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South Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 029 012 00	10949 GRAFTON RD	06/10/22	\$415,000	WD	03-ARMI'S LENGTH	\$415,000	\$131,800	31.76
01 033 015 00	9500 GRAFTON RD	12/16/22	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$140,200	35.05
01 033 015 00	9500 GRAFTON RD	06/30/23	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$166,500	41.63
01 050 003 00	10311 GRAFTON RD	10/06/23	\$325,000	WD	03-ARMI'S LENGTH	\$325,000	\$106,900	32.89
Totals:			\$1,540,000			\$1,540,000	\$545,400	

Sale. Ratio => 35.42

Std. Dev. => 4.41

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$389,536	\$93,627	\$321,373	\$252,052	1.275	2,025	\$158.70	00044	7.1947
\$378,565	\$58,808	\$341,192	\$275,331	1.239	1,540	\$221.55	00044	10.7767
\$378,565	\$58,808	\$341,192	\$275,331	1.239	1,540	\$221.55	00044	10.7767
\$243,881	\$37,056	\$287,944	\$176,171	1.634	1,210	\$237.97	00044	28.7481
\$1,390,547		\$1,291,701	\$978,885			\$209.94		2.7410
				E.C.F. =>	1.320	Std. Deviation=>	0.19239657	
				Ave. E.C.F. =>	1.347	Ave. Variance=>	14.3741	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-3/4 STORY	\$92,000	044 S. GRAFTON RD.	401	76
1-STORY	\$53,520	044 S. GRAFTON RD.	401	78
1-STORY	\$53,520	044 S. GRAFTON RD.	401	78
1-STORY	\$35,306	044 S. GRAFTON RD.	401	76

10.67137123

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:14 PM

Parcel: 01 029 012 00
Owner's Name: SNYDER THOMAS P & TAMMY L
Property Address: 10949 GRAFTON RD
CARLETON, MI 48117-
Liber/Page: 2022R12798 **Created:** / /
Split: / / **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: 00044 044 S. GRAFTON RD.

Mailing Address:

SNYDER THOMAS P & TAMMY L
10949 GRAFTON RD
CARLETON MI 48117-

Description:

A542D-6 817-224 SEC 29 T5S R9E 4.20 A COM 2198.61 FT N FR E 1/4 COR TH S 89DEG 56' W 350 FT TH S 100 FT TH S 89 DEG 56'W 569.26 FT TH N 0 DEG 02'E 236.94 FT TH N 89DEG 56' E 919.12 FT TH S 136.94 FT POB.

Most Recent Sale Information

Sold on 06/10/2022 for 415,000 by DUFFY TIMOTHY P JR & SIERRA N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R12798

Most Recent Permit Information

Permit PB24-0102 on 07/22/2024 for \$38,000 category Res, Accessory Structure.

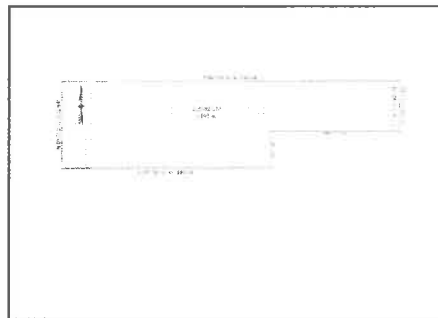
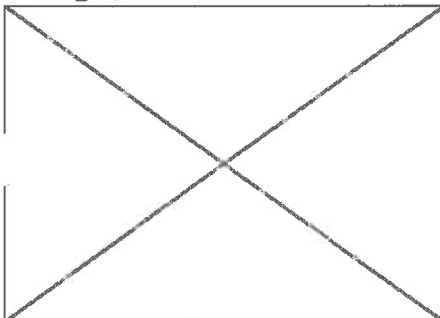
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	191,200	2024 Taxable:	170,835	Acreage:	4.30
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: 1986
Occupancy: Single Family
Class: C
Style: 1-3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,025
Ground Area: 1,148
Garage Area: 616
Basement Area: 1,148
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:14 PM

Parcel: 01 029 015 00
Owner's Name: WHITE BRIAN C & MICHELLE L
Property Address: 975 W SIGLER RD
CARLETON, MI 48117-
Liber/Page: 2022R02470 **Created:** / /
Split: / / **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: 00002 002 W. OF GRAFTON

Mailing Address:

WHITE BRIAN C & MICHELLE L
975 W SIGLER RD
CARLETON MI 48117-

Description:

975 SIGLER RD SEC 29 T5S R9E 8.37 A COM AT A PT IN THE SIGLER RD AT THE NW COR OF NE 1/4 OF SEC 29 T5S R9E SD PT BEING 24.60 FT E OF THE C L OF THE E TRACK OF THE C & O R R TH E ALG THE N LI OF SEC 29 24.05 FT AS THE P O B TH S 5DEG 30' E ALG THE E R/W LI OF THE C&O R R 1321.20 FT TH N 86DEG 08'E 275.24 FT TH N 5DEG 30' W 1329.30 FT TO THE N LI OF SEC 29 TH S 84DEG 27' W 275.23 FT TO P O B. *****

Most Recent Sale Information

Sold on 07/19/2002 for 172,000 by SAVIEO, HAROLD W & BURNADENE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2256/0398

Most Recent Permit Information

Permit PE22-0078 on 07/26/2022 for \$0 category Electrical.

Physical Property Characteristics

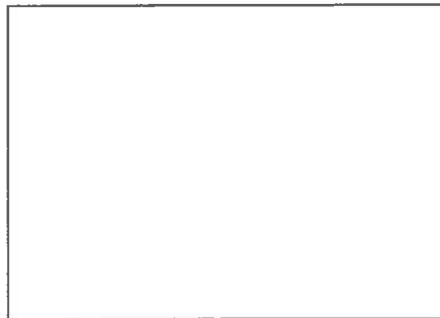
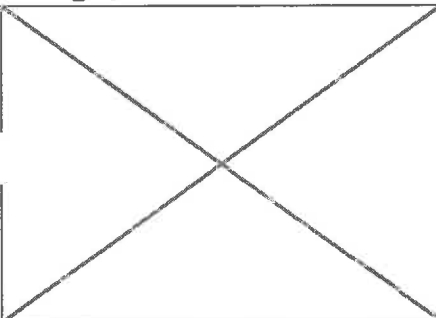
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	119,000	2024 Taxable:	111,195	Acreage:	8.37
Zoning:	RE	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1951
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 56
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,260
Ground Area: 1,260
Garage Area: 840
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:14 PM

Parcel: 01 050 003 00
Owner's Name: WEBB DANIEL J & RACHEL E
Property Address: 10311 GRAFTON RD
CARLETON, MI 48117-
Liber/Page: 2023R15642 **Created:** //
Split: // **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: 00044 044 S. GRAFTON RD.

Mailing Address:

WEBB DANIEL J & RACHEL E
10311 GRAFTON RD
CARLETON MI 48117-

Description:

943-841 1103-871 1353-0531 GRAFTON HEIGHTS MANOR LOT 3.

Most Recent Sale Information

Sold on 10/06/2023 for 325,000 by OCONNELL TODD W & KING PAULINE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R15642

Most Recent Permit Information

Permit PM24-0025 on 03/11/2024 for \$0 category Mechanical.

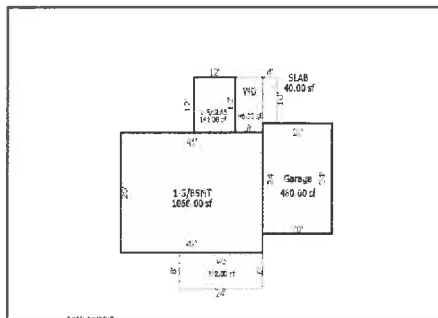
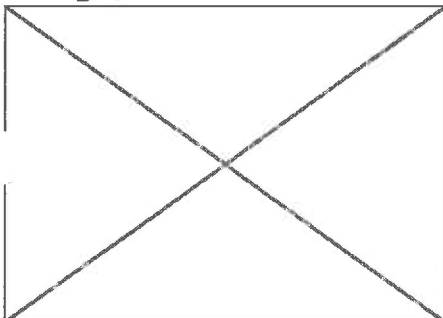
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	121,600	2024 Taxable:	121,600	Acreage:	0.64
Zoning:	R	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	277.0

Improvement Data

of Residential Buildings: 1
Year Built: 1967
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,210
Ground Area: 1,210
Garage Area: 480
Basement Area: 1,066
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



South Grafton Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 029 012 00	10949 GRAFTON RD	06/10/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$131,800	31.76
01 033 015 00	9500 GRAFTON RD	12/16/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$140,200	35.05
01 033 015 00	9500 GRAFTON RD	06/30/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$166,500	41.63
01 050 003 00	10311 GRAFTON RD	10/06/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$106,900	32.89
Totals:			\$1,540,000			\$1,540,000	\$545,400	

Sale. Ratio => 35.42

Std. Dev. => 4.41

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$389,536	\$117,464	\$92,000	0.0	0.0	4.30	4.30	#DIV/0!	\$227,317	\$0.63
\$378,565	\$74,955	\$53,520	0.0	0.0	1.50	1.50	#DIV/0!	\$49,970	\$1.15
\$378,565	\$74,955	\$53,520	0.0	0.0	1.50	1.50	#DIV/0!	\$49,970	\$1.15
\$243,881	\$116,425	\$35,306	117.7	277.0	0.64	0.64	\$989	\$183,058	\$4.20
\$1,390,547	\$383,799	\$234,346	117.7		7.94	7.94			

Average per Net Acre=> 48,361.77 Average per SqFt=> \$1.11

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00044	2022R12798	044 S. GRAFTON RD.	401
0.00	00044	2022R23939	044 S. GRAFTON RD.	401
0.00	00044	2023R10127	044 S. GRAFTON RD.	401
100.00	00044	2023R15642	044 S. GRAFTON RD.	401
