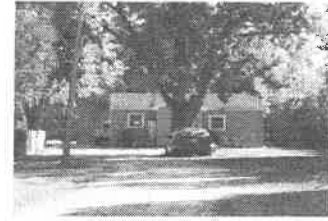


Neighborhoods Used: 00016.016 GARDEN EST SUB

13310 PARKWAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 065 011 10	11/04/2022 00016	401	160,000	85,443	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	55	67,322	97,418	0.691
Agricultural Buildings:		ResidualValue	CostByManual	E.C.F.	
		7235	10469	0.691	

!!MULTI-PARCEL SALE!!



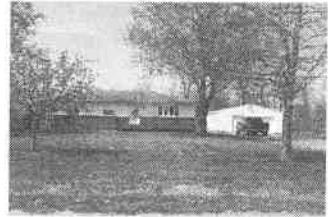
13232 ROSEDALE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 065 045 00	08/01/2022 00016	401	258,500	22,128	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	69	236,372	191,700	1.233



13091 ROSEDALE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 065 071 30	08/13/2021 00016	401	201,000	26,401	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	71	174,599	150,668	1.159



Neighborhoods Used: 00016.016 GARDEN EST SUB

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

08/21/2023 2:36 PM

Parcel:	01 065 011 10	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MCFARLAND TROY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13310 PARKWAY CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R21629	Created:	//
Split:	//	Active:	Active
Public Impr.:	Paved Road, Water, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	None	Gov. Unit:	01 ASH TOWNSHIP
		MAP #	
		School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00016 016 GARDEN EST SUB
Mailing Address:		Description:	
MCFARLAND TROY 13310 PARKWAY CARLETON MI 48117		864-767 & 768 771-877 978-943 1465-104 1547-0770 SUPERVISOR'S PLAT OF GARDEN ESTATES S 51 FT OF LOT 13	

Most Recent Sale Information

Sold on 11/04/2022 for 160,000 by ZATEK JOSEPH.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 2022R21629

Most Recent Permit Information

Permit PB10-0051 on 08/27/2010 for \$0 category RES, POLE BARN.

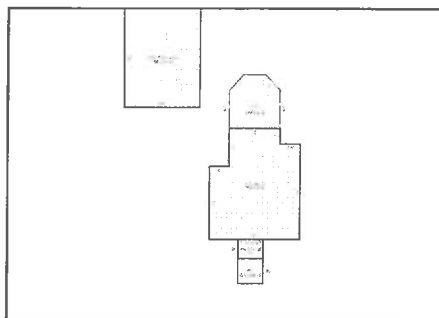
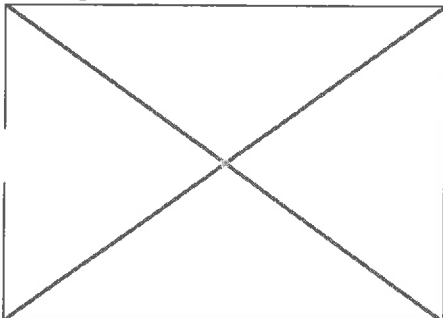
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	63,200	2023 Taxable:	63,200	Acreage:	0.74
Zoning:	R	Land Value:	Tentative	Frontage:	51.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	630.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1940	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: 1-STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 62	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 941	
Ground Area: 941	
Garage Area: 150	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/21/2023 2:35 PM

Parcel:	01 065 045 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER JENINE R & STOTT GRENNAN T	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13232 ROSEDALE CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R15837	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00016 016 GARDEN EST SUB
Mailing Address:		Description:	
MILLER JENINE R & STOTT GRENNAN T 13232 ROSEDALE CARLETON MI 48117		1549-0769/770 SUPERVISOR'S PLAT OF GARDEN ESTATES N 67 FT OF LOT 43.	

Most Recent Sale Information

Sold on 08/01/2022 for 258,500 by VAUGHN SARAH A & JENKINS JAMES C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15837

Most Recent Permit Information

Permit PM12-0041 on 12/07/2012 for \$0 category Mechanical, Fire Place.

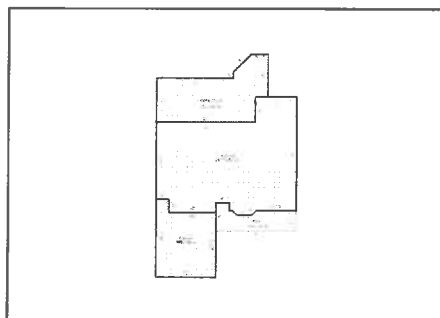
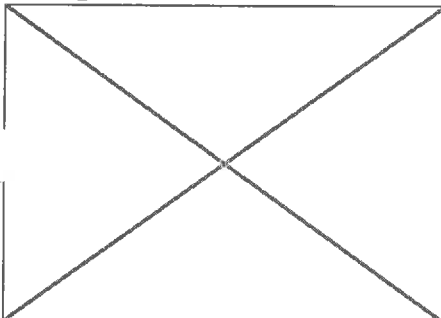
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	96,900	2023 Taxable:	96,900	Acreage:	0.46
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,328
Ground Area: 1,328
Garage Area: 405
Basement Area: 1,328
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

08/21/2023 2:35 PM

Parcel:	01 065 071 30	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RUSSELL SCOTT	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13091 ROSEDALE CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R22226	Created:	//
Split:	//	Active:	Active
Public Impr.:	Gravel Road, Water, Electric, Gas	Gov. Unit:	01 ASH TOWNSHIP
Topography:	None	MAP #	
		School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00016 016 GARDEN EST SUB
Mailing Address:		Description:	
RUSSELL SCOTT		770-368 1011-480 SUPERVISOR'S PLAT OF GARDEN ESTATES S 113 FT OF N 339 FT OF LOTS 69 & 70.	
13091 ROSEDALE			
CARLETON MI 48117-			

Most Recent Sale Information

Sold on 08/13/2021 for 201,000 by WELLS RUSSELL J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R22226

Most Recent Permit Information

Permit PB22-0145 on 11/02/2022 for \$11,151 category Res, Alteration.

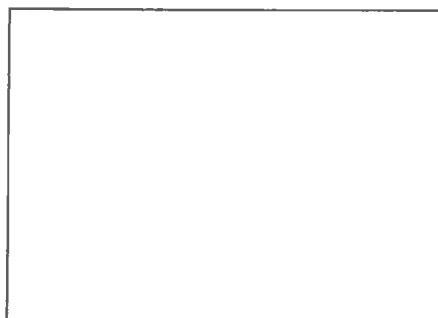
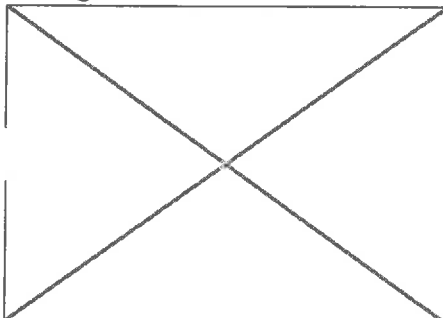
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	79,300	2023 Taxable:	79,300	Acreage:	0.49
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 1,008
Garage Area: 576
Basement Area: 1,008
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Garden Estates Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 065 011 10	13310 PARKWAY	11/04/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$92,200	57.63
01 065 045 00	13232 ROSEDALE	08/01/22	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$112,400	43.48
01 065 071 30	13091 ROSEDALE	08/13/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$80,600	40.10
Totals:						\$619,500	\$285,200	
						Sale. Ratio =>	46.04	
						Std. Dev. =>	9.30	

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$230,429	\$85,443	\$74,557	\$107,886	0.691	941	\$79.23	00016	33.6574
\$209,994	\$22,128	\$236,372	\$191,700	1.233	1,328	\$177.99	00016	20.5387
\$174,056	\$26,401	\$174,599	\$150,668	1.159	1,008	\$173.21	00016	13.1186
\$614,479		\$485,528	\$450,255			\$143.48		5.0697
				E.C.F. =>	1.078	Std. Deviation=>		0.29383294
				Ave. E.C.F. =>	1.028	Ave. Variance=>		22.4382
						Coefficient of Var=>		

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1-STORY	\$83,742	01 065 011 00	016 GARDEN EST SUB	401	55
1-STORY	\$22,128		016 GARDEN EST SUB	401	69
1-STORY	\$23,664		016 GARDEN EST SUB	401	71

21,83465569

Garden Estates Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 065 011 10	13310 PARKWAY	11/04/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$92,200	57.63
01 065 045 00	13232 ROSEDALE	08/01/22	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$112,400	43.48
01 065 071 30	13091 ROSEDALE	08/13/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$80,600	40.10
Totals:						\$619,500	\$285,200	
Sale. Ratio =>								46.04
Std. Dev. =>								9.30

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$189,167	\$52,361	\$81,528	2.65	0.74	\$19,781	\$0.45	183.00	00016	2022R21629
\$208,611	\$70,634	\$20,745	0.46	0.46	\$153,219	\$3.52	0.00	00016	2022R15837
\$172,577	\$50,608	\$22,185	0.49	0.49	\$102,653	\$2.36	0.00	00016	2021R22226
\$570,355	\$173,603	\$124,458	3.60	1.69					
Average		Average		Average		Average			
per FF=>		per Net Acre=>		48,209.66		per SqFt=>			
						\$1.11			

Other Parcels in Sale

Land Table

01 065 011 00

016 GARDEN EST SUB

016 GARDEN EST SUB

016 GARDEN EST SUB
