

10

Schirmmacher Sub ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
01 060 020 00	146 VIRGINIA ST	08/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,300	42.61	\$145,812
Totals:			\$165,000			\$165,000	\$70,300	42.61	\$145,812

Sale. Ratio =>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
\$22,630	\$142,370	\$99,180	1.435	854	\$166.71	00028	1-STORY	\$21,630
	\$142,370	\$99,180			\$166.71			
	E.C.F. =>		1.435					
	Ave. E.C.F. =>		1.435					

Land Table	Property Class	Building	Depr.
028 SCHIRRMACHER SUB	401		80

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 11:48 AM

Parcel: 01 060 020 00
Owner's Name: BOULTON EMMALYNN & DALE
Property Address: 146 VIRGINIA ST
CARLETON, MI 48117-
Liber/Page: 2023R12192 **Created:** //
Split: // **Active:** Active
Public Impr.: Gravel Road, Water, Sewer, 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: 00028 028 SCHIRRMACHER SUB

Mailing Address: BOULTON EMMALYNN & DALE
146 VIRGINIA ST
CARLETON MI 48117-
Description: 1744/041/42 SCHIRRMACHER SUBDIVISION LOT 18.

Most Recent Sale Information

Sold on 08/08/2023 for 165,000 by WALKER NICHOLAS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2023R12192

Most Recent Permit Information

Permit PP20-0004 on 02/19/2020 for \$0 category Plumbing.

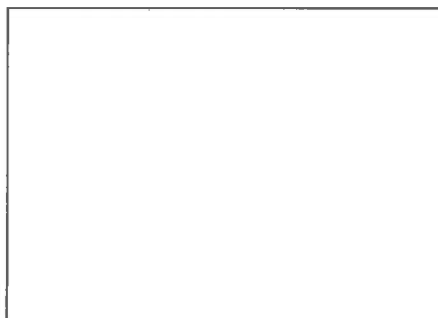
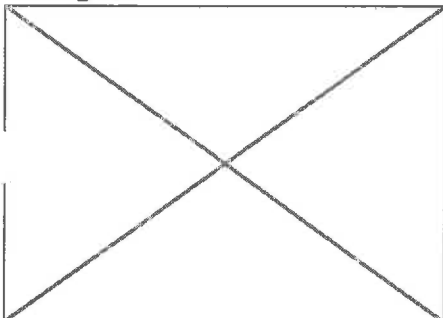
Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	Lot Dimensions:
2024 S.E.V.: 72,100	2024 Taxable: 72,100	Acreage: 0.14
Zoning: R	Land Value: Tentative	Frontage: 50.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 123.0

Improvement Data

of Residential Buildings: 1
Year Built: 1940
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Vinyl
% Good (Physical): 80
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 854
Ground Area: 854
Garage Area: 280
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



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01 060 020 00	146 VIRGINIA ST	08/08/23	\$165,000	WD	03-ARMY'S LENGTH	\$165,000	\$70,300	42.61	\$164,953
Totals:			\$165,000			\$165,000	\$70,300	42.61	\$164,953

Sale. Ratio =>

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	ECF Area
\$21,677	\$21,630	48.1	123.0	0.14	0.14	\$451	\$153,738	\$3.53	00028
\$21,677	\$21,630	48.1		0.14	0.14				
Average				Average				Average	
per FF=>		\$451		per Net Acre=>	153,737.59			per SqFt=>	\$3.53

Libert/Page	Land Table	Class	Rate	Group 1
2023R12192	028 SCHIRRMACHER SUB	401	450/FF	
