CONDOMINIUM	
9521 LAZY OAK DR		UNIT 15	
CARLETON MI 48117			

## Most Recent Sale Information

Sold on 05/02/2023 for 505,500 by DUFFY JAMES M & DANIELLE.

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

**Liber/Page:** 2023R07020

## Most Recent Permit Information

Permit PM21-0045 on 06/08/2021 for \$0 category Mechanical.

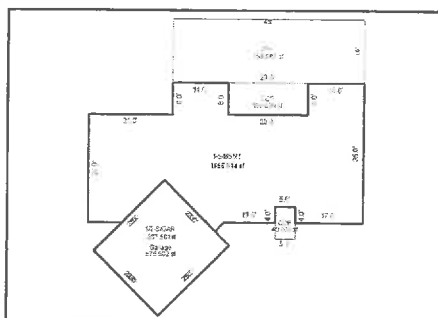
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	176,800	<b>2023 Taxable:</b>	154,416	<b>Acreage:</b>	1.40
<b>Zoning:</b>	RE	<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

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 2  
Floor Area: 2,247  
Ground Area: 1,959  
Garage Area: 575  
Basement Area: 1,959  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/25/2023 2:33 PM

<b>Parcel:</b>	01 085 009 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	DUFFY JAMES M	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9633 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R06876	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	112 LAZY OAKS
<b>Mailing Address:</b>		<b>Description:</b>	
DUFFY JAMES M 9633 LAZY OAK DR CARLETON MI 48117		T55 R9E LAZY OAK SITE CONDOMINIUM UNIT 9	

## Most Recent Sale Information

Sold on 05/02/2023 for 570,000 by BAHLING ALAN & SIMMONS TERRY.

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

**Liber/Page:** 2023R06876

## Most Recent Permit Information

Permit PP18-0023 on 09/10/2018 for \$0 category Plumbing.

## 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>	269,700	<b>2023 Taxable:</b>	231,766	<b>Acreage:</b>	0.77
<b>Zoning:</b>	RE	<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

# of Residential Buildings: 1

Year Built: 2017

Occupancy: Single Family

Class: BC

Style: 1-STORY

Exterior: Brick

% Good (Physical): 94

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

# of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 2,477

Ground Area: 2,209

Garage Area: 780

Basement Area: 2,209

Basement Walls: Poured

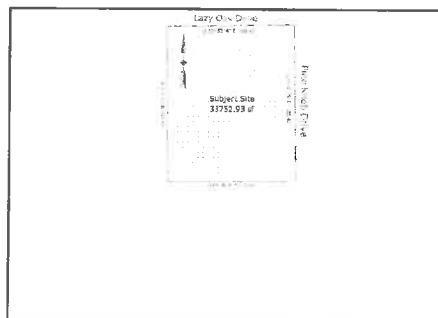
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/25/2023 2:33 PM

<b>Parcel:</b>	01 085 013 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	WARDELL GARY & MARY	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9557 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R24437	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	112 LAZY OAKS

<b>Mailing Address:</b>	<b>Description:</b>
WARDELL GARY & MARY 9557 LAZY OAK DR CARLETON MI 48117	T55 R9E LAZY OAK SITE CONDOMINIUM UNIT 13

## Most Recent Sale Information

Sold on 09/02/2021 for 480,000 by GOMEZ DAVID R & LORI L.

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

**Liber/Page:** 2021R24437

## Most Recent Permit Information

Permit PE16-0019 on 05/20/2016 for \$0 category Electrical.

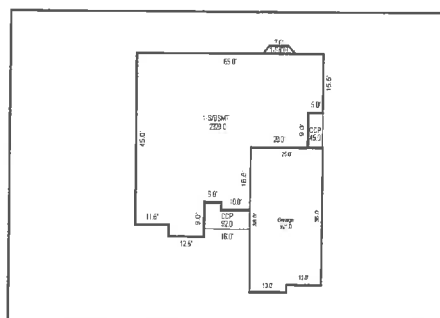
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	200,200	<b>2023 Taxable:</b>	191,730	<b>Acreage:</b>	1.10
<b>Zoning:</b>	RE	<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

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick/Siding  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,347  
Ground Area: 2,329  
Garage Area: 926  
Basement Area: 2,329  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



Lazy Oak ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 085 009 00	9633 LAZY OAK DR	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$269,700	47.32
01 085 013 00	9557 LAZY OAK DR	09/02/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$183,600	38.25
01 085 015 00	9521 LAZY OAK DR	05/02/23	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$176,800	34.98
<b>Totals:</b>			<b>\$1,555,500</b>			<b>\$1,555,500</b>	<b>\$630,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>40.51</b>
							<b>Std. Dev. =&gt;</b>	<b>6.39</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$534,113	\$43,500	\$526,500	\$505,369	1.042	2,477	\$212.56	112	17.5327
\$420,714	\$55,500	\$424,500	\$376,509	1.127	2,347	\$180.87	112	8.9679
\$349,998	\$55,479	\$450,021	\$303,628	1.482	1,959	\$229.72	112	26.5006
<b>\$1,304,825</b>		<b>\$1,401,021</b>	<b>\$1,185,506</b>			<b>\$207.71</b>		<b>3.5349</b>
			E.C.F. =>	1.182		Std. Deviation=>	0.23346307	
			Ave. E.C.F. =>	1.217		Ave. Variance=>	17.6671	Coefficient of Var=>



Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$41,000	LAZY OAKS	407	94
1-STORY	\$53,000	LAZY OAKS	407	83
1-STORY	\$52,979	LAZY OAKS	407	83

14.51521233

Lazy Oak Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 085 009 00	9633 LAZY OAK DR	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$269,700	47.32
01 085 013 00	9557 LAZY OAK DR	09/02/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$183,600	38.25
01 085 015 00	9521 LAZY OAK DR	05/02/23	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$176,800	34.98
<b>Totals:</b>			<b>\$1,555,500</b>			<b>\$1,555,500</b>	<b>\$630,100</b>	
								<b>40.51</b>
								<b>6.39</b>

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
\$534,113	\$76,887	\$41,000	0.77	0.77	\$99,853	\$2.29	112	2023R06876	LAZY OAKS
\$500,534	\$32,466	\$53,000	1.10	1.10	\$29,515	\$0.68	112	2021R24437	LAZY OAKS
\$349,998	\$208,481	\$52,979	1.40	1.40	\$148,915	\$3.42	112	2023R07020	LAZY OAKS
<b>\$1,384,645</b>	<b>\$317,834</b>	<b>\$146,979</b>	<b>3.27</b>	<b>3.27</b>	<b>Average</b>	<b>Average</b>			
			Average						
			per Net Acre=>		97,196.94 per SqFt=>				
							<b>\$2.23</b>		

Class

407

407

407

====

\_\_\_\_\_