

14

Telegraph Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
01 013 020 00	12935 TELEGRAPH RD	12/08/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,500	43.96
01 014 079 00	12021 TELEGRAPH RD	02/29/24	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$92,000	58.04
01 023 011 00	11746 TELEGRAPH RD	12/02/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$154,500	37.45
01 023 030 00	11845 TELEGRAPH RD	10/28/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$226,400	40.79
01 023 054 50	11293 TELEGRAPH RD	08/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$80,700	28.32
01 070 046 01	13204 TELEGRAPH RD	10/31/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$63,900	42.32
Totals:						\$1,802,000	\$723,000	

Sale. Ratio => 40.12
 Std. Dev. => 9.70

Outlier

01 014 048 00	12225 TELEGRAPH RD	08/29/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$272,500	34.06
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$245,484	\$51,930	\$188,070	\$188,465	0.998	1,692	\$111.15	00050	9.5830
\$212,763	\$54,911	\$103,589	\$153,829	0.673	1,615	\$64.14	00050	22.8667
\$416,178	\$148,000	\$264,500	\$261,558	1.011	2,070	\$127.78	00050	10.9177
\$561,204	\$74,850	\$480,150	\$474,381	1.012	3,072	\$156.30	00050	11.0090
\$290,311	\$76,260	\$208,740	\$209,074	0.998	1,799	\$116.03	00050	9.6332
\$182,549	\$77,246	\$73,754	\$102,535	0.719	1,296	\$56.91	00050	18.2763
\$1,908,489		\$1,318,803	\$1,389,841			\$105.39		4.6816
				E.C.F. =>	0.949	Std. Deviation=>	0.1601211	
				Ave. E.C.F. =>	0.902	Ave. Variance=>	13.7143	Coefficient of Var=>
\$653,994	\$359,301	\$440,699	\$290,467	1.517	6,666	\$66.11	00050	151.7207

Building Style	Land Value	Land Table	Property Class	Building	Depr.
2-STORY	\$50,800	050 RESIDENTIAL TEL	401		62
1-STORY	\$52,200	050 RESIDENTIAL TEL	401		62
TRI LEVEL	\$147,000	050 RESIDENTIAL TEL	401		78
1-1/2 STORY	\$73,850	050 RESIDENTIAL TEL	401		84
2-STORY	\$72,500	050 RESIDENTIAL TEL	401		78
1-1/2 STORY	\$74,990	050 RESIDENTIAL TEL	401		59

15.2031584

2-STORY	\$338,205	050 RESIDENTIAL TEL	401		52
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Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:24 PM

Parcel:	01 013 020 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	COLLECT, RODNEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12935 TELEGRAPH RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2023R18332	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00050 050 RESIDENTIAL TEL

Mailing Address:

COLLECT, RODNEY
12935 TELEGRAPH RD
CARLETON MI 48117

Description:

1660-0378-379 928-773 1020-464 TO 466 1431-737 SEC 13 T5S R9E 1.0842 A COM 493.30 FT S OF THE NW COR OF THE E 1/2 OF THE NW 1/4 OF SEC 13 T5S R9E TH S 88DEG 20' 04" E 578.30 FT TO C L OF TELEGRAPH RD TH FOLL C L OF SD RD S 29DEG 27' W 96 FT TH N 88DEG 20' 04" W 532.88 FT TH N 85.01 FT TO THE P O B

Most Recent Sale Information

Sold on 12/08/2023 for 240,000 by MCGINNIS BERNARD & PAMELA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R18332

Most Recent Permit Information

Permit PB24-0024 on 02/28/2024 for \$0 category Windows-replacement.

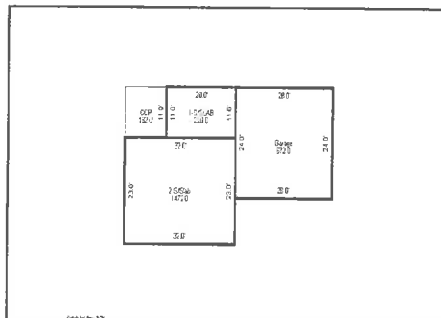
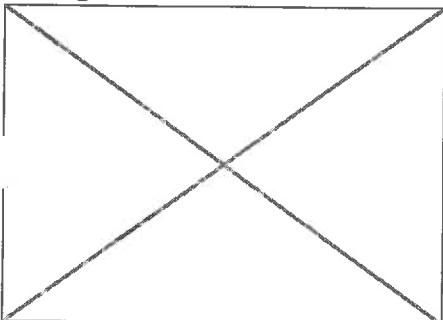
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	124,300	2024 Taxable:	124,300	Acreage:	1.08
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: 1962
Occupancy: Single Family
Class: C
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,692
Ground Area: 956
Garage Area: 1,008
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:24 PM

Parcel: 01 014 079 00
Owner's Name: LOPEZ MARIA
Property Address: 12021 TELEGRAPH RD
CARLETON, MI 48117-
Liber/Page: 2024R02854
Split: / /
Public Impr.: Gravel 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: 00050 050 RESIDENTIAL TEL

Mailing Address:

LOPEZ MARIA
12021 TELEGRAPH RD
CARLETON MI 48117-

Description:

882-491 939-451 & 452 1515-345 SEC 14 T5S R9E 1.22 A COM 17.29 FT N 89DEG 52' E & 1080.72 FT S 28DEG W FR NE COR OF SE 1/4 OF SE 1/4 OF SEC 14 TH S 28DEG W 150 FT TH N 89DEG 38' W 365.87 FT TH N 0DEG 22' E 132.89 FT TH S 89DEG 38' E 435.44 FT TO POB DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 02/29/2024 for 158,500 by SHUMBERA KARON.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R02854

Most Recent Permit Information

Permit PB16-0090 on 07/26/2016 for \$0 category Res, Alteration.

Physical Property Characteristics

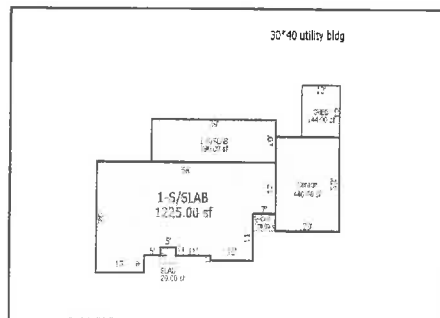
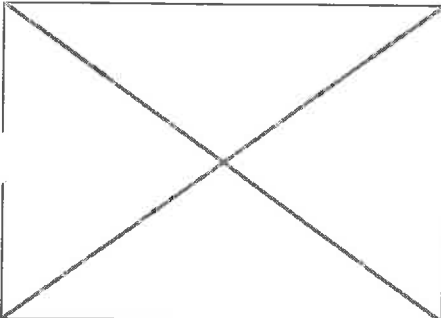
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	107,700	2024 Taxable:	55,277	Acreage:	1.22
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
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: 1,615
Ground Area: 1,615
Garage Area: 440
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

09/30/2024 1:24 PM

Parcel:	01 023 011 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KOHLHOFF STEVEN L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11746 TELEGRAPH RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R23443	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas, Standard Utilities	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00050 050 RESIDENTIAL TEL

Mailing Address:

KOHLHOFF STEVEN L
11746 TELEGRAPH
CARLETON MI 48117

Description:

1580-0013/0024 113-552,553 SEC 23 T5S R9E 14 A COM 338.45 FT S 0DEG 13' W FR THE NE COR OF SE 1/4 OF NE 1/4 OF SEC 23 T5S R9E TH S 0DEG 13' W 318.70 FT TH N 89DEG 37' W 527.61 FT TH N 48DEG 16' W 1050.78 FT TH N 0DEG 06' W 69.08 FT TH N 27DEG 57' E 244.87 FT TH S 62DEG 03' E 260 FT TH S 60DEG 30' E 1111.60 FT TO THE P O B BEING PT OF E 1/2 OF NE 1/4.

Most Recent Sale Information

Sold on 12/02/2022 for 412,500 by MOSS ROBERT.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R23443

Most Recent Permit Information

Permit PB16-0116 on 09/08/2016 for \$0 category Res, Alteration.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	207,300	2024 Taxable:	181,650	Acreage:	14.00
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: 0

Occupancy: Single Family

Class: C

Style: TRI LEVEL

Exterior: Wood Siding

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 1

Floor Area: 2,070

Ground Area: 1,456

Garage Area: 900

Basement Area: 0

Basement Walls:

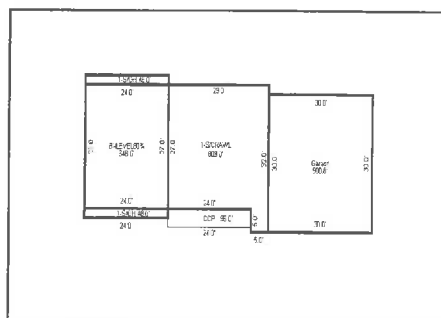
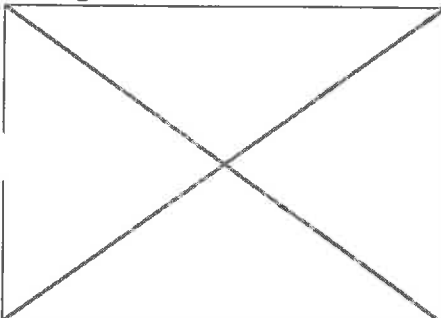
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:24 PM

Parcel: 01 023 030 00
Owner's Name: FRICKE BRANDON & CRYSTAL
Property Address: 11845 TELEGRAPH RD
CARLETON, MI 48117
Liber/Page: 2022R21197
Split: / /
Public Impr.: Gravel Road, Electric, Gas
Topography: Level

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: 00050 050 RESIDENTIAL TEL

Mailing Address:

FRICKE BRANDON & CRYSTAL
11845 TELEGRAPH RD
CARLETON MI 48117

Description:

1026-114 TO 117 SEC. 23, T5S, R9E COMM. AT PT. 548.50 FT. S. 0DEG 30' E. FR. CEN. LI. OF READY RD. AT NE COR OF W 1/2 OF NE 1/4 SEC. 23, TH. W. 660.43 FT. TH. S. 0 DEG 35' E 165 FT TH E 660.19 FT TH N 0 DEG 30' W 165 FT TO PL OF BEG. ALSO INCLUDING PARCEL BEG AT A PT ON THE W LI OF TELEGRAPH RD 15 N OF THE S LINE OF THE FOLLOWING DES PARCEL: ALL THAT PART OF THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SEC 23, T5S R9E LING W'LY OF THE HWY KNOWN AS TELEGRAPH RD, EXC 1/2 AC, MOL, SOLD OFF FROM THE S END THEREOF, TH W'LY AND PARALLEL WITH THE S LI OF SAID PROEPRTY TO A PT 15 FT E OF THE W LINE OF THE ABOVE DES PROPERTY, TH NW'LY PARALEL WITH THE W SIDE OF THE ABOVE DES PROPERTY 17 FT; TH W'LY TO A PT IN THE W LI OF THE AOBVE DES PREMISES 32.0 FT N OF THE S LINE OF SAID PROPERTY; TH SE'LY ALTHE W SIDE OF SAID PROPERTY TO THE S LINE OF SAID PROPERTY; TH E'LY ALONG S LINE OF SAID PROEPRTY TO THE W LINE OF TELEGRAPH ROAD; TH N'LY ALONG THE W LINE OF TELEGRAPH ROAD TO POB.

Most Recent Sale Information

Sold on 10/28/2022 for 555,000 by GRAF JANEEN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21197

Most Recent Permit Information

Permit PB15-0116 on 10/15/2015 for \$0 category Res, Pole Barn.

Physical Property Characteristics

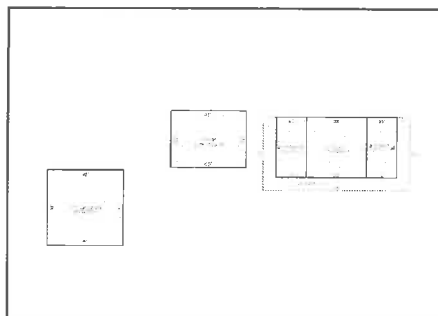
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	281,200	2024 Taxable:	244,125	Acreage:	2.59
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2008
Occupancy: Single Family
Class: C+10
Style: 1-1/2 STORY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 3,072
Ground Area: 2,048
Garage Area: 1,200
Basement Area: 2,048
Basement Walls: Poured
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:24 PM

Parcel:	01 023 054 50	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SPACKEY PATRICK	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11293 TELEGRAPH RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R18129	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00050 050 RESIDENTIAL TEL

Mailing Address:

SPACKEY PATRICK
11293 TELEGRAPH RD
CARLETON MI 48117

Description:

755-414 1482-0841/0842 1641-0623 SEC 23 T5S R9E 2.5005 AC COM AT A PT N 89 DEG 53'05"E 1312.89 FT & S 0 DEG 07'50"E 1530.07 FT & S 89 DEG 20'41"E 625.35 FT & N 390.39 FT FR W 1/4 COR OF SEC 23 TH N 174.81 FT TH E 669.20 FT TH ALG W'LY ROW LI OF TELEGRAPH RD S 27 DEG 49'08"W 197.65 FT TH W 576.95 FT TO POB

Most Recent Sale Information

Sold on 08/30/2022 for 285,000 by DOTSON ROBERT C & JOANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R18129

Most Recent Permit Information

Permit PB20-0061 on 06/17/2020 for \$0 category Deck.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	144,200	2024 Taxable:	126,630	Acreage:	2.50
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: 1880

Occupancy: Single Family

Class: CD

Style: 2-STORY

Exterior: Brick

% Good (Physical): 78

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 3

Full Baths: 1 Half Baths: 0

Floor Area: 1,799

Ground Area: 1,068

Garage Area: 0

Basement Area: 776

Basement Walls:

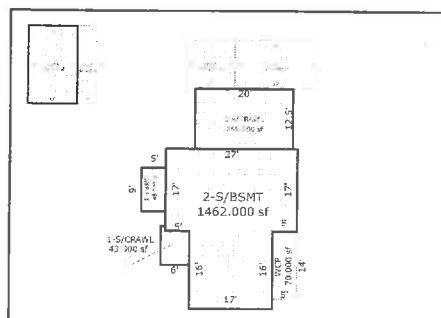
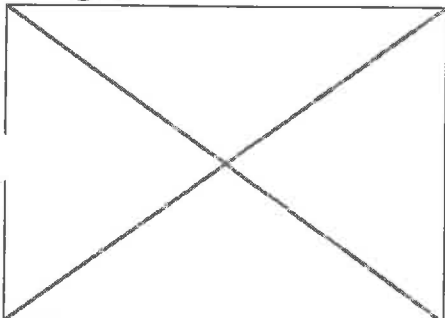
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 1:24 PM

Parcel:	01 070 046 01	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH KELSEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13204 TELEGRAPH RD FLAT ROCK, MI 48134	Taxable Status	TAXABLE
Liber/Page:	2022R21813	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Gravel Road, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00050 050 RESIDENTIAL TEL

Mailing Address:

SMITH KELSEY
13204 TELEGRAPH RD
FLAT ROCK MI 48134

Description:

1813-0368/0369 "SUPERVISOR'S PLAT NO. 1" PARTS OF LOTS 23 & 24 AND ALL OF LOT 25 ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 8 OF PLATS, PAGES 23 AND 24 MONROE COUNTY REGISTER OF DEEDS OFFICE MORE PARTICULARLY DES AS BEG AT THE SW COR OF LOT 23 TH S 27 DEG 12' 00" W 132.60 FT; TH N 89 DEG 54' 22" E 701.67 FT; TH N 0 DEG 27' 39" E 313.70 FT; TH S 89 DEG 52' 14" W 190.95 FT; TH S 0 DEG 06' 28" E 195.62 FT; TH S 89 DEG 53' 32" W 363.0 FT; TH S 0 DEG 06' 28" E 5.0 FT; TH S 89 DEG 53' 32" W 50.00 FT; TH N 0 DEG 06' 28" W 5.0 FT; TH S 89 DEG 53' 32" W 40.00 FT TO POB. CONTAINING 2.666 AMOL

Most Recent Sale Information

Sold on 10/31/2022 for 151,000 by HOLMES TRACY ALAN & CHRISTINE ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21813

Most Recent Permit Information

Permit 3170 on 08/15/1996 for \$0 category NON-CONSIDERATION.

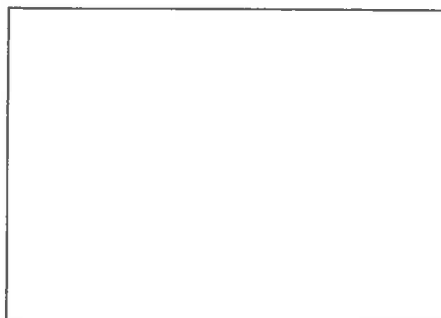
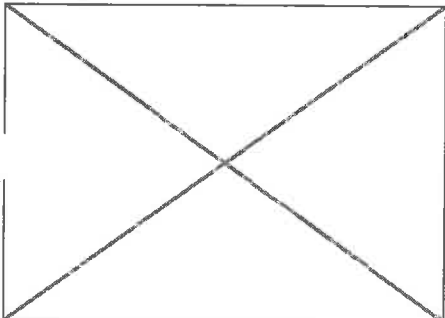
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	79,000	2024 Taxable:	67,725	Acreage:	2.67
Zoning:	C-3	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: 1920
Occupancy: Single Family
Class: CD
Style: 1-1/2 STORY
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,296
Ground Area: 864
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Telegraph Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 020 00	12935 TELEGRAPH RD	12/08/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$105,500	43.96
01 014 048 00	12225 TELEGRAPH RD	08/29/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$272,500	34.06
01 014 079 00	12021 TELEGRAPH RD	02/29/24	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$92,000	58.04
01 023 011 00	11746 TELEGRAPH RD	12/02/22	\$412,500	WD	03-ARM'S LENGTH	\$412,500	\$154,500	37.45
01 023 030 00	11845 TELEGRAPH RD	10/28/22	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$226,400	40.79
01 023 054 50	11293 TELEGRAPH RD	08/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$80,700	28.32
01 026 022 00	TELEGRAPH RD	11/14/23	\$85,100	WD	03-ARM'S LENGTH	\$85,100	\$40,000	47.00
01 070 046 01	13204 TELEGRAPH RD	10/31/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$63,900	42.32
Totals:			\$2,687,100			\$2,687,100	\$1,035,500	

Sale. Ratio => 38.54

Std. Dev. => 8.92

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Libber/Page
\$245,484	\$45,316	\$50,800	1.08	1.08	\$41,959	\$0.96	00050	2023R18332
\$653,994	\$484,211	\$338,205	34.16	34.16	\$14,174	\$0.33	00050	2023R14952
\$212,763	(\$2,063)	\$52,200	1.22	1.22	(\$1,691)	(\$0.04)	00050	2024R02854
\$416,178	\$143,322	\$147,000	14.00	14.00	\$10,237	\$0.24	00050	2022R23443
\$561,204	\$67,646	\$73,850	2.59	2.59	\$26,118	\$0.60	00050	2022R21197
\$290,311	\$67,189	\$72,500	2.50	2.50	\$26,876	\$0.62	00050	2022R18129
\$100,000	\$85,100	\$100,000	5.20	5.20	\$16,365	\$0.38	00050	2023R18774
\$182,549	\$43,441	\$74,990	2.67	2.67	\$16,294	\$0.37	00050	2022R21813
\$2,662,483	\$934,162	\$909,545	63.42	63.42				

Average per Net Acre=> 14,730.47 per SqFt=> \$0.34

Land Table	Class
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	401
050 RESIDENTIAL TEL	402
050 RESIDENTIAL TEL	401
