

Neighborhoods Used: 00002.002 W. OF GRAFTON

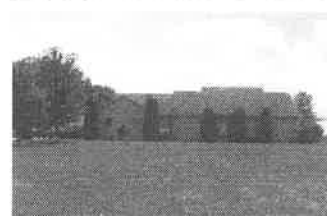
2060 CARLETON WEST RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 018 007 00      02/03/2023 00002    401            214,900       50,096  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1-STORY        67           164,804        144,063        1.144



2365 CARLETON WEST RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 018 023 00      01/27/2023 00002    401            320,000       60,088  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2-STORY        68           250,936        212,746        1.180  
 Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
    8976                   7610            1.180



2269 W SIGLER RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 030 004 60      11/04/2022 00002    401            630,000      115,856  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1-STORY        83           475,491        357,560        1.330  
 Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
    38653                  29066            1.330



2390 SCOFIELD CARLETON RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 018 064 25      09/14/2022 00002    401            425,000       98,250  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1-1/4 STORY    82           305,324        274,017        1.114  
 Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
    21426                  19229            1.114



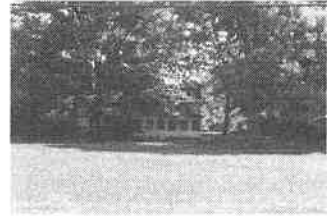
1055 KNOX DR  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 055 010 00      09/01/2022 00002    401            300,000       40,550  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1-STORY        72           259,450        240,161        1.080



13125 MAXWELL RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 007 018 11      08/22/2022 00002    401            385,000       76,015  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2-STORY        75           295,020        275,569        1.071  
 Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
    13965                  13044            1.071



10454 EXETER RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 030 030 00      08/15/2022 00002    401            150,000       66,593  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1-3/4 STORY    45            83,407        130,772        0.638



13456 BURNS RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 01 007 017 10      08/11/2022 00002    401            430,000      112,950  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    2-STORY        81           301,820        280,132        1.077  
 Agricultural Buildings:    ResidualValue    CostByManual    E.C.F.  
    15230                  14136            1.077



Neighborhoods Used: 00002.002 W. OF GRAFTON

2103 MAPLECREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 055 012 00	07/21/2022 00002	401	210,000	32,695	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	77	177,305	207,739	0.853



14129 KENNETH DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 005 044 15	06/03/2022 00002	401	639,000	93,390	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	80	529,153	574,312	0.921
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16457	17862	0.921		



9825 N STONY CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 031 026 20	03/09/2022 00002	401	262,000	50,870	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	69	211,130	189,054	1.117



13214 EXETER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 007 016 10	10/14/2021 00002	401	516,000	87,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	82	428,200	442,240	0.968



... N STONY CREEK RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 031 004 20	09/13/2021 00002	401	741,000	92,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	78	594,572	685,171	0.868
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	54428	62721	0.868		



2797 W LABO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 030 037 30	08/02/2021 00002	401	255,000	123,830	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/4 STORY	45	131,170	107,310	1.222



2795 CARLETON WEST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 018 051 01	06/28/2021 00002	401	235,000	65,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-1/2 STORY	73	163,867	205,089	0.799
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	5583	6988	0.799		



10800 EXETER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 030 016 10	06/18/2021 00002	401	235,000	78,657	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	73	146,086	158,894	0.919
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	10257	11156	0.919		



Neighborhoods Used: 00002.002 W. OF GRAFTON

2466 CARLETON WEST RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 007 011 20	06/11/2021 00002	401	368,000	88,500	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	88	262,012	245,278	1.068
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	17488	16371	1.068		



2850 W LABO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 030 037 00	06/09/2021 00002	401	330,000	130,889	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2-STORY	70	190,576	224,894	0.847
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	8535	10072	0.847		



Neighborhoods Used: 00002.002 W. OF GRAFTON

<<<<<<<<<<<<		Single Family Computed Costs by Manual					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1/2 STORY	0	0	205,089	0	0	0	0
4 STORY	0	274,017	0	0	0	107,310	0
1-3/4 STORY	0	0	0	0	0	130,772	0
1-STORY	0	602,838	606,794	333,117	0	0	0
2-STORY	0	722,372	1,535,052	437,640	0	0	0
BI LEVEL	0	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Total Single Family Costs by Manual : 4,955,000							
Total Mobile Home Costs by Manual : 0							
Total Town Home Costs by Manual : 0							
Total Agricultural Costs by Manual : 208,255							
Total Commercial Costs by Manual : 0							

<<<<<<<<<<<<		Single Family Sale Residual Values					>>>>>>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/2 STORY	0	0	163,867	0	0	0	0
1-1/4 STORY	0	305,324	0	0	0	131,170	0
1-3/4 STORY	0	0	0	0	0	83,407	0
1-STORY	0	737,503	582,841	375,934	0	0	0
2-STORY	0	730,020	1,418,745	441,512	0	0	0
BI LEVEL	0	0	0	0	0	0	0
MODULAR	0	0	0	0	0	0	0
TRI LEVEL	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Total Single Family Sale Residual Values : 4,970,323							
Total Mobile Home Sale Residual Values : 0							
Total Town Home Sale Residual Values : 0							
Total Agricultural Sale Residual Values : 210,998							
Total Commercial Sale Residual Values : 0							

<<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>				
# Valid Sales	18	# Invalid Sales	6	Coefficient of Dispersion (%)	10.76	Coefficient of Variation (%)	13.81	Price Related Differential	1.011
After Application of E.C.F.s				5.14	6.82			1.001	

<<<<<<		Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50	
1-1/2 STORY	1.000( 0)	1.000( 0)	0.799( 1)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
1-1/4 STORY	1.000( 0)	1.114( 1)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.222( 1)
1-3/4 STORY	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	0.638( 1)
1-STORY	1.000( 0)	1.223( 2)	0.961( 3)	1.129( 2)	1.000( 0)	1.000( 0)	1.000( 0)
2-STORY	1.000( 0)	1.011( 2)	0.924( 3)	1.009( 2)	1.000( 0)	1.000( 0)	1.000( 0)
BI LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
MODULAR	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
TRI LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)
	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)

Single Family E.C.F. : 1.003 (18)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.013 (11)  
 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):		00002 - 002 W. OF GRAFTON	

Neighborhoods Used: 00002.002 W. OF GRAFTON

---

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.60  
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\*\*\*

09/11/2023 2:57 PM

**Parcel:** 01 005 044 15  
**Owner's Name:** NANCAROW TODD & JAMIE  
**Property Address:** 14129 KENNETH DR  
CARLETON, MI 48117  
**Liber/Page:** 2022R12743  
**Split:** / /  
**Public Impr.:** Paved Road, Water, Electric, Gas  
**Topography:** Level

**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:** 00002 002 W. OF GRAFTON

## Mailing Address:

NANCAROW TODD & JAMIE  
14129 KENNETH DR  
CARLETON MI 48117

## Description:

PER SURVEY PART OF SE 1/4 OF SEC 5 T5S R9E ASH TOWNSHIP MONROE COUNTY.5.52 AMOR: COMM AT THE S 1/4 COR OF SEC 5' TH S 88 DEG 56'50" E 43 FT ALG SO LI OF SD SEC; TH N 00 DEG 00'07" E 380.06 FT ALD E LI OF RRROW TO POB; TH CONT N 00 DEG 00'07" E 485.08 FT ALG E RRRO; S 88 DEG 56'50" E 475.87 FT; TH S 01 DEG 03'10" W 215.67 FT; TH 199.80 FT ALG ARC OF CRV TO RT, RAD OF 300 FT CNT AG 38 DEG 09'30", AND LG CD BRG S 18 DEG 01'35" E 196.12 FT; TH S 37 DEG 06'20" E 100 FT; TH 6.75 FT ALG AR OF CRV TO RT, RAD OF 300 FT, CTN AG 01 DEG 17'18" AND LG CD BRG S 36 DEG 27'41" E 6.75 FT; TH N 88 DEG 56'50 W 596.97 FT TO POB. SUBJECT TO INGRESS, EGRESS AND UTILITIES EASMENTS OF RECORD. DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 06/03/2022 for 639,000 by REAGIN SUSAN J.

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

**Liber/Page:** 2022R12743

## Most Recent Permit Information

Permit PB23-0035 on 05/08/2023 for \$50,000 category Swimming Pool.

## Physical Property Characteristics

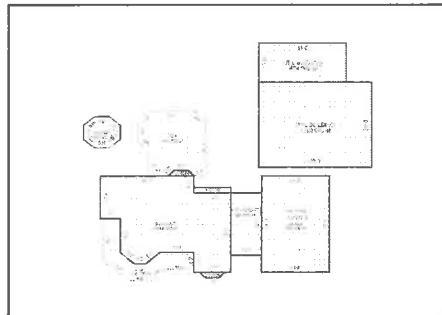
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	304,000	<b>2023 Taxable:</b>	304,000	<b>Acreage:</b>	5.52
<b>Zoning:</b>	AG	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2001  
Occupancy: Single Family  
Class: BC  
Style: 2-STORY  
Exterior: Brick  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 2  
Floor Area: 3,382  
Ground Area: 1,463  
Garage Area: 816  
Basement Area: 1,463  
Basement Walls: Poured  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

**Parcel:** 01 007 011 20  
**Owner's Name:** RUSSO MELISSA M & JOSEPH A  
**Property Address:** 2466 CARLETON WEST RD  
CARLETON, MI 48117-  
**Liber/Page:** 2021R16674  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Electric  
**Topography:** 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:** 00002 002 W. OF GRAFTON

## Mailing Address:

RUSSO MELISSA M & JOSEPH A  
2466 CARLETON WEST RD  
CARLETON MI 48117-

## Description:

1040-19 SEC 7 T5S R9E 5 AC COM AT S 1/4 COR OF SEC 7 TH 368.67 FT N 89 DEG 25'05"W TO POB TH N 01 DEG 31'40"W 591.45 FT TH S 89 DEG 25'05"W 367.99 FT TH S 01 DEG 27'21"E 591.44 FT TH N 89 DEG 25'05"E 368.67 FT TO POB

## Most Recent Sale Information

Sold on 06/11/2021 for 368,000 by BLOHM DONALD TRUST.

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

**Liber/Page:** 2021R16674

## Most Recent Permit Information

Permit 4181 on 08/17/2001 for \$0 category POLEBARN.

## Physical Property Characteristics

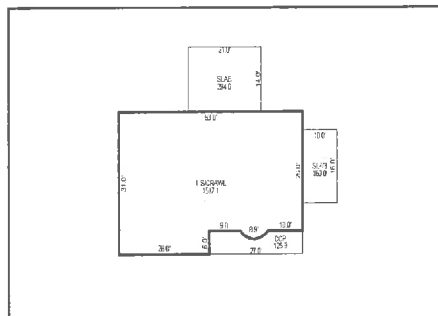
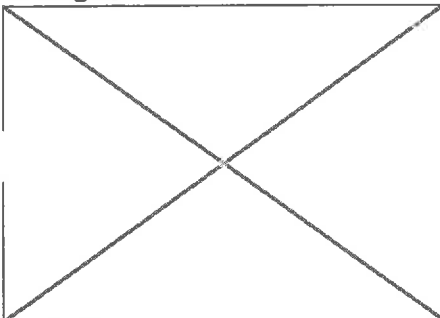
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	0	<b>2023 Taxable:</b>	0	<b>Acreage:</b>	5.00
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1988  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 88  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,513  
Ground Area: 1,513  
Garage Area: 952  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 2  
Estimated TCV: Tentative  
Cmts: HEATING IN UT BLDG PER LISTING 6/2021 DOES NOT SAY WHAT

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 007 016 10	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COCH DEREK	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13214 EXETER RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2021R26845	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Gravel Road, Water, Electric, Gas	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Topography:</b>	Level	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
		<b>MAP #</b>	
		<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON
<b>Mailing Address:</b>		<b>Description:</b>	
COCH DEREK		1289-379 & 380 1733-0801 SEC 7 T5S R9E 5.56 AC COM AT A PT ON W LI OF FRL SEC 7 N 0 DEG 21'12" W 430.82 FT FR SW	
13214 EXETER		COR OF FRL SEC 7 TH N 0 DEG 21'12" W ALG W LI 290.74 FT TH N 89 DEG 21'53" E 832.68 FT TH S 0 DEG 33'15" E 290.74	
CARLETON MI 48117-0203		FT TH S 89 DEG 21'53" W 833.70 FT TO POB	

## Most Recent Sale Information

Sold on 10/14/2021 for 516,000 by MCMAHON CHRISTOPHER & KAY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2021R26845

## Most Recent Permit Information

Permit PB17-0073 on 06/07/2017 for \$0 category Res, Alteration.

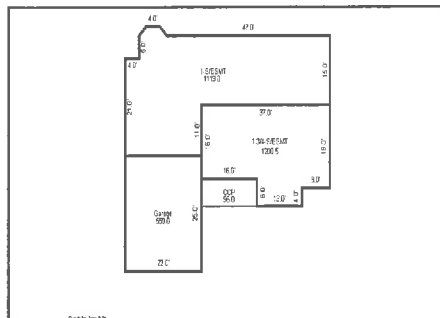
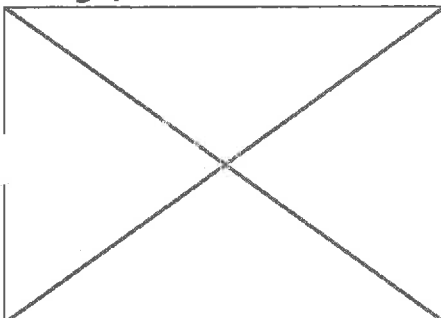
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	234,500	<b>2023 Taxable:</b>	234,500	<b>Acreage:</b>	5.56
<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: 1998  
Occupancy: Single Family  
Class: BC  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,292  
Ground Area: 1,777  
Garage Area: 2,350  
Basement Area: 1,777  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

**Parcel:** 01 007 017 10  
**Owner's Name:** KULL MARC S & JESSICA M  
**Property Address:** 13456 BURNS RD  
CARLETON , MI 48117  
**Liber/Page:** 2022R16722  
**Split:** / /  
**Public Impr.:** None  
**Topography:** 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:** 00002 002 W. OF GRAFTON

## Mailing Address:

KULL MARC S & JESSICA M  
13456 BURNS RD  
CARLETON MI 48117

## Description:

1148-0829 SEC 7 R5S R9E COM AT A TP 1959.86 FT N 01 DEG 27' 50"W & 2596.01 FT S 89 DEG 22'55" W & 320.77 FT N 01 DEG 32'40" W FR THE S/E COR OF SD SEC 7 TH N 01 DEG 32'40"W 320 .77 FT TH N 89 DEG 12'25" E 1298.22 FT TH S 01 DEG 31'13" E 322.71 FT TH S 89 DEG 17'34" W 1298.11 FT TO THE POB

## Most Recent Sale Information

Sold on 08/11/2022 for 430,000 by OLSON DONALD C & LAURA J.

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

**Liber/Page:** 2022R16722

## Most Recent Permit Information

Permit PB22-0138 on 10/13/2022 for \$0 category Res, Alteration.

## Physical Property Characteristics

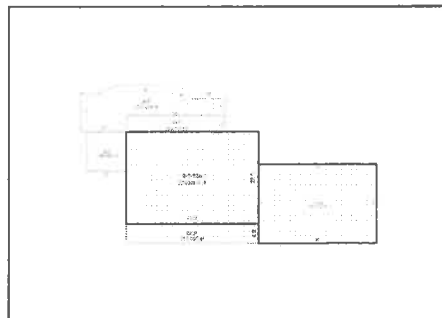
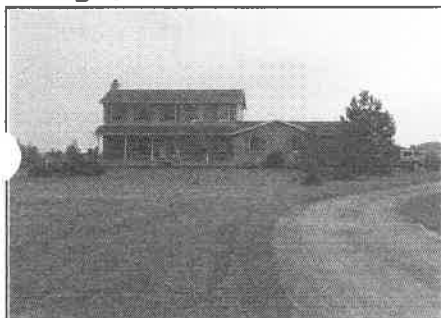
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	181,100	<b>2023 Taxable:</b>	181,100	<b>Acreage:</b>	9.59
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1994  
Occupancy: Single Family  
Class: C-5  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 110  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,240  
Ground Area: 1,120  
Garage Area: 864  
Basement Area: 1,120  
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\*\*\*

09/11/2023 2:57 PM

<b>Parcel:</b>	01 007 018 11	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	KOEPKE CRAIG M	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13125 MAXWELL RD CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R17057	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	07/17/2014	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Electric	<b>MAP #</b>	
<b>Topography:</b>	Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

KOEPKE CRAIG M  
13125 MAXWELL RD  
CARLETON MI 48117

## Description:

PARCEL OF LAND BEING PART OF THE SE 1/4 OF SEC 7, T5S R9E BEING DES AS COM AT THE SE COR OF SEC 7; TH N 01 DEG 37' 50" W 654.20 FT TO POB; TH S 89 DEG 12' 12" W 660.00 FT; TH N 01 DEG 37' 50" W 205.00 FT; TH N 89 DEG 12' 12" E 660.00 FT; TH S 01 DEG 37' 50" E 205.00 FT TO POB.  
CONTAINING 3.106 AMOL

## Most Recent Sale Information

Sold on 08/22/2022 for 385,000 by CUNNINGHAM JAMES T JR &

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

**Liber/Page:** 2022R17057

## 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>	157,200	<b>2023 Taxable:</b>	157,200	<b>Acreage:</b>	3.11
<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: 1992

Occupancy: Single Family

Class: C

Style: 2-STORY

Exterior: Alum., Vinyl

% Good (Physical): 75

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

# of Bedrooms: 4

Full Baths: 2 Half Baths: 1

Floor Area: 2,234

Ground Area: 1,282

Garage Area: 1,166

Basement Area: 952

Basement Walls: Block

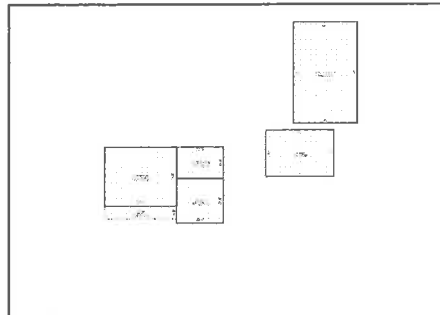
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 018 007 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	RUDOLPH ASHLEA & MAGRYTA AARON	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2060 CARLETON WEST RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2023R05872	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

<b>Mailing Address:</b>	<b>Description:</b>
RUDOLPH ASHLEA & MAGRYTA AARON 2060 CARLETON-WEST RD CARLETON MI 48117	2060 CARLETON-WEST RD SEC 18 T5S R9E 0.64 A COM 1865.98 FT S 89DEG 24' E FR THE SW COR OF N 1/2 OF NE 1/4 OF SEC 18 T5S R9E TH N 0DEG 36' E 348.72 FT TH S 89DEG 11' E 76.30 FT TH S 0DEG 01' E 348.42 FT TH N 89DEG 24' W 80 FT TO THE P O B

## Most Recent Sale Information

Sold on 02/03/2023 for 214,900 by JASKOT DONALD, JR ET AL.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Liber/Page:</b>	2023R05872
-----------------------	-----------------	--------------------	------------

## Most Recent Permit Information

Permit PE13-0048 on 10/14/2013 for \$0 category ELECTRICAL.

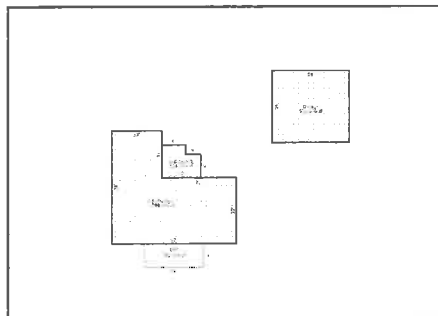
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	78,800	<b>2023 Taxable:</b>	65,926	<b>Acreage:</b>	0.72
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	90.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	350.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1955  
Occupancy: Single Family  
Class: C-5  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 67  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,324  
Ground Area: 1,324  
Garage Area: 624  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

**Parcel:** 01 018 023 00  
**Owner's Name:** LONG ROBERT & DIANE M  
**Property Address:** 2365 CARLETON WEST RD  
CARLETON, MI 48117  
**Liber/Page:** 2023R03471  
**Split:** // **Created:** // **Active:** Active  
**Public Impr.:** Paved Road, Electric, Gas  
**Topography:** 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:** 00002 002 W. OF GRAFTON

## Mailing Address:

LONG ROBERT & DIANE M  
LONG CURTIS  
2365 CARLETON WEST RD  
CARLETON MI 48117

## Description:

CARLETON WEST RD SEC 18 T5S R9E 1.981 A COM 429 FT N 88DEG 15' E FR THE NW COR OF S 1/2 OF NE 1/4 OF SEC 18 T5S R9E TH S 1DEG 45' E 653.90 FT TH N 88DEG 10' E 132 FT TH N 1DEG 45' W 653.71 FT TH S 88DEG 15' W 132 FT TO THE P O B BEING PT OF N 1/2 OF S 1/2 OF NE 1/4.

## Most Recent Sale Information

Sold on 01/27/2023 for 320,000 by BLACKMORE, OWEN & JOANNE.

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

**Liber/Page:** 2023R02552

## Most Recent Permit Information

None Found

## Physical Property Characteristics

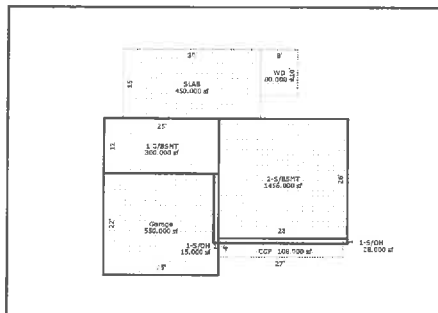
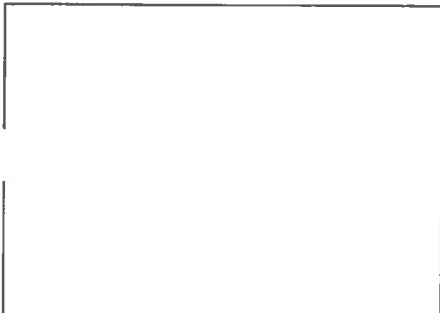
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	123,800	<b>2023 Taxable:</b>	95,098	<b>Acreage:</b>	1.98
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1973  
Occupancy: Single Family  
Class: C  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 68  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,787  
Ground Area: 1,016  
Garage Area: 550  
Basement Area: 1,016  
Basement Walls: Block  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 018 051 01	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PUMPHREY THERESA R	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2795 CARLETON WEST RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2021R18296	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	02/12/2000	<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, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

PUMPHREY THERESA R  
SHIPLEY CHRISTINE  
2795 CARLETON WEST RD  
CARLETON MI 48117

## Description:

COM AT THE N 1/4 COR OF SEC 18; TH W 1835.87 FT AL THE N LI OF SEC 18 AND CEN LI OF CARLETON-WEST RD TO A POB; TH S 00 DEG 36' 50" E 29.20 FT; TH N 89 DEG 23' 10" E 391.73 FT; TH N 00 DEG 36' 50" W 295.00 FT; TH DUE W 391.75 FT AL N LI OF SAID SEC 18 AND CEN LI OF CARLETON-WEST RD TO POB.  
CONTAINING 2.67 AMOL

## Most Recent Sale Information

Sold on 06/28/2021 for 235,000 by DREISBACH DAVID & APRIL.

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

**Liber/Page:** 2021R18296

## Most Recent Permit Information

Permit PFM12-0001 on 01/12/2012 for \$0 category Mechanical, Fire Place.

## Physical Property Characteristics

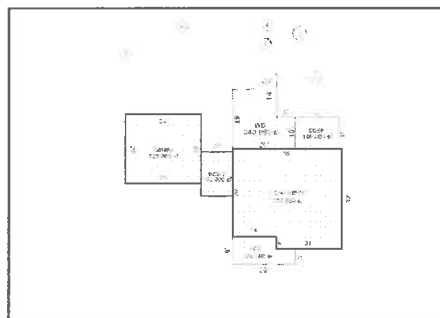
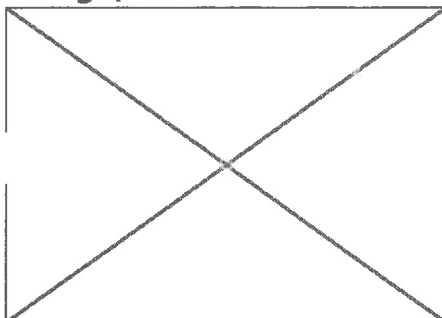
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	121,200	<b>2023 Taxable:</b>	121,200	<b>Acreage:</b>	2.67
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1946  
Occupancy: Single Family  
Class: C  
Style: 1-1/2 STORY  
Exterior: Brick  
% Good (Physical): 73  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,330  
Ground Area: 1,064  
Garage Area: 528  
Basement Area: 1,064  
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\*\*\*

09/11/2023 2:57 PM

**Parcel:** 01 018 064 25  
**Owner's Name:** BATES MICHAEL & BRENDA L  
**Property Address:** 2390 SCOFIELD CARLETON RD  
CARLETON, MI 48117  
**Liber/Page:** 2022R18836  
**Split:** / /  
**Public Impr.:** None  
**Topography:** 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:** 00002 002 W. OF GRAFTON

## Mailing Address:

BATES MICHAEL & BRENDA L  
2390 SCOFIELD CARLETON RD  
CARLETON MI 48117

## Description:

1158-367 TO 369 SEC 18 T5S R9E 7.647 AC COM AT A PT ON THE S LI OF SEC 18 TH N 89 DEG 03"W 2055.45 FT FR THE SE COR OF SEC 18 TH N 89 DEG 03"W 554.34 FT TH N 0 DEG 28'50"E 172.65 FT TH S 89 DEG 34'55" E 183 FT TH N 0 DEG 28'50" E 150 FT TH N 89 DEG 34'55"W 183 FT TH N 0 DEG 28'50" E 172.60 FT TH ALG THE SE'LY ROW LI OF THE DT & I RR N 61 DEG 35'19"E 633.12 FT TH S 0 DEG 28'50" W 805.70 FT TO POB

## Most Recent Sale Information

Sold on 09/14/2022 for 425,000 by LINENFELSER JANENE (LE).

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

**Liber/Page:** 2022R18836

## Most Recent Permit Information

None Found

## Physical Property Characteristics

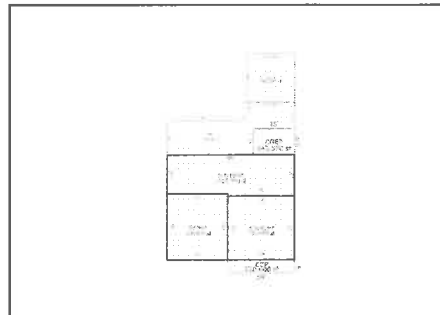
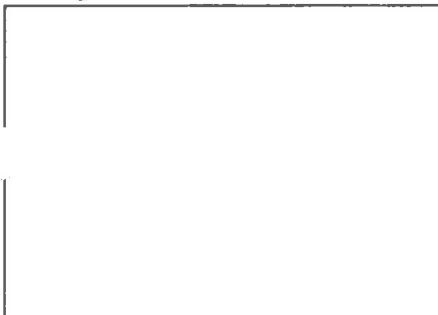
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	172,800	<b>2023 Taxable:</b>	172,800	<b>Acreage:</b>	7.65
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: 1-1/4 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 110  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,888  
Ground Area: 1,220  
Garage Area: 528  
Basement Area: 1,220  
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\*\*\*

09/11/2023 2:57 PM

<b>Parcel:</b>	01 030 004 60	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BURKE RUSSELL & TANYA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2269 W SIGLER RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2022R21633	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	12/05/2002	<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, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

BURKE RUSSELL & TANYA  
2269 W SIGLER RD  
CARLETON MI 48117

## Description:

A PARCEL OF LAND BEING PART OF THE NW 1/4 OF THE NE 1/4 OF SEC 30, T5S R10E, COM AT THE NW COR OF THE NW 1/4 OF THE NE 1/4 OF SAID SEC; TH S 89 DEG 53' 47" E 964.91 FT TO POB; TH S 89 DEG 53' 47" E 344.91 FT; TH S 00 DEG W 1310.71 FT; TH N 89 DEG 57' 31" W 344.13 FT; TH N 00 DEG E 1311.08 FT TO POB.  
CONTAINING 10.368 AMOL

## Most Recent Sale Information

Sold on 11/04/2022 for 630,000 by LOWRY ROBERT & ESTHER.

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

**Liber/Page:** 2022R21633

## Most Recent Permit Information

Permit PM23-0043 on 04/19/2023 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>	222,400	<b>2023 Taxable:</b>	222,400	<b>Acreage:</b>	10.37
<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

# of Residential Buildings: 1

Year Built: 2006

Occupancy: Single Family

Class: C+5

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: 2,384

Ground Area: 2,384

Garage Area: 693

Basement Area: 2,384

Basement Walls: Poured

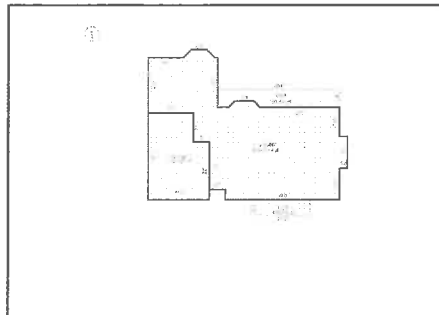
Estimated TCV: Tentative

# of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 030 016 10	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ROBERTS DUSTIN	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10800 EXETER RD CARLETON, MI 48117-	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2021R17280	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

ROBERTS DUSTIN  
10800 EXETER RD  
CARLETON MI 48117-

## Description:

902-976 1531-0694 SEC 30 T5S R9E 3.348 AC COM AT A PT ON CL OF EXETER RD 710.22 FT S 01 DEG 57'W FR NW COR OF SEC 30 TH S 88 DEG 44'23"E 857.04 FT TH S 01 DEG 19'W 170 FT TH N 88 DEG 44'23"W 858.92 FT TO CL OF EXETER RD TH N 01 DEG 57'E 170.01 FT ALG SD CL TO POB

## Most Recent Sale Information

Sold on 06/18/2021 for 235,000 by BALK DILLON & JOHNNA.

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

**Liber/Page:** 2021R17280

## Most Recent Permit Information

Permit PB23-0017 on 04/04/2023 for \$3,500 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>	106,200	<b>2023 Taxable:</b>	106,200	<b>Acreage:</b>	3.35
<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: 1985

Occupancy: Single Family

Class: C

Style: 1-STORY

Exterior: Alum., Vinyl

% Good (Physical): 73

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

# of Bedrooms: 2

Full Baths: 1 Half Baths: 1

Floor Area: 1,500

Ground Area: 1,500

Garage Area: 0

Basement Area: 0

Basement Walls:

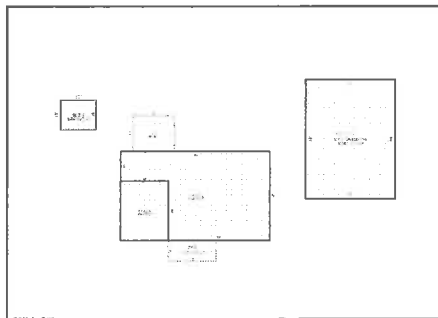
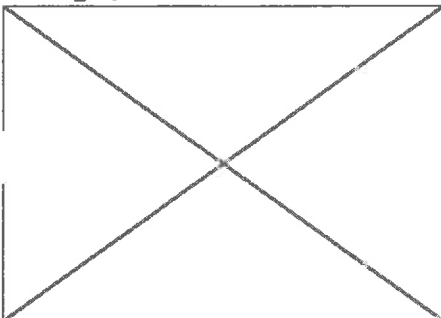
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch





# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 030 030 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BOLLING LILLY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	10454 EXETER RD CARLETON, MI 48117-	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R20694	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

BOLLING LILLY  
10454 EXETER RD  
CARLETON MI 48117-

## Description:

A-581C SEC 30 T5S R9E 2.4035 A PART OF W1/2 SEC 30 COM 2499.37 FT S 2DEG 44' W FR THE NW COR OF SEC 30 T5S R9E TH S 87DEG 38' E 885.47 FT TH S 1DEG 12' W 103.68 FT TH N 88DEG 05' W 158.24 FT TH S 2DEG 35' W 16.10 FT TH N 87DEG 38' W 730.13 FT TH N 2DEG 44' W 121 FT TO THE P O B

## Most Recent Sale Information

Sold on 08/15/2022 for 150,000 by BOLLING DONNIE R & JOANN.

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

**Liber/Page:** 2022R20694

## Most Recent Permit Information

None Found

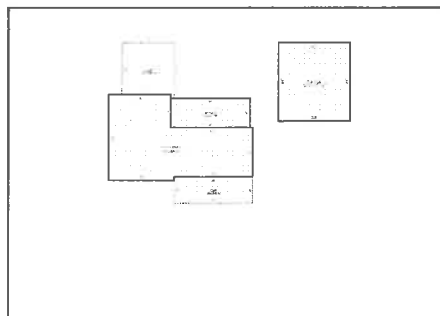
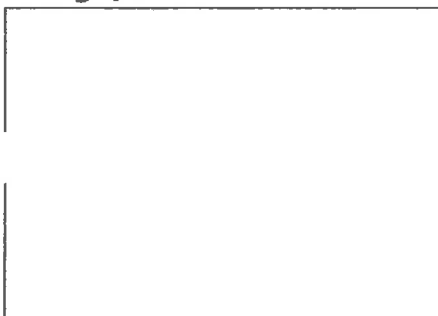
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	85,300	<b>2023 Taxable:</b>	85,300	<b>Acreage:</b>	2.40
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1830  
Occupancy: Single Family  
Class: C  
Style: 1-3/4 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 45  
Heating System: Forced Hot Water  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,756  
Ground Area: 1,096  
Garage Area: 528  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 030 037 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TANK RACHEL E	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2850 W LABO RD CARLETON, MI 48117-	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2021R16339	<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>	00002 002 W. OF GRAFTON

## Mailing Address:

TANK RACHEL E  
2850 W LABO RD  
CARLETON MI 48117-

## Description:

1132-256 SEC 30 T5S R9E 12.17 COM 797.05 FT S 89 DEG 29' 0" W AND 237.16 FT DUE S FROM THE NE COR OF THE W 1/2 OF THE SW 1/4 OF SEC 30; TH PROC W 199.98 FT; TH S 0 DEG 11' W 606.56 FT; TH S 0 DEG 47' W 230.31 FT; TH S 0 DEG 19' W 253.79 FT; TH ON A CURVE TO THE LEFT W A RADIUS OF 478.34 FT AN ARC LENGTH OF 40.52 FT SAID ARC HAVING A CHORD BEARING N 83 DEG 05' 36" E AND CHORD LENGTH OF 40.51 FT; TH N 80 DEG 40' E 166.00 FT; TH ON CURVE TO THE RIGHT WITH A RADIUS OF 1432.69 FT AN ARC LENGTH OF 2.47 FT SAID ARC HAVING A CHORD BEARING N 80 DEG 42' 58" E AND A CHORD LENGTH OF 2.7 FT; TH DUE N 1058.44 FT TO POB AND A PARCEL DES AS COM AT A POINT LOCATED 590.02 FT S 89 DEG 29' W FROM THE NE COR OF THE W 1/2 OF THE SW 1/4 OF SEC 30; TH CONT S 89 DEG 29' 00" W 248.75 FT; TH S 85 DEG 5' W 158.89 FT; TH S 0 DEG 11' W 223.06 FT; TH E 199.97 FT; TH S 1058.44 FT; TH ON A CURVE TO THE RIGHT WITH A RADIUS OF 1432.69 FT AN ARC LENGTH OF 208.03 FT SAID ARC HAVING A CHORD BEARING OF N 84 DEG 55' 39" E AND A CHORD LENGTH OF 207.85 FT; TH N 1279.09 FT TO POB.  
BOTH PARCELS CONTAINING 12.17 AMOL

## Most Recent Sale Information

Sold on 06/09/2021 for 330,000 by POWERS LYNN B TRUST.

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

**Liber/Page:** 2021R16339

## Most Recent Permit Information

Permit PB08-0037 on 07/10/2008 for \$0 category RES, ALTERATION.

## Physical Property Characteristics

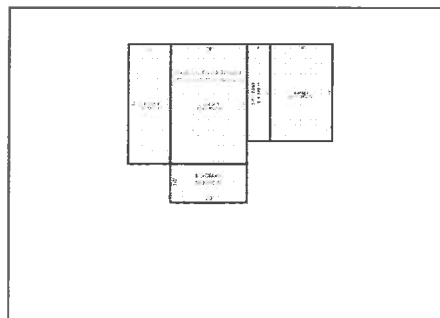
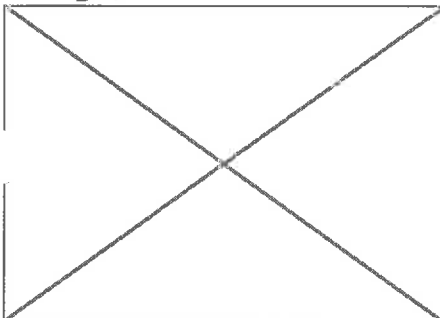
<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	161,300	<b>2023 Taxable:</b>	161,300	<b>Acreage:</b>	12.17
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1978  
Occupancy: Single Family  
Class: C+5  
Style: 2-STORY  
Exterior: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,931  
Ground Area: 1,311  
Garage Area: 400  
Basement Area: 961  
Basement Walls: Block  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

**Parcel:** 01 030 037 30  
**Owner's Name:** SCHULTZ BRYAN D & KIRA L  
**Property Address:** 2797 W LABO RD  
CARLETON, MI 48117-  
**Liber/Page:** 2021R20563  
**Split:** / /  
**Public Impr.:** Paved Road, Electric  
**Topography:** 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:** 00002 002 W. OF GRAFTON

## Mailing Address:

SCHULTZ BRYAN D & KIRA L  
2797 W LABO RD  
CARLETON MI 48117-

## Description:

1403-539 & 540 SEC 30 T5S R9E 1.803 AC COM AT THE NE COR OF THE W 1/2 OF THE SW 1/4 OF SEC 30 SD PT BEING 1301.55 FT S 89 DEG 45'09" W FR CEN OF SEC 30 TH S 0 DEG 01'20" E 1388.16 FT TO A PT O CL OF LABO RD TH N 74 DEG 50' W ALG SD CL 199.21 FT TH ON A CURVE LEFT ALG SD CL OF DR HAVING A RAD OF 1432.69 FT CEN ANG OF 0 DEG 19'04" A LENGTH OF 7.95 FT CHORD BEARING N 74 DEG 42'33" W CHORD DIST OF 7.95 FT TO A TRUE POB TH S 0 DEG 03'54" W 94.32 FT TO A PT O APPROX CL OF STONEY CREEK TH THE FOLL (8) CALLS ALG SD CL N 78 DEG 24'01" W 43.65 FT S 75 DEG 53'42" W 139.83 FT S 59 DEG 54'07" W 86.81 FT S 48 DEG 02'30" W 34.37 FT S 0 DEG 14'58" W 77.70 FT S 64 DEG 24'27" W 23.59 FT N 77 DEG 14'01" W 35.63 FT N 56 DEG 01'33" W 85.67 FT TO A PT TH N 01 DEG 12'06" E 267.75 FT TO A PT ON CL OF LABO RD ALG SD CL ON A CURVE RIGHT HAVING A RAD OF 1432.69 FT CEN ANG OF 16 DEG 12'36" A LENGTH OF 405.33 FT CHORD BEARING S 82 DEG 58'23" E CHORD DIST OF 403.96 FT TO THE POB PARCEL 58-01-030-051-00 HAVING 10.01 AC ASSESSED WITH THIS FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 08/02/2021 for 255,000 by HALL ISAIAH JR & LAURIE.

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

**Liber/Page:** 2021R20563

## Most Recent Permit Information

None Found

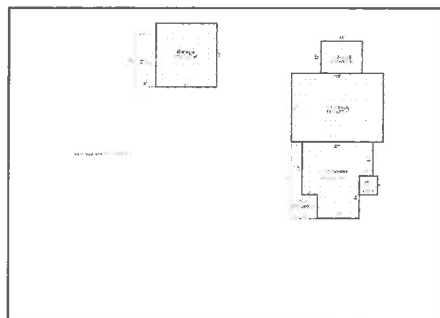
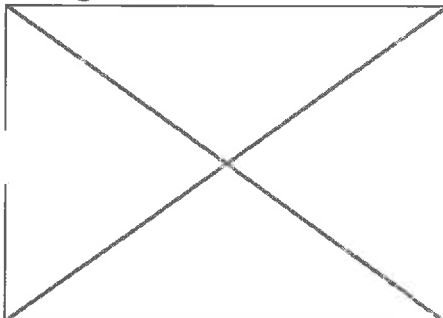
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	108,900	<b>2023 Taxable:</b>	108,900	<b>Acreage:</b>	11.81
<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

# of Residential Buildings: 1  
Year Built: 1913  
Occupancy: Single Family  
Class: C-5  
Style: 1-1/4 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 45  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 60  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,913  
Ground Area: 1,751  
Garage Area: 552  
Basement Area: 649  
Basement Walls: Block  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

**Parcel:** 01 031 004 20  
**Owner's Name:** DORAN DREW W  
**Property Address:** 9828 N STONY CREEK RD  
CARLETON, MI 48117  
**Liber/Page:** 2021R25802  
**Split:** / /  
**Public Impr.:** Gravel Road, Electric  
**Topography:** Level

**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:** 00002 002 W. OF GRAFTON

## Mailing Address:

DORAN DREW W  
9828 N STONY CREEK RD  
CARLETON MI 48117

## Description:

1825-0605/0606 SEC 31 T5S R9E ASH TOWNSHIP MONROE COUNTY DESC AS: BEG AT A PT ON E & W 1/4 LI OF SD SEC 31, PT BEING DIST N 89 DEG 38'00" E 824.30 FT FRO CEN 1/4 COR OF SEC 31; TH N 03'50" E 716.02 FT; TH N 89 DEG 38'00" E 280 FT; TH S 00 DEG 10'00" E 714.10 FT TO E/W 1/4 LI OF SEC 31, LI BEING CL OF N STONY CREEK; TH ALG CL OF N STONY CREEK S 89 DEG 38'00" W 330 FT TO POB. DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 09/13/2021 for 741,000 by MARTH MICHAEL J.

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

**Liber/Page:** 2021R25802

## Most Recent Permit Information

Permit 4781 on 06/15/2005 for \$0 category POLEBARN.

## 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>	374,700	<b>2023 Taxable:</b>	374,700	<b>Acreage:</b>	5.00
<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

# of Residential Buildings: 1

Year Built: 2001

Occupancy: Single Family

Class: BC

Style: 2-STORY

Exterior: Brick

% Good (Physical): 78

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

# of Bedrooms: 4

Full Baths: 4 Half Baths: 1

Floor Area: 3,542

Ground Area: 2,445

Garage Area: 805

Basement Area: 2,445

Basement Walls: Poured

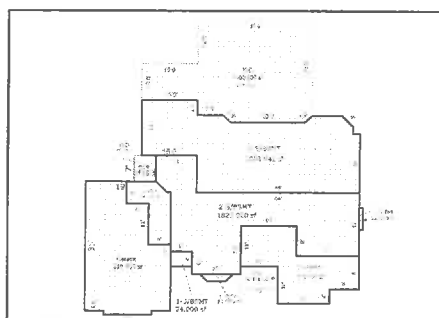
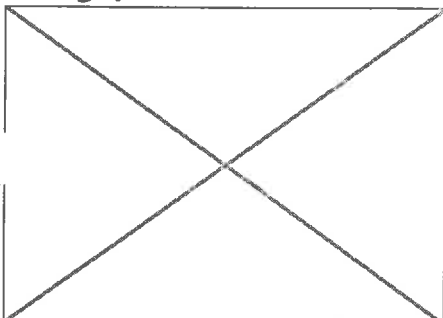
Estimated TCV: Tentative

# of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 031 026 20	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	COBB HANNAH & YOAS CHRISTOPHER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	9825 N STONY CREEK RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2022R05727	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Electric, Gas	<b>MAP #:</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

## Mailing Address:

COBB HANNAH & YOAS CHRISTOPHER  
9825 N STONY CREEK RD  
CARLETON MI 48117

## Description:

. SEC 31 T5S R9E. .488 A. COM AT A PT ON E & W 1/4 LI OF SEC 31 DIST S 89 DEG 57' 40" E 731.25 FT FR CEN OF SEC 31 & PRO TH ALG E & W 1/4 LI OF SEC 31 S 89 DEG 57' 40" E 112 FT TH S 0 DEG 12' 30" E 190.04 FT TH N 89 DEG 57' 40" W 112 FT TH N 0 DEG 12' 30" W 190.04 FT TO POB.

## Most Recent Sale Information

Sold on 03/09/2022 for 262,000 by HOOD ROBERT I & STANLEY DONNA M.

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

**Liber/Page:** 2022R05727

## Most Recent Permit Information

None Found

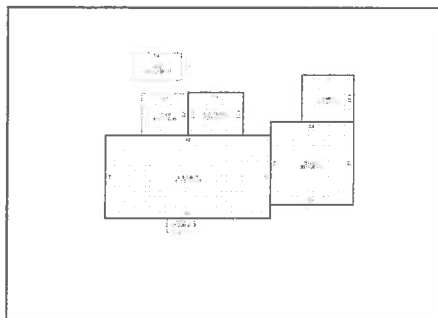
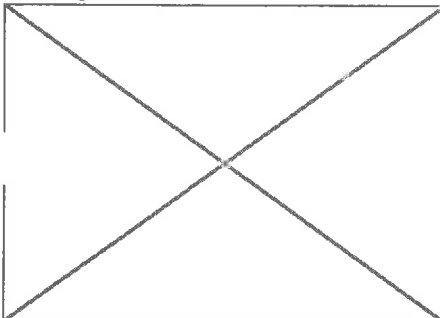
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	99,600	<b>2023 Taxable:</b>	99,600	<b>Acreage:</b>	0.49
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	112.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	190.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1974  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 69  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,352  
Ground Area: 1,352  
Garage Area: 576  
Basement Area: 1,152  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 055 010 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WELLMAN ALEXANDER	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	12345 KNOX DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Libers/Page:</b>	2022R17717	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Water, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON

<b>Mailing Address:</b>	<b>Description:</b>
WELLMAN ALEXANDER 36645 ELIZABETH LANE NEW BOSTON MI 48164	1037-118 1514-0997 MAPLE CREST SUBDIVISION LOT 10.

## Most Recent Sale Information

Sold on 09/01/2022 for 300,000 by BRAY STEVEN M II & JACKIE.

<b>Terms of Sale:</b>	03-ARM'S LENGTH	<b>Libers/Page:</b>	2022R17717
-----------------------	-----------------	---------------------	------------

## Most Recent Permit Information

None Found

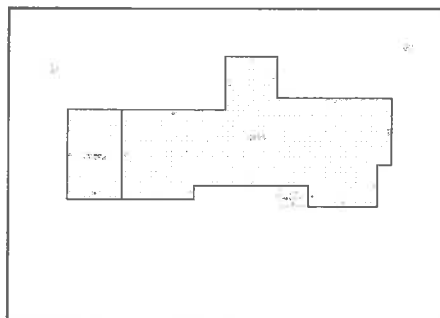
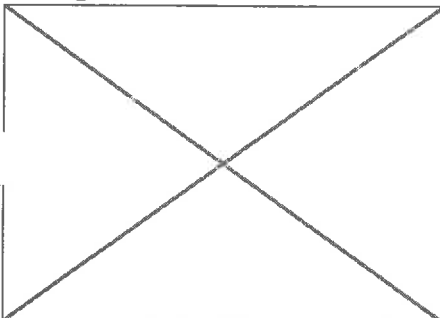
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	118,500	<b>2023 Taxable:</b>	118,500	<b>Acreage:</b>	0.36
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	104.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 72  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,244  
Ground Area: 2,244  
Garage Area: 416  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 2:57 PM

<b>Parcel:</b>	01 055 012 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER YVONNE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	2103 MAPLECREST DR CARLETON, MI 48117-	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R15591	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00002 002 W. OF GRAFTON
<b>Mailing Address:</b>		<b>Description:</b>	
MILLER YVONNE 2103 MAPLECREST CARLETON MI 48117-		1029-862 MAPLE CREST SUBDIVISION LOT 12.	

## Most Recent Sale Information

Sold on 07/21/2022 for 210,000 by STEELE DAVID E & ANNA M.

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

**Liber/Page:** 2022R15591

## Most Recent Permit Information

Permit PM20-0056 on 08/11/2020 for \$0 category Mechanical.

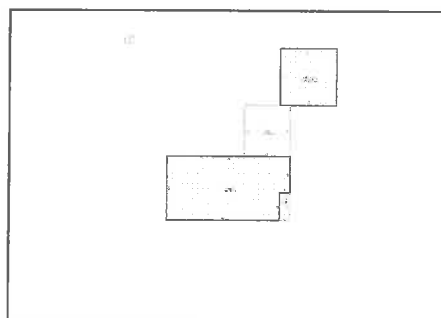
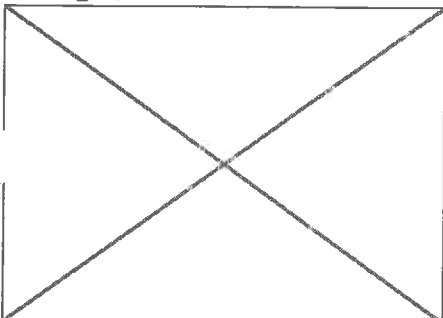
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	102,000	<b>2023 Taxable:</b>	102,000	<b>Acreage:</b>	0.28
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	80.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	150.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1958  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,156  
Ground Area: 1,156  
Garage Area: 484  
Basement Area: 1,200  
Basement Walls: Block  
Estimated TCV: Tentative

## Image/Sketch



West of Grafton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 005 044 15	14129 KENNETH DR	06/03/22	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$246,700	38.61
01 007 011 20	2466 CARLETON WEST RD	06/11/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$132,400	35.98
01 007 016 10	13214 EXETER RD	10/14/21	\$516,000	WD	03-ARM'S LENGTH	\$516,000	\$225,100	43.62
01 007 017 10	13456 BURNS RD	08/11/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$163,400	38.00
01 007 018 11	13125 MAXWELL RD	08/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$152,200	39.53
01 018 007 00	2060 CARLETON WEST RD	02/03/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$76,200	35.46
01 018 023 00	2365 CARLETON WEST RD	01/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$119,400	37.31
01 018 051 01	2795 CARLETON WEST RD	06/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,900	36.13
01 018 064 25	2390 SCOFIELD CARLETON RD	09/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$140,800	33.13
01 030 004 60	2269 W SIGLER RD	11/04/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$211,400	33.56
01 030 016 10	10800 EXETER RD	06/18/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$100,200	42.64
01 030 030 00	10454 EXETER RD	08/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,700	54.47
01 030 037 00	2850 W LABO RD	06/09/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$153,400	46.48
01 030 037 30	2797 W LABO RD	08/02/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$104,100	40.82
01 031 004 20	9828 N STONY CREEK RD	09/13/21	\$741,000	WD	03-ARM'S LENGTH	\$741,000	\$319,200	43.08
01 031 026 20	9825 N STONY CREEK RD	03/09/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$103,100	39.35
01 055 010 00	12345 KNOX DR	09/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,200	35.40
01 055 012 00	2103 MAPLECREST DR	07/21/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,600	38.86

Totals: \$6,645,900

\$6,645,900

\$2,602,000

Sale. Ratio =>

39.15

Std. Dev. =>

5.17



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$645,362	\$93,390	\$545,610	\$592,174	0.921	3,382	\$161.33	00002	9.0727
\$332,980	\$88,500	\$279,500	\$261,650	1.068	1,513	\$184.73	00002	5.6128
\$499,083	\$87,800	\$428,200	\$442,240	0.968	2,292	\$186.82	00002	4.3842
\$387,609	\$112,950	\$317,050	\$294,268	1.077	2,240	\$141.54	00002	6.5323
\$345,338	\$76,015	\$308,985	\$288,613	1.071	2,234	\$138.31	00002	5.8492
\$184,075	\$50,096	\$164,804	\$144,063	1.144	1,324	\$124.47	00002	13.1873
\$265,552	\$60,088	\$259,912	\$220,356	1.180	1,787	\$145.45	00002	16.7413
\$263,271	\$65,550	\$169,450	\$212,077	0.799	1,330	\$127.41	00002	21.3094
\$372,315	\$98,250	\$326,750	\$293,246	1.114	1,888	\$173.07	00002	10.2156
\$477,453	\$115,856	\$514,144	\$386,626	1.330	2,384	\$215.66	00002	31.7727
\$237,584	\$78,657	\$156,343	\$170,050	0.919	1,500	\$104.23	00002	9.2698
\$188,211	\$66,593	\$83,407	\$130,772	0.638	1,756	\$47.50	00002	37.4291
\$350,112	\$130,889	\$199,111	\$234,966	0.847	1,931	\$103.11	00002	16.4690
\$227,921	\$123,830	\$131,170	\$107,310	1.222	1,913	\$68.57	00002	21.0248
\$791,929	\$92,000	\$649,000	\$747,891	0.868	3,542	\$183.23	00002	14.4321
\$226,690	\$50,870	\$211,130	\$189,054	1.117	1,352	\$156.16	00002	10.4677
\$263,900	\$40,550	\$259,450	\$240,161	1.080	2,244	\$115.62	00002	6.8221
\$225,892	\$32,695	\$177,305	\$207,739	0.854	1,156	\$153.38	00002	15.8595
<b>\$6,285,277</b>		<b>\$5,181,321</b>	<b>\$5,163,256</b>			<b>\$140.59</b>		<b>0.8596</b>

E.C.F. => 1.003      Std. Deviation=> 0.17232167  
Ave. E.C.F. => 1.012      Ave. Variance=> 14.2473      Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$87,600	002 W. OF GRAFTON	401	80
1-STORY	\$85,000	002 W. OF GRAFTON	401	88
2-STORY	\$87,800	002 W. OF GRAFTON	401	82
2-STORY	\$107,950	002 W. OF GRAFTON	401	81
2-STORY	\$74,265	002 W. OF GRAFTON	401	75
1-STORY	\$48,606	002 W. OF GRAFTON	401	67
2-STORY	\$59,800	002 W. OF GRAFTON	401	68
1-1/2 STORY	\$65,550	002 W. OF GRAFTON	401	73
1-1/4 STORY	\$98,250	002 W. OF GRAFTON	401	82
1-STORY	\$110,856	002 W. OF GRAFTON	401	83
1-STORY	\$76,095	002 W. OF GRAFTON	401	73
1-3/4 STORY	\$64,665	002 W. OF GRAFTON	401	45
2-STORY	\$124,960	002 W. OF GRAFTON	401	70
1-1/4 STORY	\$122,080	002 W. OF GRAFTON	401	45
2-STORY	\$85,000	002 W. OF GRAFTON	401	78
1-STORY	\$44,566	002 W. OF GRAFTON	401	69
1-STORY	\$36,770	002 W. OF GRAFTON	401	72
1-STORY	\$28,284	002 W. OF GRAFTON	401	77

14.07704804

West of Grafton Acreage Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 005 044 15	14129 KENNETH DR	06/03/22	\$639,000	WD	03-ARMI'S LENGTH	\$639,000	\$246,700
01 005 044 67	606 W NEWBURG RD	11/29/21	\$67,500	WD	03-ARMI'S LENGTH	\$67,500	\$25,200
01 007 011 20	2466 CARLETON WEST RD	06/11/21	\$368,000	WD	03-ARMI'S LENGTH	\$368,000	\$132,400
01 007 016 10	13214 EXETER RD	10/14/21	\$516,000	WD	03-ARMI'S LENGTH	\$516,000	\$225,100
01 007 017 10	13456 BURNS RD	08/11/22	\$430,000	WD	03-ARMI'S LENGTH	\$430,000	\$163,400
01 007 018 11	13125 MAXWELL RD	08/22/22	\$385,000	WD	03-ARMI'S LENGTH	\$385,000	\$152,200
01 007 019 01	BURNS RD	08/07/22	\$200,000	WD	03-ARMI'S LENGTH	\$200,000	\$72,000
01 018 023 00	2365 CARLETON WEST RD	01/27/23	\$320,000	WD	03-ARMI'S LENGTH	\$320,000	\$119,400
01 018 051 01	2795 CARLETON WEST RD	06/28/21	\$235,000	WD	03-ARMI'S LENGTH	\$235,000	\$84,900
01 018 064 25	2390 SCOFIELD CARLETON RD	09/14/22	\$425,000	WD	03-ARMI'S LENGTH	\$425,000	\$140,800
01 030 004 60	2269 W SIGLER RD	11/04/22	\$630,000	WD	03-ARMI'S LENGTH	\$630,000	\$211,400
01 030 016 10	10800 EXETER RD	06/18/21	\$235,000	WD	03-ARMI'S LENGTH	\$235,000	\$100,200
01 030 030 00	10454 EXETER RD	08/15/22	\$150,000	WD	03-ARMI'S LENGTH	\$150,000	\$81,700
01 030 037 00	2850 W LABO RD	06/09/21	\$330,000	WD	03-ARMI'S LENGTH	\$330,000	\$153,400
01 030 037 30	2797 W LABO RD	08/02/21	\$255,000	WD	03-ARMI'S LENGTH	\$255,000	\$104,100
01 031 004 20	9828 N STONY CREEK RD	09/13/21	\$741,000	WD	03-ARMI'S LENGTH	\$741,000	\$319,200
01 032 001 50	175 W LABO RD	04/27/22	\$139,900	WD	03-ARMI'S LENGTH	\$139,900	\$49,200
		<b>Totals:</b>	<b>\$6,066,400</b>			<b>\$6,066,400</b>	<b>\$2,381,300</b>

Sale. Ratio =>

Std. Dev. =>

West of Grafton Front Foot Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 018 007 00	2060 CARLETON WEST RD	02/03/23	\$214,900	WD	03-ARMI'S LENGTH	\$214,900	\$76,200
01 031 026 20	9825 N STONY CREEK RD	03/09/22	\$262,000	WD	03-ARMI'S LENGTH	\$262,000	\$103,100
01 055 010 00	12345 KNOX DR	09/01/22	\$300,000	WD	03-ARMI'S LENGTH	\$300,000	\$106,200
01 055 012 00	2103 MAPLECREST DR	07/21/22	\$210,000	WD	03-ARMI'S LENGTH	\$210,000	\$81,600
		<b>Totals:</b>	<b>\$986,900</b>			<b>\$986,900</b>	<b>\$367,100</b>

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
38.61	\$645,362	\$81,238	\$87,600	0.0	0.0	5.52	5.52	#DIV/0!	\$14,717
37.33	\$115,922	\$7,548	\$55,970	0.0	0.0	1.75	1.75	#DIV/0!	\$4,321
35.98	\$332,980	\$120,020	\$85,000	0.0	0.0	5.00	5.00	#DIV/0!	\$24,004
43.62	\$499,083	\$104,717	\$87,800	0.0	0.0	5.56	5.56	#DIV/0!	\$18,834
38.00	\$387,609	\$150,341	\$107,950	0.0	0.0	9.59	9.59	#DIV/0!	\$15,677
39.53	\$345,338	\$113,927	\$74,265	0.0	0.0	3.11	3.11	#DIV/0!	\$36,680
36.00	\$202,860	\$200,000	\$202,860	0.0	0.0	23.81	23.81	#DIV/0!	\$8,400
37.31	\$265,552	\$114,248	\$59,800	0.0	0.0	1.98	1.98	#DIV/0!	\$57,701
36.13	\$263,271	\$37,279	\$65,550	0.0	0.0	2.67	2.67	#DIV/0!	\$13,978
33.13	\$372,315	\$150,935	\$98,250	0.0	0.0	7.65	7.65	#DIV/0!	\$19,730
33.56	\$477,453	\$263,403	\$110,856	0.0	0.0	10.37	10.37	#DIV/0!	\$25,405
42.64	\$237,584	\$73,511	\$76,095	0.0	0.0	3.35	3.35	#DIV/0!	\$21,957
54.47	\$188,211	\$26,454	\$64,665	0.0	0.0	2.40	2.40	#DIV/0!	\$11,009
46.48	\$350,112	\$104,848	\$124,960	0.0	0.0	12.17	12.17	#DIV/0!	\$8,615
40.82	\$227,921	\$149,159	\$122,080	0.0	0.0	11.81	11.81	#DIV/0!	\$12,627
43.08	\$791,929	\$34,071	\$85,000	0.0	0.0	5.00	5.00	#DIV/0!	\$6,814
35.17	\$108,600	\$139,900	\$108,600	0.0	0.0	10.01	10.01	#DIV/0!	\$13,977
<b>39.25</b>	<b>\$5,812,102</b>	<b>\$1,871,599</b>	<b>\$1,617,301</b>	<b>0.0</b>	<b>0.0</b>	<b>121.74</b>	<b>121.74</b>		<b>Average</b>
<b>5.35</b>			<b>Average</b>	<b>#DIV/0!</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>15,373.61</b>	<b>Average</b>
			<b>per FF=&gt;</b>						<b>per SqFt=&gt;</b>
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
35.46	\$164,632	\$79,431	\$29,163	97.2	350.0	0.72	0.72	\$817	\$109,863
39.35	\$208,864	\$79,876	\$26,740	89.1	190.0	0.49	0.49	\$896	\$163,346
35.40	\$249,192	\$72,870	\$22,062	73.5	150.0	0.36	0.36	\$991	\$203,547
38.86	\$214,579	\$12,392	\$16,971	56.6	150.0	0.28	0.28	\$719	\$45,062
<b>37.20</b>	<b>\$837,267</b>	<b>\$244,569</b>	<b>\$94,936</b>	<b>316.5</b>		<b>1.85</b>	<b>1.85</b>		<b>Average</b>
<b>11.21</b>			<b>Average</b>	<b>\$773</b>		<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>132,557.72</b>	<b>Average</b>
			<b>per FF=&gt;</b>						<b>per SqFt=&gt;</b>

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
\$0.34	0.00	00002	2022R12743	002 W. OF GRAFTON	401	
\$0.10	0.00	00002	2022R02156	002 W. OF GRAFTON	401	
\$0.55	0.00	00002	2021R16674	002 W. OF GRAFTON	401	
\$0.43	0.00	00002	2021R26845	002 W. OF GRAFTON	401	
\$0.36	0.00	00002	2022R16722	002 W. OF GRAFTON	401	
\$0.84	0.00	00002	2022R17057	002 W. OF GRAFTON	401	
\$0.19	0.00	00002	2022R18818	002 W. OF GRAFTON	402	
\$1.32	0.00	00002	2023R02552	002 W. OF GRAFTON	401	
\$0.32	0.00	00002	2021R18296	002 W. OF GRAFTON	401	
\$0.45	0.00	00002	2022R18836	002 W. OF GRAFTON	401	
\$0.58	0.00	00002	2022R21633	002 W. OF GRAFTON	401	
\$0.50	0.00	00002	2021R17280	002 W. OF GRAFTON	401	
\$0.25	0.00	00002	2022R20694	002 W. OF GRAFTON	401	
\$0.20	0.00	00002	2021R16339	002 W. OF GRAFTON	401	
\$0.29	0.00	00002	2021R20563	002 W. OF GRAFTON	401	
\$0.16	0.00	00002	2021R25802	002 W. OF GRAFTON	401	
\$0.32	0.00	00002	2022R09882	002 W. OF GRAFTON	402	

\$0.35

Dollars/SqFt	Actual Front	ECF Area	Libel/Page	Land Table	Class	Rate Group 1
\$2.52	90.00	00002	2023R05872	002 W. OF GRAFTON	401	\$300/FF
\$3.75	112.00	00002	2022R05727	002 W. OF GRAFTON	401	\$300/FF
\$4.67	104.00	00002	2022R17717	002 W. OF GRAFTON	401	\$300/FF
\$1.03	80.00	00002	2022R15591	002 W. OF GRAFTON	401	\$300/FF

\$3.04