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Section 21 Gratton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
01 021 011 30	11903 FESSNER RD	04/15/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$108,900	39.60	
01 021 015 00	192 READY RD	07/25/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$121,500	33.29	
<b>Totals:</b>			<b>\$640,000</b>			<b>\$640,000</b>	<b>\$230,400</b>	<b>36.00</b>	
								Std. Dev. =>	4.46

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$265,341	\$40,186	\$234,814	\$205,809	1.141	1,680	\$139.77	00036	8.9412
\$314,095	\$67,412	\$297,588	\$225,487	1.320	1,824	\$163.15	00036	8.9412
<b>\$579,436</b>		<b>\$532,402</b>	<b>\$431,296</b>			<b>\$151.46</b>		<b>0.4079</b>
				<b>E.C.F. =&gt; 1.234</b>		<b>Std. Deviation=&gt;</b>	<b>0.12644745</b>	
				<b>Ave. E.C.F. =&gt; 1.230</b>		<b>Ave. Variance=&gt;</b>	<b>8.9412</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-1/4 STORY	\$38,774	036 SEC 21 GRAFTON RD	401	79
1-1/2 STORY	\$50,900	036 SEC 21 GRAFTON RD	401	77

7.267225258

# Real Estate Summary Sheet

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

09/30/2024 1:01 PM

<b>Parcel:</b>	01 021 011 30	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	TRAVIS STEVEN JR	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	11903 FESSNER RD CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R10809	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00036 036 SEC 21 GRAFTON RD
<b>Mailing Address:</b>		<b>Description:</b>	
TRAVIS STEVEN JR 11903 FESSNER RD CARLETON MI 48117		1169-479 & 480 SEC 21 T5S R9E .5509 AC COM 460 FT S FR N 1/4 COR OF SEC 21 TH S 100 FT TH N 89 DEG 03"W 240 FT TH N 100 FT TH S 89 DEG 03'E 240 FT TO POB	

## Most Recent Sale Information

Sold on 04/15/2022 for 275,000 by WILLIS RICHARD & SHELLY.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2022R10809

## Most Recent Permit Information

Permit B16-8854 on 12/15/2016 for \$0 category HOME.

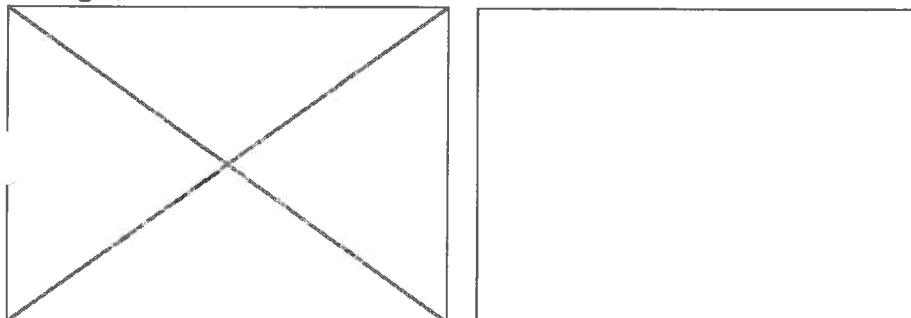
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	133,200	<b>2024 Taxable:</b>	109,095	<b>Acreage:</b>	0.55
<b>Toning:</b>	R	<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>	240.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1992  
Occupancy: Single Family  
Class: C-5  
Style: 1-1/4 STORY  
Exterior: Wood Siding  
% Good (Physical): 79  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,680  
Ground Area: 1,344  
Garage Area: 672  
Basement Area: 1,344  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 1:01 PM

**Parcel:** 01 021 015 00  
**Owner's Name:** TARCZYNSKI JOSEPH S & MISTY M  
**Property Address:** 192 READY RD  
CARLETON, MI 48117  
**Liber/Page:** 2022R15747  
**Split:** / /  
**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:** 00036 036 SEC 21 GRAFTON RD

## Mailing Address:

TARCZYNSKI JOSEPH S & MISTY M  
192 READY RD  
CARLETON MI 48117

## Description:

759-888 SEC 21 T5S R9E 1.094 AMOL COM AT A PT DIST S 89 DEG 03' E 654.15 FT ALG N LI OF SD SEC 21 FR NW COR TH CONT ALG SD N SEC LI S 89 DEG 03' E 135.76 FT TH S 02 DEG 15' 59" W 352.3 FT TH N 87 DEG 55' 58" W 135.72 FT TH N 02 DEG 15' 59" E 349.65 FT TO POB.

## Most Recent Sale Information

Sold on 07/25/2022 for 365,000 by PETE JEFFREY & LORAINE.

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

**Liber/Page:** 2022R15747

## Most Recent Permit Information

Permit PB24-0006 on 01/17/2024 for \$54,650 category Res, Accessory Structure.

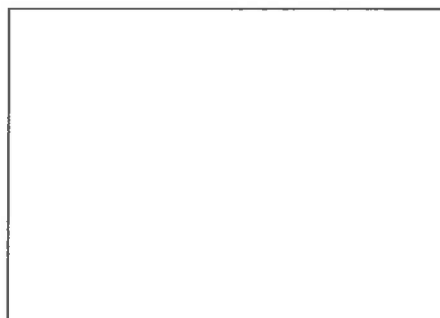
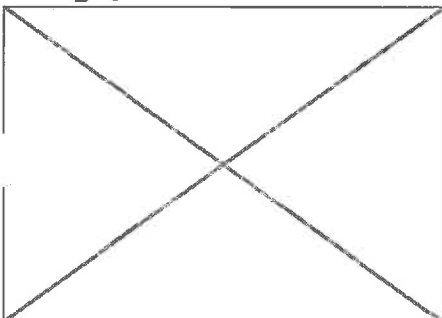
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	157,200	<b>2024 Taxable:</b>	137,865	<b>Acreage:</b>	1.09
<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: 1987  
Occupancy: Single Family  
Class: C  
Style: 1-1/2 STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 77  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,824  
Ground Area: 1,216  
Garage Area: 550  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Section 21 Grafton Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 021 011 30	11903 FESSNER RD	04/15/22	\$275,000	WD	03-ARMI'S LENGTH	\$275,000	\$108,900	39.60
01 021 015 00	192 READY RD	07/25/22	\$365,000	WD	03-ARMI'S LENGTH	\$365,000	\$121,500	33.29
01 021 037 60	420 FESSNER RD	09/09/22	\$40,000	WD	03-ARMI'S LENGTH	\$40,000	\$18,200	45.50
<b>Totals:</b>			<b>\$680,000</b>			<b>\$680,000</b>	<b>\$248,600</b>	
							Sale. Ratio =>	36.56
							Std. Dev. =>	6.11

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$263,494	\$48,433	\$36,927	73.9	240.0	0.55	0.55	\$656	\$87,900	\$2.02
\$314,095	\$101,805	\$50,900	0.0	0.0	1.09	1.09	#DIV/0!	\$93,399	\$2.14
\$40,382	\$40,000	\$40,382	80.8	287.0	0.66	0.66	\$495	\$60,698	\$1.39
<b>\$617,971</b>	<b>\$190,238</b>	<b>\$128,209</b>	<b>154.6</b>		<b>2.30</b>	<b>2.30</b>			
Average									
per FF=>			\$572		Average				
					per Net Acre=>		82,712.17		
					Average				
					per SqFt=>				\$1.90



Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
100.00	00036	2022R10809	036 SEC 21 GRAFTON RD	401	\$500 FRONTAGE
0.00	00036	2022R15747	036 SEC 21 GRAFTON RD	401	
100.00	00036	2022R18362	036 SEC 21 GRAFTON RD	402	\$500 FRONTAGE