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Carleton Crossing ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 007 00	225 RABBIT RUN RD	09/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$167,500	42.41
41 025 009 00	323 RABBIT RUN RD	12/22/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,400	44.98
41 025 034 00	240 NATURES WAY ST	06/10/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,600	46.53
<b>Totals:</b>						<b>\$1,044,900</b>	<b>\$1,044,900</b>	<b>\$464,500</b>
						Sale. Ratio =>		44.45
						Std. Dev. =>		2.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$389,541	\$32,384	\$362,616	\$397,283	0.913	2,125	\$170.64	025	1.8320
\$332,460	\$32,384	\$317,516	\$333,789	0.951	2,034	\$156.10	025	5.6828
\$326,043	\$32,384	\$267,616	\$326,651	0.819	1,737	\$154.07	025	7.5148
<b>\$1,048,044</b>		<b>\$947,748</b>	<b>\$1,057,722</b>			<b>\$160.27</b>		<b>0.1607</b>
				E.C.F. =>	0.896	Std. Deviation=>	0.06786852	
				Ave. E.C.F. =>	0.894	Ave. Variance=>	5.0099	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$29,884	CARLETON CROSSING	401	83
1-STORY	\$29,884	CARLETON CROSSING	401	86
1-STORY	\$29,884	CARLETON CROSSING	401	90

5.601246404

# Real Estate Summary Sheet

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

09/30/2024 1:53 PM

<b>Parcel:</b>	41 025 007 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PIETRAZ TERESA DEE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	225 RABBIT RUN RD CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R18420	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Mailing Address:</b>		<b>Description:</b>	
PIETRAZ TERESA DEE		T5S R9E SE 1/4 OF SEC 17	
225 RABBIT RUN RD		CARLETON CROSSINGS	
CARLETON MI 48117		LOT 7	

## Most Recent Sale Information

Sold on 09/15/2022 for 395,000 by SCHICK PHILLIP J & KIMBERLY C.

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

**Liber/Page:** 2022R18420

## Most Recent Permit Information

Permit B19-0001 on 01/03/2019 for \$63,250 category RES, ALTERATION.

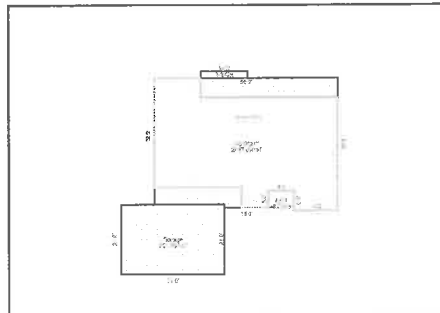
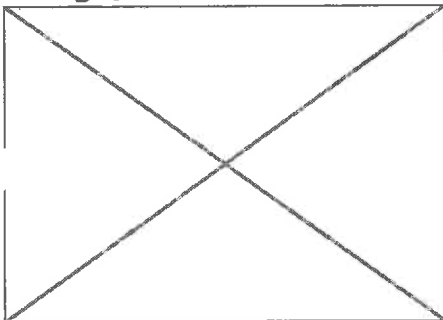
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	199,100	<b>2024 Taxable:</b>	194,040	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	85.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2006  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 83  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 3 Half Baths: 1  
Floor Area: 2,125  
Ground Area: 2,097  
Garage Area: 651  
Basement Area: 2,097  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 1:53 PM

<b>Parcel:</b>	41 025 009 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	FELDPAUSCH TERRY & KONCZAL MICHELLE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	323 RABBIT RUN RD CARLETON, MI 48117	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	2023R18917	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	<b>MAP #:</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	025 CARLETON CROSSING
<b>Mailing Address:</b>		<b>Description:</b>	
FELDPAUSCH TERRY & KONCZAL MICHELLE 323 RABBIT RUN RD CARLETON MI 48117		T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 9	

## Most Recent Sale Information

Sold on 12/22/2023 for 349,900 by BEDNARZ DANIEL & JANET.

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

**Liber/Page:** 2023R18917

## Most Recent Permit Information

Permit B09-1826 on 12/16/2009 for \$160,000 category HOME.

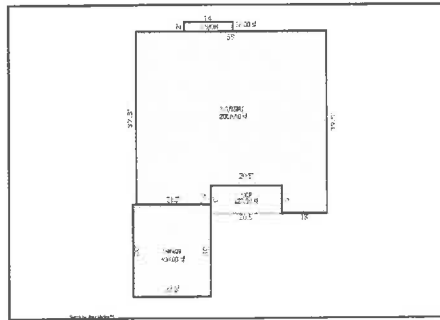
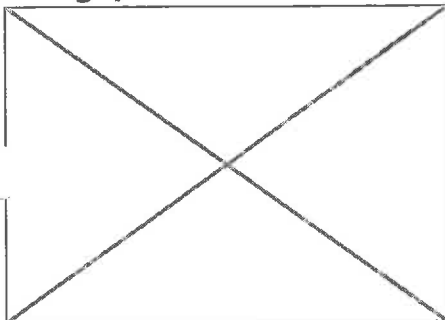
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	170,100	<b>2024 Taxable:</b>	170,100	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	85.0
<b>ARE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2010  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 86  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 150  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,034  
Ground Area: 2,006  
Garage Area: 450  
Basement Area: 2,006  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 1:53 PM

**Parcel:** 41 025 034 00  
**Owner's Name:** VENIER CHRISTINE & DONALD  
**Property Address:** 240 NATURES WAY ST  
CARLETON, MI 48117  
**Liber/Page:** 2022R12753  
**Split:** / /  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.  
**Topography:** Level, Landscaped

**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:** 025 CARLETON CROSSING

**Mailing Address:** VENIER CHRISTINE & DONALD  
240 NATURES WAY ST  
CARLETON MI 48117  
**Description:** T5S R9E SE 1/4 OF SEC 17  
CARLETON CROSSINGS  
LOT 34

## Most Recent Sale Information

Sold on 06/10/2022 for 300,000 by BACARELLA JOHN & HAYNES CHRISTINE.

**Terms of Sale:** 03-ARM'S LENGTH **Liber/Page:** 2022R12753

## Most Recent Permit Information

Permit B15-2193 on 09/16/2015 for \$0 category FENCE.

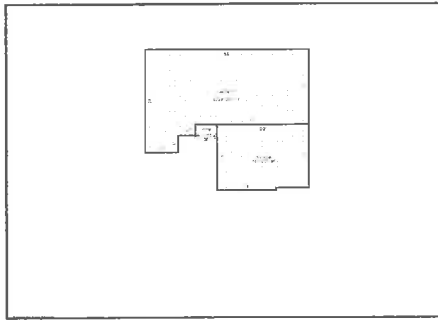
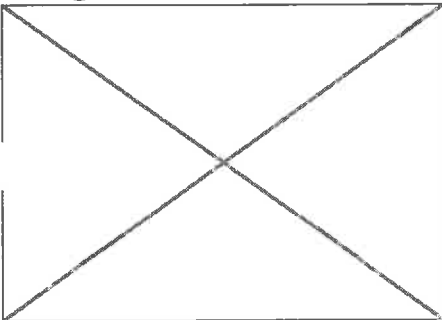
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	166,800	<b>2024 Taxable:</b>	161,910	<b>Acreage:</b>	0.26
<b>Zoning:</b>	R-1 VILLAGE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	85.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	135.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2014  
Occupancy: Single Family  
Class: C+10  
Style: 1-STORY  
Exterior: Brick  
% Good (Physical): 90  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 200  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,737  
Ground Area: 1,737  
Garage Area: 780  
Basement Area: 1,737  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image/Sketch



Carleton Crossing Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	
41 025 007 00	225 RABBIT RUN RD	09/15/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$167,500	42.41	
41 025 009 00	323 RABBIT RUN RD	12/22/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$157,400	44.98	
41 025 034 00	240 NATURES WAY ST	06/10/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,600	46.53	
<b>Totals:</b>						<b>\$1,044,900</b>	<b>\$1,044,900</b>	<b>\$464,500</b>	
								Sale. Ratio =>	44.45
								Std. Dev. =>	2.09



Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$393,810	\$35,343	\$34,153	85.4	135.0	0.26	0.26	\$414	\$134,384	\$3.09
\$336,729	\$47,324	\$34,153	85.4	135.0	0.26	0.26	\$554	\$179,939	\$4.13
\$330,312	\$3,841	\$34,153	85.4	135.0	0.26	0.26	\$45	\$14,605	\$0.34
<b>\$1,060,851</b>	<b>\$86,508</b>	<b>\$102,459</b>	<b>256.1</b>		<b>0.79</b>	<b>0.79</b>			
Average			Average			Average			Average
per FF=>			per Net Acre=>			per SqFt=>			\$2.52
			\$338		109,642.59				

Actual Front	ECF Area	Liber/Page	Land Table	Class	Rate Group 1
85.00	025	2022R18420	CARLETON CROSSING	401	\$400/FF
85.00	025	2023R18917	CARLETON CROSSING	401	\$400/FF
85.00	025	2022R12753	CARLETON CROSSING	401	\$400/FF