

20

Carleton Crossing WJH ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	10/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,000	37.67
41 025 057 00	755 RABBIT RUN RD	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,800	35.60
41 025 060 00	857 RABBIT RUN RD	09/14/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$95,600	31.34
41 025 061 00	891 RABBIT RUN RD	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,700	34.23
41 025 067 00	852 RABBIT RUN RD	02/15/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$103,900	34.98

Totals: \$1,502,000

\$1,502,000 \$522,000

Sale. Ratio => 34.75

Std. Dev. => 2.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$304,435	\$39,232	\$260,768	\$276,253	0.944	2,022	\$128.97	026	9.5168
\$290,920	\$33,944	\$266,056	\$267,683	0.994	2,010	\$132.37	026	4.5193
\$261,370	\$34,857	\$270,143	\$235,951	1.145	1,698	\$159.09	026	10.5798
\$274,291	\$32,812	\$267,188	\$251,541	1.062	1,828	\$146.16	026	2.3093
\$274,101	\$31,420	\$265,580	\$252,793	1.051	1,828	\$145.28	026	1.1471
\$1,405,117		\$1,329,735	\$1,284,221			\$142.37		0.3673
				E.C.F. =>	1.035	Std. Deviation=>		0.07575829
				Ave. E.C.F. =>	1.039	Ave. Variance=>		5.6144
								Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$31,864	CARLETON CROSSING	401	95
2-STORY	\$28,877	CARLETON CROSSING	401	94
2-STORY	\$28,877	CARLETON CROSSING	401	94
2-STORY	\$28,877	CARLETON CROSSING	401	94
2-STORY	\$28,920	CARLETON CROSSING	401	95

5.403092926

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:01 PM

Parcel:	41 025 001 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MYERS JEFFREY & AMBER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	75 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2024R10029	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
MYERS JEFFREY & AMBER		T5S R9E SE 1/4 OF SEC 17	
75 RABBIT RUN RD		CARLETON CROSSINGS	
CARLETON MI 48117		LOT 1	

Most Recent Sale Information

Sold on 06/26/2024 for 335,000 by BURNHAM SARAH & RENICKER JACKSON.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2024R10029

Most Recent Permit Information

Permit B20-0028 on 07/07/2020 for \$10,200 category FENCE.

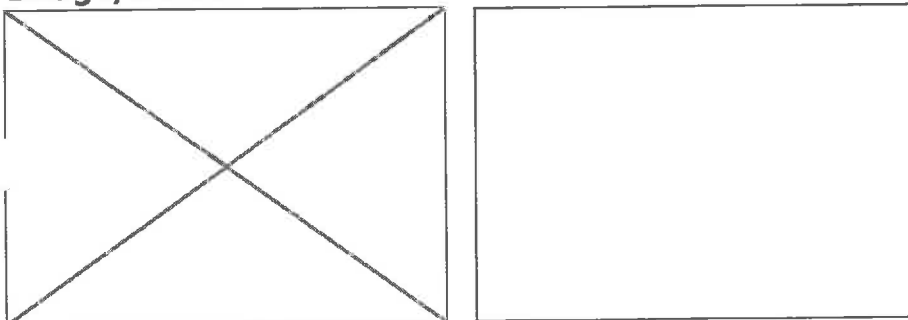
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	155,900	2024 Taxable:	121,695	Acreage:	0.38
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	85.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	144.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,022
Ground Area: 821
Garage Area: 380
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:01 PM

Parcel:	41 025 057 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MIZZI KAYLA & WISLA MATEUSZ	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	755 RABBIT RUN RD CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2022R11900	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #:	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
MIZZI KAYLA & WISLA MATEUSZ		T55 R9E SE 1/4 OF SEC 17	
755 RABBIT RUN RD		CARLETON CROSSINGS	
CARLETON MI 48117		LOT 57	

Most Recent Sale Information

Sold on 06/01/2022 for 300,000 by RAVESCHOT CHRISTOPHER R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R11900

Most Recent Permit Information

Permit B20-0033 on 07/07/2020 for \$5,000 category POOL.

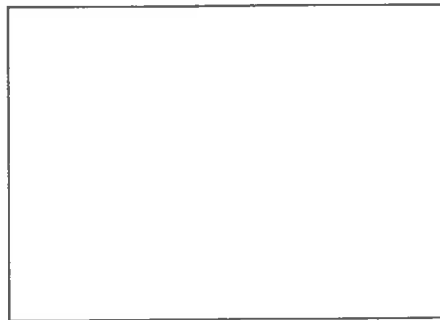
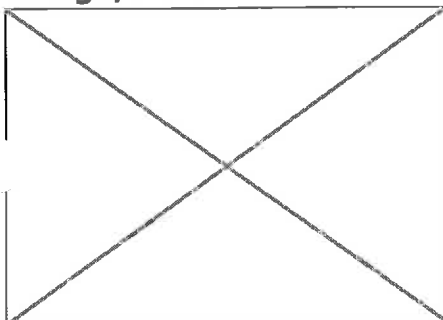
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	148,900	2024 Taxable:	116,065	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 2 Half Baths: 1
Floor Area: 2,010
Ground Area: 805
Garage Area: 400
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:01 PM

Parcel:	41 025 060 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LINENFELSER JANENE/LINENFELSER M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	857 RABBIT RUN RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R20347	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
LINENFELSER JANENE/LINENFELSER MATT TUCKER JENNIFER M 857 RABBIT RUN RD CARLETON MI 48117		T55 R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 60	

Most Recent Sale Information

Sold on 09/14/2022 for 305,000 by WILGOCKI DOUGLAS S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R18539

Most Recent Permit Information

Permit B22-0062 on 11/08/2022 for \$4,000 category SHED.

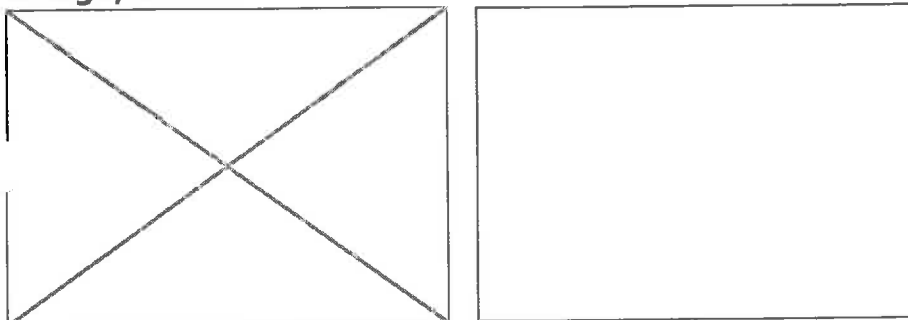
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	134,000	2024 Taxable:	104,595	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,698
Ground Area: 639
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:01 PM

Parcel:	41 025 061 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHERMAN ROBERT & EMILY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	891 RABBIT RUN RD CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:		Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #:	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
SHERMAN ROBERT & EMILY 891 RABBIT RUN RD CARLETON MI 48117		T5S R9E SE 1/4 OF SEC 17 CARLETON CROSSINGS LOT 61	

Most Recent Sale Information

Sold on 08/25/2023 for 300,000 by PRICE RICHARD B & HEATHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit B22-0071 on 01/10/2023 for \$5,200 category SHED.

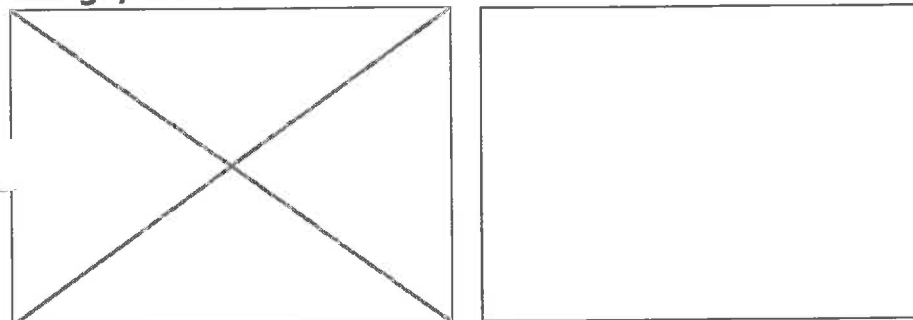
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,500	2024 Taxable:	140,500	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	133.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 94
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,828
Ground Area: 745
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:01 PM

Parcel:	41 025 067 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RIZKALLAH KIMBERLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	852 RABBIT RUN RD CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2024R02076	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas, Street Lights, Underground Utils.	MAP #:	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	026 CARLETON CROSSING WJH
Mailing Address:		Description:	
RIZKALLAH KIMBERLY		T5S R9E SE 1/4 OF SEC 17	
852 RABBIT RUN RD		CARLETON CROSSINGS	
CARLETON MI 48117		LOT 67	

Most Recent Sale Information

Sold on 02/15/2024 for 297,000 by FELDPAUSCH TERRY GENE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R02076

Most Recent Permit Information

Permit B19-0009 on 03/19/2019 for \$0 category HOME.

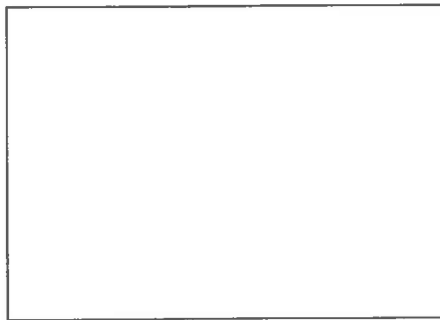
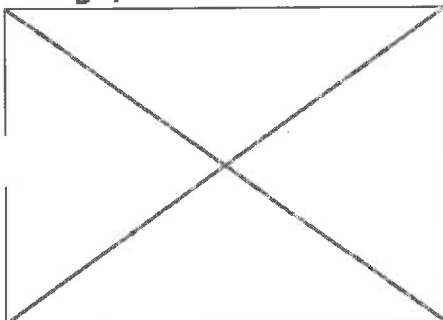
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,400	2024 Taxable:	109,095	Acreage:	0.23
Zoning:	R-1 VILLAGE	Land Value:	Tentative	Frontage:	75.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	134.0

Improvement Data

of Residential Buildings: 1
Year Built: 2019
Occupancy: Single Family
Class: C+5
Style: 2-STORY
Exterior: Vinyl
% Good (Physical): 95
Heating System: Forced Heat & Cool
Electric - Amps Service: 200
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,828
Ground Area: 745
Garage Area: 420
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Carleton Crossing WJH Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
41 025 001 00	75 RABBIT RUN RD	10/26/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,000	37.67
41 025 057 00	755 RABBIT RUN RD	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,800	35.60
41 025 060 00	857 RABBIT RUN RD	09/14/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$95,600	31.34
41 025 061 00	891 RABBIT RUN RD	08/25/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$102,700	34.23
41 025 067 00	852 RABBIT RUN RD	02/15/24	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$103,900	34.98
Totals:			\$1,502,000			\$1,502,000	\$522,000	

Sale. Ratio => 34.75
 Std. Dev. => 2.30

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	
\$325,154	\$6,710	\$31,864	91.0	144.0	0.38	0.38	\$74	\$17,798	\$0.41	
\$310,996	\$17,881	\$28,877	82.5	133.0	0.23	0.23	\$217	\$78,083	\$1.79	
\$279,066	\$54,811	\$28,877	82.5	133.0	0.23	0.23	\$664	\$239,349	\$5.49	
\$293,157	\$35,720	\$28,877	82.5	133.0	0.23	0.23	\$433	\$155,983	\$3.58	
\$293,061	\$32,859	\$28,920	82.6	134.0	0.23	0.23	\$398	\$142,247	\$3.27	
\$1,501,434	\$147,981	\$147,415	421.2		1.30	1.30				
Average			Average			Average				
per FF=>			\$351	per Net Acre=>			114,271.04	per SqFt=>		\$2.62

Actual Front	ECF Area	Liber/Page	Land Table	Class
85.00	026	2022R22796	CARLETON CROSSING	401
75.00	026	2022R11900	CARLETON CROSSING	401
75.00	026	2022R18539	CARLETON CROSSING	401
75.00	026		CARLETON CROSSING	401
75.00	026	2024R02076	CARLETON CROSSING	401