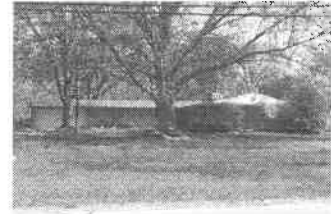


Neighborhoods Used: 00024.024 SEC 9 & 16

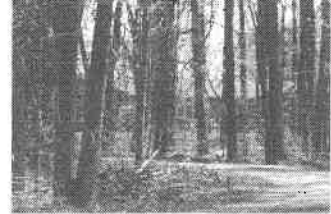
555 CARLETON ROCKWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 009 031 00	11/11/2021 00024	401	324,000	83,626	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	63	233,401	171,112	1.364
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	6973	5112	1.364		



12600 FESSNER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 016 012 00	09/13/2021 00024	401	560,000	219,300	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	70	324,414	355,285	0.913
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	16286	17836	0.913		



178 CARLETON ROCKWOOD RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
01 016 019 00	05/24/2021 00024	401	250,000	107,057	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1-STORY	45	111,976	100,881	1.110
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.		
	30967	27899	1.110		



Neighborhoods Used: 00024.024 SEC 9 & 16

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

09/18/2023 3:25 PM

Parcel: 01 009 031 00
Owner's Name: EMCH JESSICA & BEAUDRIE CHARLES
Property Address: 555 CARLETON ROCKWOOD RD
CARLETON, MI 48117
Liber/Page: 2021R31785
Split: //
Public Impr.: Paved Road, Water, 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: 00024 024 SEC 9 & 16

Mailing Address:

EMCH JESSICA & BEAUDRIE CHARLES
555 CARLETON ROCKWOOD RD
CARLETON MI 48117

Description:

1082-525 1271-0811 SEC 9 T5S R9E 3.67AMOL BEG AT A PT ON THE S LI OF SEC 9 N 88 DEG 43' E 223.61 FT FR THE S 1/4 COR OF 5D SEC TH N 01 DEG 53' 50" W 1106.68 FT TH N 59 DEG 48'35" E 158.99 FT TH S 01 DEG 53'50" E 1183.53 FT TH S 88 DEG 43' W 140 FT TO THE POB

Most Recent Sale Information

Sold on 11/11/2021 for 324,000 by EMCH NATHAN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R31785

Most Recent Permit Information

Permit PB19-0097 on 07/19/2019 for \$0 category Windows-replacement.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	126,300	2023 Taxable:	84,333	Acreage:	3.67
Zoning:	AG	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: 1953

Occupancy: Single Family

Class: C

Style: 1-STORY

Exterior: Alum., Vinyl

% Good (Physical): 63

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 1,720

Ground Area: 1,720

Garage Area: 600

Basement Area: 0

Basement Walls:

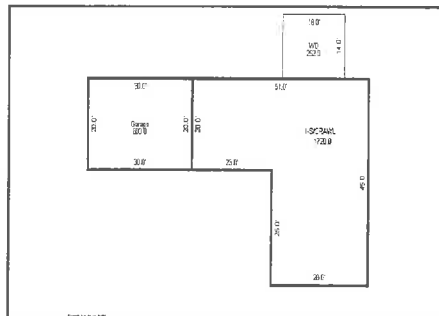
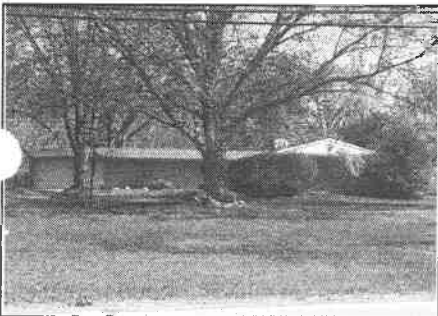
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:25 PM

Parcel:	01 016 012 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUMMEL WESLEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12600 FESSNER RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2021R25130	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Gravel Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00024 024 SEC 9 & 16

Mailing Address:

HUMMEL WESLEY
12600 FESSNER RD
CARLETON MI 48117-

Description:

808-527 819-541 SEC 16 T5S R9E 27.75 AC COM 1768 FT S 0 DEG 14'W FR N 1/4 COR OF SEC 16 TH S 88 DEG 38'14"E 525 FT TH N 0 DEG 41'E 275 FT TH S 88 DEG 38'14"E 781.73 FT TH S 0 DEG 41'W 480.41 FT TH S 0 DEG 58.25"W 655.4 FT TH N 88 DEG 57'04"W 775 FT TH N 0 DEG 41'E 350 FT TH N 88 DEG 57'04"W 525 FT TH N 0 DEG 41'E 518 FT TO POB

Most Recent Sale Information

Sold on 09/13/2021 for 560,000 by CARMACK KATHERINE J (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R25130

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	276,800	2023 Taxable:	272,160	Acreage:	27.05
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: 1979

Occupancy: Single Family

Class: C+5

Style: 1-STORY

Exterior: Brick

% Good (Physical): 70

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 3,032

Ground Area: 3,032

Garage Area: 529

Basement Area: 2,500

Basement Walls: Block

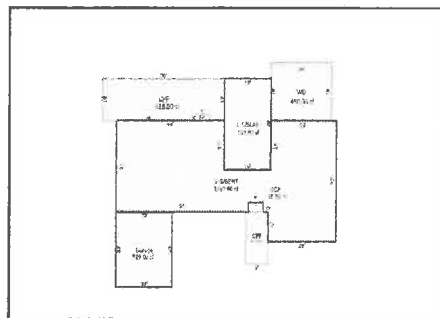
Estimated TCV: Tentative

of Agricultural Buildings: 3

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/18/2023 3:25 PM

Parcel: 01 016 019 00
Owner's Name: DUDEK ROBERT & BERNARDITA
Property Address: 178 CARLETON ROCKWOOD RD
CARLETON, MI 48117
Liber/Page: 2021R14710
Split: // **Created:** // **Active:** Active
Public Impr.: Paved Road, Water, 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: 00024 024 SEC 9 & 16

Mailing Address:

DUDEK ROBERT & BERNARDITA
178 CARLETON ROCKWOOD RD
CARLETON MI 48117

Description:

1078-5 & 6 SEC 16 T5S R9E 9.0718 AC COM 958.55 FT N 89 DEG 21'E FR NW COR OF SEC 16 TH N 89 DEG 21'E 90.58 FT TH S 0 DEG 10'E 657.58 FT TH S 89 DEG 37'W 838.06 FT TH N 03 DEG 37'W 269.44 FT TH N 61 DEG 15'E 651.45 FT TH TO RIGHT ON CURVE WITH A RADIUS OF 376.3 FT A DIST OF 184.55 FT TH N 0 DEG 39 'W 33 FT TO POB EXC W 60 FT THEREFROM

Most Recent Sale Information

Sold on 05/24/2021 for 250,000 by GEIMAN DEAN E & HELEN M TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2021R14710

Most Recent Permit Information

Permit 3806 on 10/18/1999 for \$0 category POLEBARN.

Physical Property Characteristics

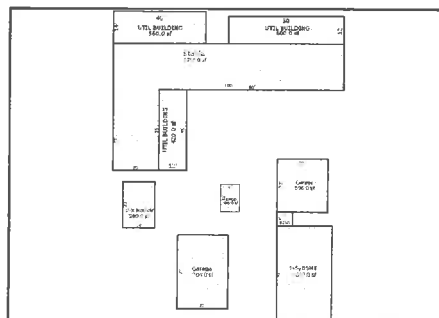
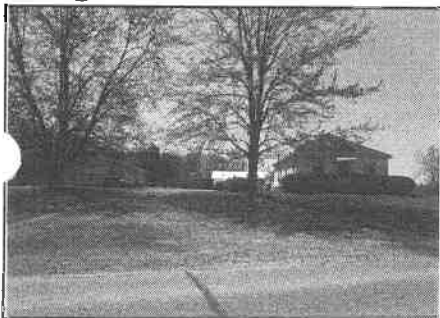
2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	113,900	2023 Taxable:	113,900	Acreage:	9.04
Zoning:	C-1	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1890
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 1,008
Garage Area: 1,210
Basement Area: 1,008
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:

Image/Sketch



Section 9 & 16 Grafton Fessner ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
01 009 031 00	555 CARLETON ROCKWOOD RD	11/11/21	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$114,800	
01 016 012 00	12600 FESSNER RD	09/13/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$265,300	
01 016 019 00	178 CARLETON ROCKWOOD RD	05/24/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$107,700	
Totals:							\$1,134,000	\$487,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
35.43	\$278,672	\$83,626	\$240,374	\$176,224	1.364	1,720	\$139.75	00024
47.38	\$631,502	\$219,300	\$340,700	\$373,121	0.913	3,032	\$112.37	00024
43.08	\$246,934	\$107,057	\$142,943	\$128,780	1.110	1,008	\$141.81	00024
	\$1,157,108		\$724,017	\$678,124			\$131.31	
43.02				E.C.F. =>	1.068		Std. Deviation=>	0.222606253
6.05				Ave. E.C.F. =>	1.129		Ave. Variance=>	15.6660

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
23.4989	1-STORY	\$78,350	024 SEC 9 & 16	401	63
21.5929	1-STORY	\$219,300	024 SEC 9 & 16	401	70
1.9061	1-STORY	\$105,200	024 SEC 9 & 16	401	45
6.1363					

Coefficient of Var=> 13.87548914

Section 9 & 16 Grafton Fessner Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 009 031 00	555 CARLETON ROCKWOOD RD	11/11/21	\$324,000	WD	03-ARMI'S LENGTH	\$324,000	\$114,800
01 016 012 00	12600 FESSNER RD	09/13/21	\$560,000	WD	03-ARMI'S LENGTH	\$560,000	\$265,300
01 016 019 00	178 CARLETON ROCKWOOD RD	05/24/21	\$250,000	WD	03-ARMI'S LENGTH	\$250,000	\$107,700
Totals:			\$1,134,000			\$1,134,000	\$487,800

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
35.43	\$278,672	\$123,678	\$78,350	3.67	3.67	\$33,700	\$0.77	00024
47.38	\$631,502	\$147,798	\$219,300	27.05	27.05	\$5,464	\$0.13	00024
43.08	\$246,934	\$108,266	\$105,200	9.04	9.04	\$11,976	\$0.27	00024
	\$1,157,108	\$379,742	\$402,850	39.76	39.76			
43.02				Average		Average		
6.05				per Net Acre=>	9,550.86	per SqFt=>	\$0.22	

Libref/Page	Land Table	Class
2021R31785	024 SEC 9 & 16	401
2021R25130	024 SEC 9 & 16	401
2021R14710	024 SEC 9 & 16	401
