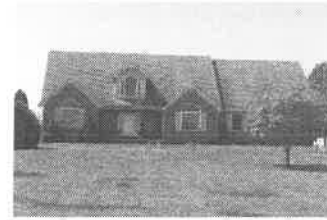


Neighborhoods Used: 00003.003 E. OF TELEGRAPH

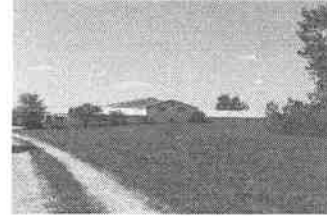
12155 BERLIN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 01 013 043 90           | 03/22/2023 00003 | 401          | 480,000       | 84,950       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | 1-STORY          | 83           | 378,403       | 376,337      | 1.005  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 16647            | 16556        | 1.005         |              |        |



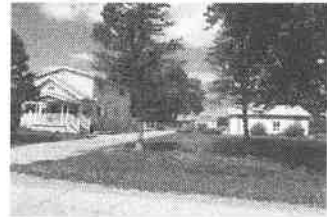
12417 BERLIN RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 01 013 041 25           | 03/03/2023 00003 | 401          | 490,000       | 109,950      |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | 1-STORY          | 82           | 199,680       | 220,077      | 0.907  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 180370           | 198794       | 0.907         |              |        |



2797 E LABO RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 01 026 039 00           | 02/22/2023 00003 | 401          | 260,000       | 50,581       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | 2-STORY          | 51           | 198,413       | 116,858      | 1.698  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 11006            | 6482         | 1.698         |              |        |



3014 READY RD

| Parcel Number | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
|---------------|------------------|----------|---------------|--------------|--------|
| 01 023 002 00 | 06/03/2022 00003 | 401      | 240,000       | 36,547       |        |
| Occupancy     | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1-STORY          | 63       | 203,453       | 160,304      | 1.269  |



3014 READY RD

| Parcel Number | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
|---------------|------------------|----------|---------------|--------------|--------|
| 01 013 037 00 | 05/27/2022 00003 | 401      | 220,000       | 60,458       |        |
| Occupancy     | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1-STORY          | 53       | 159,542       | 217,652      | 0.733  |



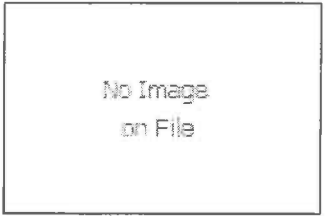
3300 E LABO RD

| Parcel Number           | ** Valid Sale    | ** Class     | AdjSalePrice  | LandValue    |        |
|-------------------------|------------------|--------------|---------------|--------------|--------|
| 01 036 002 00           | 02/17/2022 00003 | 401          | 200,000       | 35,450       |        |
| Occupancy               | Style            | %Good        | ResidualValue | CostByManual | E.C.F. |
| Single Family           | 1-STORY          | 64           | 154,132       | 153,520      | 1.004  |
| Agricultural Buildings: | ResidualValue    | CostByManual | E.C.F.        |              |        |
|                         | 10418            | 10377        | 1.004         |              |        |



3741 CARLETON ROCKWOOD RD

| Parcel Number | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
|---------------|------------------|----------|---------------|--------------|--------|
| 01 070 054 00 | 11/23/2021 00003 | 401      | 93,280        | 27,692       |        |
| Occupancy     | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1-1/4 STORY      | 49       | 65,588        | 81,631       | 0.803  |



11925 BARRINGTON DRIVE

| Parcel Number | ** Valid Sale    | ** Class | AdjSalePrice  | LandValue    |        |
|---------------|------------------|----------|---------------|--------------|--------|
| 01 024 004 10 | 08/13/2021 00003 | 401      | 365,000       | 55,700       |        |
| Occupancy     | Style            | %Good    | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1-1/2 STORY      | 83       | 309,300       | 334,719      | 0.924  |





Neighborhoods Used: 00003.003 E. OF TELEGRAPH

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|                              |  |
|------------------------------|--|
| Max # of Res. Buildings: 300 | Minimum E.C.F. (Residential): 0.60<br>Maximum E.C.F. (Residential): 3.00   |
| Max # of Ag. Buildings: 300  | Minimum E.C.F. (Agricultural): 0.40<br>Maximum E.C.F. (Agricultural): 3.00 |
| Max # of C/I Buildings: 300  | Minimum E.C.F. (Commercial): 0.40<br>Maximum E.C.F. (Commercial): 3.00     |

# Real Estate Summary Sheet

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

09/11/2023 3:51 PM

**Parcel:** 01 013 037 00  
**Owner's Name:** WALKER KYLE  
**Property Address:** 3083 READY RD  
SOUTH ROCKWOOD, MI 48179  
**Liber/Page:** 2022R13265  
**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:** 00003 003 E. OF TELEGRAPH

## Mailing Address:

WALKER KYLE  
3083 READY RD  
SOUTH ROCKWOOD MI 48179

## Description:

1380-0611 988-964 SECS 13 & 14 T5S R9E 1.9358 A COM 89 DEG 38' E 571.38 FT FR INT OF CLS OF TELEGRAPH & READY RDS TH N 00 DEG 22' E 391.63 FT TH N 28 DEG E 295.43 FT TH N 89 DEG 52' E 27.96 FT TH S 00 DEG 22'W 653.59 FT TH N 89 DEG 38'W 165 FT TO POB. DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 05/27/2022 for 220,000 by BOHLAND RICHARD, BOHLAND PAULA, &

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

**Liber/Page:** 2022R13265

## Most Recent Permit Information

Permit PB17-0176 on 11/13/2017 for \$0 category Deck.

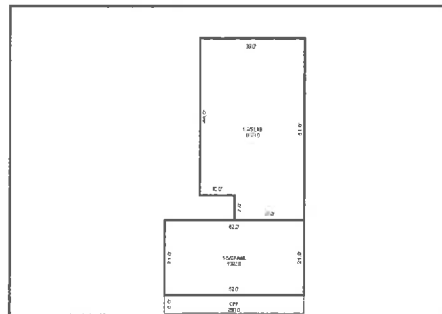
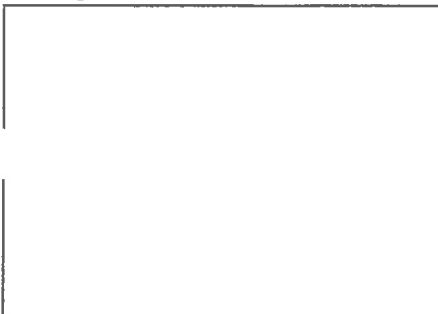
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2023 S.E.V.:</b> | 137,500   | <b>2023 Taxable:</b>     | 137,500   | <b>Acreage:</b>        | 1.94 |
| <b>Zoning:</b>      | AG        | <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: 2  
Year Built: 1950  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 53  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 6  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,990  
Ground Area: 2,990  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 3:51 PM

**Parcel:** 01 013 041 25  
**Owner's Name:** FITZWILSON ANN  
**Property Address:** 12417 BERLIN RD  
SO ROCKWOOD, MI 48179-9748  
**Liber/Page:** 2023R03368  
**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:** 00003 003 E. OF TELEGRAPH

## Mailing Address:

FITZWILSON ANN  
12417 BERLIN RD  
SO ROCKWOOD MI 48179-9748

## Description:

1545-0285 SEC 13, T5S R9E 9.99 AMOL PART OF N 1/2 OF THE SE 1/4 OF SEC 13 DESC AS: COM AT A PT ON E LI OF SEC 13 BEING DIST S 298.29 FT FR E 1/4 COR OF SEC 13; TH S 00'00" E 298.29 FT; TH N 89 DEG 45' W 1471.69 FT; TH N 00'00" W 293.69 FT TH S 89 DEG 55'45" E 1471.69 FT TO POB DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 03/03/2023 for 490,000 by AVONDALE FARMS, LLC.

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

**Liber/Page:** 2023R03368

## Most Recent Permit Information

Permit PB22-0087 on 07/21/2022 for \$52,000 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> | 257,100   | <b>2023 Taxable:</b>     | 164,020   | <b>Acreage:</b>        | 9.99 |
| <b>Zoning:</b>      | AG        | <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: 1997  
Occupancy: Single Family  
Class: CD  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 82  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,960  
Ground Area: 1,960  
Garage Area: 0  
Basement Area: 1,960  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 6  
Estimated TCV: Tentative  
Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 3:51 PM

|                          |  |                            |                                  |
|--------------------------|--|----------------------------|----------------------------------|
| <b>Parcel:</b>           | 01 013 043 90                            | <b>Current Class:</b>      | 401.RESIDENTIAL-IMPROVED         |
| <b>Owner's Name:</b>     | FRYMAN RUSSELL L JR & KIMBERLY (LE)      | <b>Previous Class:</b>     | 401.RESIDENTIAL-IMPROVED         |
| <b>Property Address:</b> | 12155 BERLIN RD<br>SO ROCKWOOD, MI 48179 | <b>Taxable Status:</b>     | TAXABLE                          |
| <b>Liber/Page:</b>       |  | <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>       | 00003 003 E. OF TELEGRAPH        |

## Mailing Address:

FRYMAN RUSSELL L JR & KIMBERLY (LE)  
12155 BERLIN RD  
SO ROCKWOOD MI 48179

## Description:

1551-0536/0537 1631-0021/0025 SEC 13 T5S R9E 4.99 AMOL COMM AT SE COR OF SD SEC 13; TH N 00 DEG 01'04"E 948.68 FT TO TRUE POB; TH N 89 DEG 44'47" W 608.77FT; TH N 00 DEG 01'04" E 357.77 FT; TH S 89 DEG 44'47" E 608.77 FT; TH S 00 DEG 01'04" W 357.77 FT TO POB DESC FOR TAX PURPOSE ONLY

## Most Recent Sale Information

Sold on 03/22/2023 for 480,000 by SPENCE DELMAR & JILL.

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

**Liber/Page:** 2023R04243

## Most Recent Permit Information

Permit PB09-0010 on 05/07/2009 for \$0 category RES, ALTERATION.

## Physical Property Characteristics

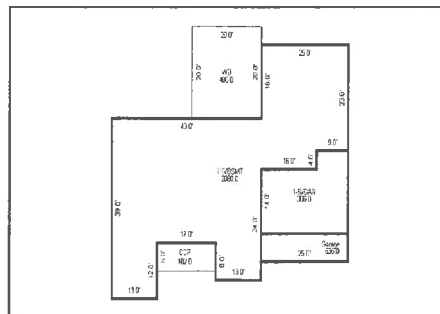
|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2023 S.E.V.:</b> | 238,000   | <b>2023 Taxable:</b>     | 145,259   | <b>Acreage:</b>        | 4.99 |
| <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: C+10  
Style: 1-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 2,546  
Ground Area: 2,160  
Garage Area: 536  
Basement Area: 2,160  
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 3:51 PM

**Parcel:** 01 023 002 00  
**Owner's Name:** RILEY DAVID & MICHELLE  
**Property Address:** 3014 READY RD  
SO ROCKWOOD, MI 48179-  
**Liber/Page:** 2022R12327 **Created:** //  
**Split:** // **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:** 00003 003 E. OF TELEGRAPH

## Mailing Address:

RILEY DAVID & MICHELLE  
3014 READY RD  
SO ROCKWOOD MI 48179-

## Description:

1542-0234 SEC 23 T5S R9E 0.7415 A COM 911.50 FT N 89DEG 38' W FR THE NE COR OF W 1/2 OF NW 1/4 OF NW 1/4 OF SEC 24 T5S R9E TH N 89DEG 38' W 100 FT TH S 0DEG 22' W 323 FT TH S 89DEG 38' E 100 FT TH N 0DEG 22' E 323 FT TO THE P O B.

## Most Recent Sale Information

Sold on 06/03/2022 for 240,000 by BAKER, ARIANNE L.

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

**Liber/Page:** 2022R12327

## Most Recent Permit Information

Permit PE23-0048 on 07/27/2023 for \$0 category Electrical.

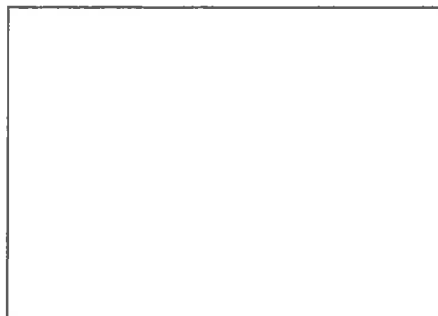
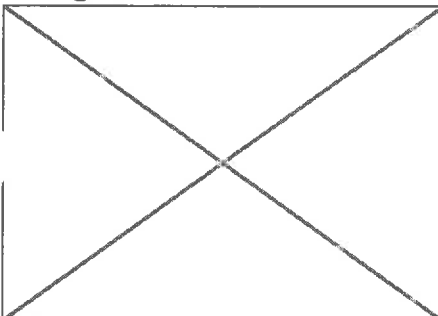
## Physical Property Characteristics

|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2023 S.E.V.:</b> | 100,900   | <b>2023 Taxable:</b>     | 100,900   | <b>Acreage:</b>        | 0.74  |
| <b>Zoning:</b>      | RE        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 100.0 |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 323.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C-5  
Style: 1-STORY  
Exterior: Wood Siding  
% Good (Physical): 63  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,624  
Ground Area: 1,624  
Garage Area: 680  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/11/2023 3:51 PM

|                          |  |                           |                                  |
|--------------------------|--|---------------------------|----------------------------------|
| <b>Parcel:</b>           | 01 024 004 10  | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED         |
| <b>Owner's Name:</b>     | MILLIGAN CHRISTOPHER & JENNIFER                      | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED         |
| <b>Property Address:</b> | 11925 BARRINGTON DRIVE<br>SO ROCKWOOD, MI 48179      | <b>Taxable Status</b>     | TAXABLE                          |
| <b>Liber/Page:</b>       | 2021R26296   | <b>Prev. Taxable Stat</b> | TAXABLE                          |
| <b>Split:</b>            | 11/17/2005   | <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>      | 00003 003 E. OF TELEGRAPH        |

**Mailing Address:**

MILLIGAN CHRISTOPHER & JENNIFER  
11925 BARRINGTON DR.  
SOUTH ROCKWOOD MI 48179

**Description:**

A PARCEL BEING PART OF THE E 1/2 OF THE W 1/2 OF THE NE 1/4 OF SEC 24, T5S R9E, BEING DES AS COM AT THE N 1/4 COR OF SEC 24; TH E 650.80 FT AL THE N LI OF SEC 24 TO POB; TH CONT E 242.90 FT; TH S 343.00 FT; TH W 243.68 FT; TH N 00 DEG 07' 51" E 343.00 FT TO POB. CONTAINING 1.92 AMOL

## Most Recent Sale Information

Sold on 08/13/2021 for 365,000 by MILLER GEORGE JR..

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

**Liber/Page:** 2021R26296

## Most Recent Permit Information

Permit PB21-0124 on 10/19/2021 for \$0 category Windows-replacement.

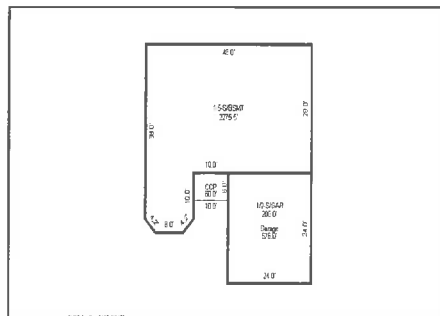
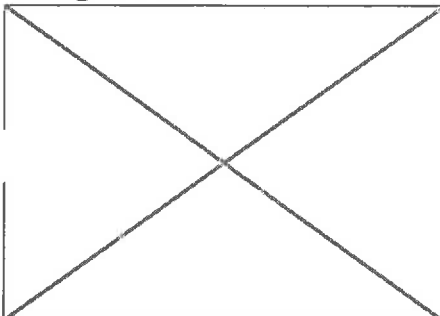
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2023 S.E.V.:</b> | 194,400   | <b>2023 Taxable:</b>     | 190,890   | <b>Acreage:</b>        | 1.92 |
| <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: 2005  
 Occupancy: Single Family  
 Class: C+5  
 Style: 1-1/2 STORY  
 Exterior: Brick  
 % Good (Physical): 83  
 Heating System: Forced Heat & Cool  
 Electric - Amps Service: 200  
 # of Bedrooms: 3  
 Full Baths: 2 Half Baths: 1  
 Floor Area: 2,564  
 Ground Area: 1,517  
 Garage Area: 576  
 Basement Area: 1,517  
 Basement Walls: Poured  
 Estimated TCV: Tentative

## Image/Sketch





# Real Estate Summary Sheet

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

09/11/2023 3:51 PM

**Parcel:** 01 026 039 00  
**Owner's Name:** STEVENSON JEREMY J & KELLY K  
**Property Address:** 2797 E LABO RD  
CARLETON, MI 48117-  
**Liber/Page:** 2023R02975  
**Split:** // **Created:** //  
**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:** 00003 003 E. OF TELEGRAPH

## Mailing Address:

STEVENSON JEREMY J & KELLY K  
2797 E LABO RD  
CARLETON MI 48117-

## Description:

1056-901 TO 903 SEC. 26,T 5 S, R 9 E 1 A. S. 208.71 FT. OF W. 208.71 FT. OF E 1/2 OF SE 1/4.

## Most Recent Sale Information

Sold on 02/22/2023 for 260,000 by FINNERTY PATRICK T JR REV TRUST.

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

**Liber/Page:** 2023R02975

## Most Recent Permit Information

None Found

## Physical Property Characteristics

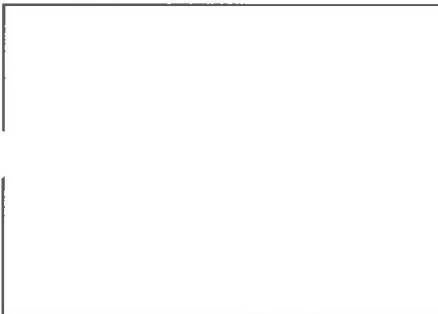
|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2023 S.E.V.:</b> | 86,900    | <b>2023 Taxable:</b>     | 58,875    | <b>Acreage:</b>        | 1.00 |
| <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: 1930  
Occupancy: Single Family  
Class: C-5  
Style: 2-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 51  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 1  
Floor Area: 1,518  
Ground Area: 759  
Garage Area: 352  
Basement Area: 759  
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 3:51 PM

|                          |                                       |                           |                                  |
|--------------------------|---------------------------------------|---------------------------|----------------------------------|
| <b>Parcel:</b>           | 01 036 002 00                         | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED         |
| <b>Owner's Name:</b>     | ROBERTSON RYAN                        | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED         |
| <b>Property Address:</b> | 3300 E LABO RD<br>CARLETON, MI 48117- | <b>Taxable Status</b>     | TAXABLE                          |
| <b>Liber/Page:</b>       | 2022R03657                            | <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>      | 00003 003 E. OF TELEGRAPH        |

## Mailing Address:

ROBERTSON RYAN  
3300 E LABO RD  
CARLETON MI 48117-

## Description:

3300 E LABO RD SEC 36 T5S R9E 0.721 A COM 1209.70 FT S 89DEG 39' E FR THE NW COR OF SEC 36 T5S R9E TH S 89DEG 39' E 106 FT TH S 356 FT TH N 36DEG 56' W 112.53 FT TH S 80DEG 11' W 38.98 FT TH N 273.34 FT TO THE P O B BEING PT OF NW 1/4 OF NW 1/4.

## Most Recent Sale Information

Sold on 02/17/2022 for 200,000 by LINDSAY ROLLEY G & WANDA.

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

**Liber/Page:** 2022R03657

## Most Recent Permit Information

None Found

## Physical Property Characteristics

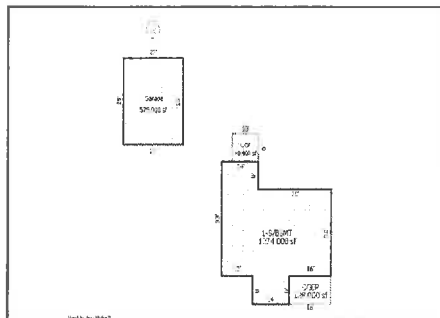
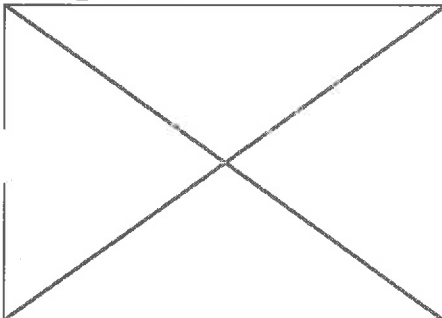
|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2023 S.E.V.:</b> | 98,700    | <b>2023 Taxable:</b>     | 98,700    | <b>Acreage:</b>        | 0.73  |
| <b>Zoning:</b>      | AG        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 106.0 |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 300.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1950  
Occupancy: Single Family  
Class: C-5  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 64  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,274  
Ground Area: 1,274  
Garage Area: 575  
Basement Area: 1,274  
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 3:51 PM

**Parcel:** 01 070 054 00  
**Owner's Name:** BRAYMAN JOSHUA M & ROBERT  
**Property Address:** 3741 CARLETON ROCKWOOD RD  
SO ROCKWOOD, MI 48179  
**Liber/Page:** 2021R31187  
**Split:** / /  
**Public Impr.:** Paved Road, Water, 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:** 00003 003 E. OF TELEGRAPH

## Mailing Address:

BRAYMAN JOSHUA M & ROBERT  
3741 CARLETON-ROCKWOOD RD  
SO ROCKWOOD MI 48179

## Description:

A-31A "SUPERVISOR'S PLAT NO. 1" E'LY 100 FT OF THE S'LY 217.80 FT OF LOT 31.

## Most Recent Sale Information

Sold on 11/23/2021 for 93,280 by RUNYON LLOYD D (LL).

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

**Liber/Page:** 2021R31187

## Most Recent Permit Information

Permit PB22-0008 on 02/16/2022 for \$16,307 category Res, Alteration.

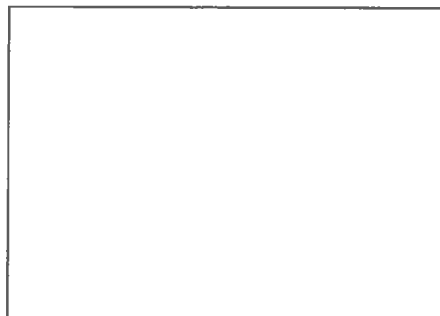
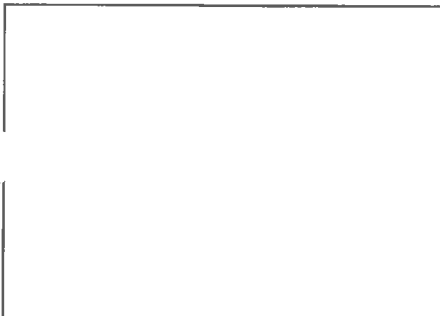
## Physical Property Characteristics

|                     |           |                          |           |                        |       |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| <b>2024 S.E.V.:</b> | Tentative | <b>2024 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |       |
| <b>2023 S.E.V.:</b> | 56,500    | <b>2023 Taxable:</b>     | 56,500    | <b>Acreage:</b>        | 0.50  |
| <b>Zoning:</b>      | AG        | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 100.0 |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 217.8 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1940  
Occupancy: Single Family  
Class: CD  
Style: 1-1/4 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 49  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 2  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,254  
Ground Area: 1,080  
Garage Area: 0  
Basement Area: 696  
Basement Walls: Block  
Estimated TCV: Tentative

## Image/Sketch



East of Telegraph ECF Analysis

| Parcel Number  | Street Address            | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$       |
|----------------|---------------------------|-----------|------------|--------|-----------------|--------------------|
| 01 013 037 00  | 3083 READY RD             | 05/27/22  | \$220,000  | WD     | 03-ARM'S LENGTH | \$220,000          |
| 01 013 041 25  | 12417 BERLIN RD           | 03/03/23  | \$490,000  | LC     | 03-ARM'S LENGTH | \$490,000          |
| 01 013 043 90  | 12155 BERLIN RD           | 03/22/23  | \$480,000  | WD     | 03-ARM'S LENGTH | \$480,000          |
| 01 023 002 00  | 3014 READY RD             | 06/03/22  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000          |
| 01 024 004 10  | 11925 BARRINGTON DRIVE    | 08/13/21  | \$365,000  | WD     | 03-ARM'S LENGTH | \$365,000          |
| 01 026 039 00  | 2797 E LABO RD            | 02/22/23  | \$260,000  | WD     | 03-ARM'S LENGTH | \$260,000          |
| 01 036 002 00  | 3300 E LABO RD            | 02/17/22  | \$200,000  | WD     | 03-ARM'S LENGTH | \$200,000          |
| 01 070 054 00  | 3741 CARLETON ROCKWOOD RD | 11/23/21  | \$93,280   | WD     | 03-ARM'S LENGTH | \$93,280           |
| <b>Totals:</b> |                           |           |            |        |                 | <b>\$2,348,280</b> |
|                |                           |           |            |        |                 | <b>\$2,348,280</b> |

| Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$       | E.C.F. | Floor Area | \$/Sq.Ft.        | ECF Area   |
|------------------|---------------|--------------------|-------------|--------------------|--------------------|--------|------------|------------------|------------|
| \$129,700        | 58.95         | \$293,346          | \$60,458    | \$159,542          | \$217,652          | 0.733  | 2,990      | \$53.36          | 00003      |
| \$193,000        | 39.39         | \$544,226          | \$109,950   | \$380,050          | \$418,871          | 0.907  | 1,960      | \$193.90         | 00003      |
| \$223,100        | 46.48         | \$504,187          | \$84,950    | \$395,050          | \$392,893          | 1.005  | 2,546      | \$155.16         | 00003      |
| \$105,400        | 43.92         | \$208,072          | \$36,547    | \$203,453          | \$160,304          | 1.269  | 1,624      | \$125.28         | 00003      |
| \$143,000        | 39.18         | \$413,849          | \$55,700    | \$309,300          | \$334,719          | 0.924  | 2,564      | \$120.63         | 00003      |
| \$82,300         | 31.65         | \$182,101          | \$50,581    | \$209,419          | \$123,340          | 1.698  | 1,518      | \$137.96         | 00003      |
| \$73,900         | 36.95         | \$210,093          | \$35,450    | \$164,550          | \$163,897          | 1.004  | 1,274      | \$129.16         | 00003      |
| \$48,600         | 52.10         | \$115,037          | \$27,692    | \$65,588           | \$81,631           | 0.803  | 1,254      | \$52.30          | 00003      |
| <b>\$999,000</b> |               | <b>\$2,470,911</b> |             | <b>\$1,886,952</b> | <b>\$1,893,306</b> |        |            | <b>\$120.97</b>  |            |
| Sale. Ratio =>   | 42.54         |                    |             |                    | E.C.F. =>          | 0.997  |            | Std. Deviation=> | 0.30914625 |
| Std. Dev. =>     | 8.79          |                    |             |                    | Ave. E.C.F. =>     | 1.043  |            | Ave. Variance=>  | 22.0242    |

| Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table          |
|------------------|----------------|----------|------------|--------------|------------|-----------------------|---------------------|
| 31.0039          | 1-STORY        |          | \$59,400   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 13.5731          | 1-STORY        |          | \$109,950  | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 3.7562           | 1-STORY        |          | \$84,950   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 22.6120          | 1-STORY        |          | \$33,723   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 11.8992          | 1-1/2 STORY    |          | \$55,200   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 65.4849          | 2-STORY        |          | \$50,000   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 3.9065           | 1-STORY        |          | \$34,450   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 23.9581          | 1-1/4 STORY    |          | \$27,692   | No           | / /        |                       | 003 E. OF TELEGRAPH |
| 4.6408           |                |          |            |              |            |                       |                     |

Coefficient of Var=> 21.11519965

| Property Class | Building | Depr. |
|----------------|----------|-------|
| 401            |          | 53    |
| 401            |          | 82    |
| 401            |          | 83    |
| 401            |          | 63    |
| 401            |          | 83    |
| 401            |          | 51    |
| 401            |          | 64    |
| 401            |          | 49    |

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East of Telegraph Acreage Land Analysis

| Parcel Number  | Street Address         | Sale Date | Sale Price | Instr. | Terms of Sale                | Adj. Sale \$       |
|----------------|------------------------|-----------|------------|--------|------------------------------|--------------------|
| 01 013 037 00  | 3083 READY RD          | 05/27/22  | \$220,000  | WD     | 03-ARM'S LENGTH              | \$220,000          |
| 01 013 043 90  | 12155 BERLIN RD        | 03/22/23  | \$480,000  | WD     | 03-ARM'S LENGTH              | \$480,000          |
| 01 024 004 10  | 11925 BARRINGTON DRIVE | 08/13/21  | \$365,000  | WD     | 03-ARM'S LENGTH              | \$365,000          |
| 01 025 011 00  | 10940 SWAN CREEK RD    | 06/30/22  | \$270,000  | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$270,000          |
| 01 026 039 00  | 2797 E LABO RD         | 02/22/23  | \$260,000  | WD     | 03-ARM'S LENGTH              | \$260,000          |
| 01 035 012 20  | E LABO RD              | 03/29/22  | \$70,000   | WD     | 03-ARM'S LENGTH              | \$70,000           |
| <b>Totals:</b> |                        |           |            |        |                              | <b>\$2,110,000</b> |

East of Telegraph Land Analysis Front Foot

| Parcel Number  | Street Address            | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$     |
|----------------|---------------------------|-----------|------------|--------|-----------------|------------------|
| 01 023 002 00  | 3014 READY RD             | 06/03/22  | \$240,000  | WD     | 03-ARM'S LENGTH | \$240,000        |
| 01 036 002 00  | 3300 E LABO RD            | 02/17/22  | \$200,000  | WD     | 03-ARM'S LENGTH | \$200,000        |
| 01 070 054 00  | 3741 CARLETON ROCKWOOD RD | 11/23/21  | \$93,280   | WD     | 03-ARM'S LENGTH | \$93,280         |
| <b>Totals:</b> |                           |           |            |        |                 | <b>\$533,280</b> |



| Asd. when Sold     | Asd/Adj. Sale | Cur. Appraisal     | Land Residual    | Est. Land Value  | Effec. Front | Depth | Net Acres     | Total Acres  | Dollars/FF |
|--------------------|---------------|--------------------|------------------|------------------|--------------|-------|---------------|--------------|------------|
| \$129,700          | 58.95         | \$293,346          | (\$13,946)       | \$59,400         | 0.0          | 0.0   | 1.94          | 1.94         | #DIV/0!    |
| \$223,100          | 46.48         | \$504,187          | \$60,763         | \$84,950         | 0.0          | 0.0   | 4.99          | 4.99         | #DIV/0!    |
| \$143,000          | 39.18         | \$413,849          | \$6,351          | \$55,200         | 0.0          | 0.0   | 1.92          | 1.92         | #DIV/0!    |
| \$155,500          | 57.59         | \$350,061          | \$31,903         | \$111,964        | 0.0          | 0.0   | 10.14         | 6.48         | #DIV/0!    |
| \$82,300           | 31.65         | \$182,101          | \$127,899        | \$50,000         | 0.0          | 0.0   | 1.00          | 1.00         | #DIV/0!    |
| \$27,700           | 39.57         | \$68,895           | \$70,000         | \$68,895         | 0.0          | 0.0   | 2.82          | 2.82         | #DIV/0!    |
| <b>\$1,004,800</b> |               | <b>\$2,408,129</b> | <b>\$264,330</b> | <b>\$562,459</b> | <b>106.0</b> |       | <b>31.54</b>  | <b>27.87</b> |            |
| Sale. Ratio =>     | 47.62         |                    |                  |                  |              |       | Average       |              |            |
| Std. Dev. =>       | 13.10         |                    |                  |                  |              |       | per Netacre=> |              | 8,382.12   |

| Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land Residual   | Est. Land Value | Effec. Front | Depth | Net Acres     | Total Acres | Dollars/FF |
|------------------|---------------|------------------|-----------------|-----------------|--------------|-------|---------------|-------------|------------|
| \$105,400        | 43.92         | \$210,666        | \$65,651        | \$36,317        | 103.8        | 323.0 | 0.74          | 0.74        | \$633      |
| \$73,900         | 36.95         | \$207,693        | \$24,357        | \$32,050        | 106.0        | 300.0 | 0.72          | 0.72        | \$230      |
| \$48,600         | 52.10         | \$117,167        | \$5,935         | \$29,822        | 85.2         | 217.8 | 0.50          | 0.50        | \$70       |
| <b>\$227,900</b> |               | <b>\$535,526</b> | <b>\$95,943</b> | <b>\$98,189</b> | <b>295.0</b> |       | <b>1.96</b>   | <b>1.96</b> |            |
| Sale. Ratio =>   | 42.74         |                  |                 |                 |              |       | Average       |             |            |
| Std. Dev. =>     | 15.37         |                  |                 |                 |              |       | per FF=>      |             | \$325      |
|                  |               |                  |                 |                 |              |       | Average       |             |            |
|                  |               |                  |                 |                 |              |       | per Netacre=> |             | 48,875.70  |

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale        | Land Table          | Class | Rate Group 1 |
|--------------|--------------|--------------|----------|------------|------------------------------|---------------------|-------|--------------|
| (\$7,189)    | (\$0.17)     | 0.00         | 00003    | 2022R13265 |                              | 003 E. OF TELEGRAPH | 401   |              |
| \$12,177     | \$0.28       | 0.00         | 00003    | 2023R04243 |                              | 003 E. OF TELEGRAPH | 401   |              |
| \$3,308      | \$0.08       | 0.00         | 00003    | 2021R26296 |                              | 003 E. OF TELEGRAPH | 401   |              |
| \$3,145      | \$0.07       | 0.00         | 00003    | 2022R17714 | 01 025 012 00, 01 025 013 00 | 003 E. OF TELEGRAPH | 401   |              |
| \$127,899    | \$2.94       | 0.00         | 00003    | 2023R02975 |                              | 003 E. OF TELEGRAPH | 401   |              |
| \$24,823     | \$0.57       | 0.00         | 00003    | 2022R07309 |                              | 003 E. OF TELEGRAPH | 402   |              |

Average  
per SqFt=> \$0.19

| Dollars/Acre | Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table          | Class | Rate Group 1 |
|--------------|--------------|--------------|----------|------------|-----------------------|---------------------|-------|--------------|
| \$88,478     | \$2.03       | 100.00       | 00003    | 2022R12327 |                       | 003 E. OF TELEGRAPH | 401   | \$350/FF     |
| \$33,782     | \$0.78       | 106.00       | 00003    | 2022R03657 |                       | 003 E. OF TELEGRAPH | 401   | \$350/FF     |
| \$11,870     | \$0.27       | 100.00       | 00003    | 2021R31187 |                       | 003 E. OF TELEGRAPH | 401   | \$350/FF     |

Average  
per SqFt=> \$1.12

Rate Group 2 Rate Group 3



Rate Group 2 Rate Group 3

