Lazy Oaks ECF Analysis

47.32	\$269,700	\$570,000	05/02/23 \$570,000 WD 03-ARM'S LENGTH	₩D	\$570,000	05/02/23	9633 LAZY OAK DR	Outlier 01 085 009 00
41.48 8.01	Sale. Ratio => Std. Dev. =>							
	\$491,700	\$1,185,500			\$1,185,500	Totals:		
46.31	\$314,900	\$680,000	\$680,000 WD 03-ARM'S LENGTH	WD	\$680,000	10/16/23	1140 OAK TRAIL CRT	01 085 023 00
34.98	\$176,800	\$505,500	\$505,500 WD 03-ARM'S LENGTH	WD.	\$505,500	05/02/23	9521 LAZY OAK DR	01 085 015 00
Asd/Adj. Sale	Asd. when Sold	Adj. Sale \$	Terms of Sale	Instr.	Sale Date Sale Price Instr.	Sale Date	Street Address	Parcel Number

\$674,192 \$43,500		\$1,157,847	\$677,594 \$58,300	\$480,253 \$55,479
\$526,500		\$1,071,721	\$621,700	9 \$450,021
\$535,751 0.983	E.C.F. => 1.208 Ave. E.C.F. => 1.215	\$887,386	\$528,017 1.177	\$359,369 1.252
0.983	1.208 1.215		1.177	1.252
2,477			3,556	2,247
\$212.56	Std. Deviation=> Ave. Variance=>	\$187.55	\$174.83	\$200.28
112	0.05291194 3.7414 Coef		112	112
98.2732	3.7414 Coefficient of Var=>	0.7111	3.7414	3.7414

1-STORY	3.079781089	F 0103	1-STORY	1-STORY	Building Style L
\$41,000		,,,,,,	\$52 200	\$52,979	and Value
\$41,000 LAZY OAKS		- OANS	\$53 300 A7V OAKS	\$52,979 LAZY OAKS	Land Value Land Table
407		407	407	407	Property Class
93		70	co	82	Building Depr.

Information herein deemed reliable but not guaranteed

Parcel: **Owner's Name:** 01 085 009 00

Property Address:

DUFFY JAMES M 9633 LAZY OAK DR

CARLETON, MI 48117

Liber/Page:

Split:

2023R06876 11

Created: 08/25/2005

Active: Active

School: **Neighborhood:** 407.RESIDENTIAL CONDOMINIUMS 407.RESIDENTIAL CONDOMINIUMS

TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: MAP #

Current Class:

Previous Class:

Taxable Status

01 ASH TOWNSHIP

58020 AIRPORT COMMUNITY SCH DIST

112 LAZY OAKS

Public Impr.:

Paved Road, Water, Sewer, Electric, Gas, Underground Utils,

Topography:

Level, Landscaped

Mailing Address:

DUFFY JAMES M

9633 LAZY OAK DR **CARLETON MI 48117** Description:

T5S R9E LAZY OAK SITE CONDOMINIUM

LINIT 9

Most Recent Sale Information

Sold on 05/02/2023 for 570,000 by BAHLING ALAN & SIMMONS TERRY.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2023R06876

Most Recent Permit Information

Permit PP18-0023 on 09/10/2018 for \$0 category Plumbing.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

340,600

2024 Taxable:

340.600

Acreage:

0.77

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: 2017

Occupancy: Single Family

Class: BC Style: 1-STORY Exterior: Brick % Good (Physical): 93

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

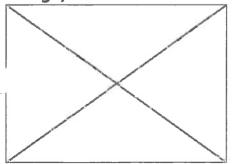
Full Baths: 2 Half Baths: 1

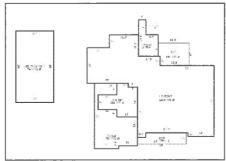
Floor Area: 2,477 Ground Area: 2,209 Garage Area: 780 Basement Area: 2,209 Basement Walls: Poured Estimated TCV: Tentative

of Agricultural Buildings: 1 Estimated TCV: Tentative

Cmts:

Image/Sketch





Information herein deemed reliable but not guaranteed

Parcel: **Owner's Name:**

Property Address:

01 085 009 00 **DUFFY JAMES M** 9633 LAZY OAK DR

CARLETON, MI 48117

Liber/Page:

2023R06876 11

Created: 08/25/2005

Active: Active

Current Class: **Previous Class: Taxable Status**

407.RESIDENTIAL CONDOMINIUMS 407.RESIDENTIAL CONDOMINIUMS

TAXABLE

Prev. Taxable Stat **TAXABLE**

Gov. Unit: MAP # School:

01 ASH TOWNSHIP

58020 AIRPORT COMMUNITY SCH DIST

112 LAZY OAKS

Split: **Public Impr.:**

Neighborhood: Paved Road, Water, Sewer, Electric, Gas, Underground Utils.

Topography:

Level, Landscaped

Mailing Address:

Description:

DUFFY JAMES M 9633 LAZY OAK DR **CARLETON MI 48117** T5S R9E LAZY OAK SITE CONDOMINIUM

UNIT 9

Most Recent Sale Information

Sold on 05/02/2023 for 570,000 by BAHLING ALAN & SIMMONS TERRY.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2023R06876

Most Recent Permit Information

Permit PP18-0023 on 09/10/2018 for \$0 category Plumbing.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

2024 S.E.V.:

340,600

2024 Taxable:

340,600

Acreage:

0.77

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: 2017

Occupancy: Single Family

Class: BC Style: 1-STORY Exterior: Brick % Good (Physical): 93

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

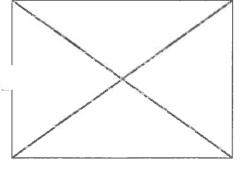
Full Baths: 2 Half Baths: 1

Floor Area: 2,477 Ground Area: 2,209 Garage Area: 780 Basement Area: 2,209 Basement Walls: Poured Estimated TCV: Tentative

of Agricultural Buildings: 1 Estimated TCV: Tentative

Cmts:







Information herein deemed reliable but not guaranteed

Parcel:

01 085 015 00

Owner's Name:

FRANKLIN STEVEN & JOANNE

Property Address:

9521 LAZY OAK DR

CARLETON, MI 48117

Liber/Page: Split:

2023R07020 11

Created: 08/25/2005 Active: Active

Current Class: Previous Class: Taxable Status

407.RESIDENTIAL CONDOMINIUMS 407.RESIDENTIAL CONDOMINIUMS

TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: MAP #

School: **Neighborhood:** 01 ASH TOWNSHIP

58020 AIRPORT COMMUNITY SCH DIST

112 LAZY OAKS

Public Impr.:

Paved Road, Water, Sewer, Electric, Gas, Underground Utils,

Topography:

Level, Landscaped

Mailing Address:

Description:

FRANKLIN STEVEN & JOANNE

9521 LAZY OAK DR **CARLETON MI 48117**

T5S R9E LAZY OAK SITE CONDOMINIUM

UNIT 15

Most Recent Sale Information

Sold on 05/02/2023 for 505,500 by DUFFY JAMES M & DANIELLE.

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2023R07020

Most Recent Permit Information

Permit PM21-0045 on 06/08/2021 for \$0 category Mechanical.

Physical Property Characteristics

2025 S.E.V.:

Tentative

2025 Taxable:

Tentative

Lot Dimensions:

Average Depth:

2024 S.E.V.:

242,700

2024 Taxable:

Land Impr. Value:

242,700

Acreage:

1.40

Zoning:

PRE:

RE 100.000 Land Value:

Tentative Tentative

Frontage:

0.0 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2006

Occupancy: Single Family

Class: C+10 Style: 1-STORY Exterior: Brick/Siding % Good (Physical): 82

Heating System: Forced Heat & Cool

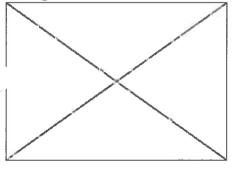
Electric - Amps Service: 200

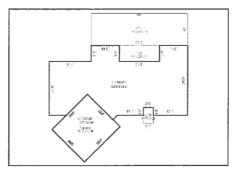
of Bedrooms: 3

Full Baths: 2 Half Baths: 2

Floor Area: 2,247 Ground Area: 1,959 Garage Area: 575 Basement Area: 1,959 Basement Walls: Poured Estimated TCV: Tentative

Image/Sketch





Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 2:07 PM

Parcel:

Split:

01 085 023 00

Owner's Name:

LIZYNESS SHELLY R

"roperty Address:

1140 OAK TRAIL CRT CARLETON, MI 48117

Liber/Page:

2023R15472 11

Created: 08/25/2005

Active: Active

Current Class: **Previous Class: Taxable Status**

407.RESIDENTIAL CONDOMINIUMS 407.RESIDENTIAL CONDOMINIUMS

TAXABLE **TAXABLE**

Prev. Taxable Stat

Gov. Unit:

MAP # School: Neighborhood: 01 ASH TOWNSHIP

58020 AIRPORT COMMUNITY SCH DIST

112 LAZY OAKS

Public Impr.: Topography:

Paved Road, Water, Sewer, Electric, Gas, Underground Utils.

Level, Landscaped

Mailing Address:

LIZYNESS SHELLY R 1140 OAK TRAIL CRT CARLETON MI 48117

Description:

T55 R9E LAZY OAK SITE CONDOMINIUM

UNIT 23

Most Recent Sale Information

Sold on 10/16/2023 for 680,000 by MIEDEN DAN & KARI,

Terms of Sale:

03-ARM'S LENGTH

Liber/Page:

2023R15472

Most Recent Permit Information

Permit PB05-4779 on 06/07/2005 for \$0 category RES, NEW HOME.

Physical Property Characteristics

2025 S.E.V.: 2024 S.E.V.: Tentative

2025 Taxable:

Tentative

Lot Dimensions:

?oning:

342,800 RE

2024 Taxable:

342,800

Acreage: Frontage: 1.16

₽RE:

100.000

Land Value: Land Impr. Value:

Tentative Tentative

Average Depth:

0.0 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2005

Occupancy: Single Family

Class: C+10 Style: 1-STORY Exterior: Brick % Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

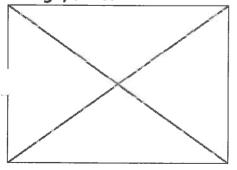
of Bedrooms: 4

Full Baths: 3 Half Baths: 2

Floor Area: 3,556 Ground Area: 2,800 Garage Area: 1,008 Basement Area: 2,800 Basement Walls: Poured Estimated TCV: Tentative # of Agricultural Buildings: 1 Estimated TCV: Tentative

Cmts:

Image/Sketch





Lazy Oaks Land Analysis

963 952 114	000	Std. Dev. =>							
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269,700 9521 LAZY OAK DR 05/02/23 \$505,500 WD 03-ARM'S LENGTH \$505,500 \$176,800 1140 OAK TRAIL CRT 10/16/23 \$680,000 WD 03-ARM'S LENGTH \$680,000 \$314,900 Totals: \$1,755,500 \$1,755,500 \$761,400	43.37	Sale. Ratio =>							
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269,700 9521 LAZY OAK DR 05/02/23 \$505,500 WD 03-ARM'S LENGTH \$505,500 \$176,800 1140 OAK TRAIL CRT 10/16/23 \$680,000 WD 03-ARM'S LENGTH \$680,000 \$314,900		\$761,400	\$1,755,500		5,500		i otals:		
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269,700 9521 LAZY OAK DR 05/02/23 \$505,500 WD 03-ARM'S LENGTH \$505,500 \$176,800 1140 OAK TRAIL CRT 10/16/23 \$680,000 WD 03-ARM'S LENGTH \$680,000 \$217,600	46.31	\$514,500	2000,000			À	Takala		
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269,700 9521 LAZY OAK DR 05/02/23 \$505,500 WD 03-ARM'S LENGTH \$505,500 \$176,800		631 / 000	000 0895	03-ARM'S FNGTH	0,000 WD	23 568	7/9T/0T	THE CONTINUE COL	Ħ
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269,700 9521 LAZY OAK DR 05/02/23 \$505.500 WD 03-ARM'S LENGTH \$570,000 \$269,700	34.98	\$1/6,800	Onc'cock	00 X 11 10 11 11 11 11 11 11 11 11 11 11 11			10/10/1	1140 OAK TRAIL COT	01 085 023 00
9633 LAZY OAK DR 05/02/23 \$570,000 WD 03-ARM'S LENGTH \$570,000 \$269.700	4000	· ·	לבסב בסס	03-ARM'S LENGTH	5.500 WD	23 \$50.	05/02/2	9521 LAZY OAK DR	
9633 LAZY OAK DR 05/02/23 <570 000 WD 03 Abraic Francis	47 37	\$269.700	\$570,000	US ARIVI'S LENGTH	0,000 000		a fram the n	0001 1000000000000000000000000000000000	
Jaic Date Sale File Instr. Terms of Sale	Hally July Jack	Cook which cold	0	OS ADREIC INVICT	מאו ממח	73 (57	05/02/2	9633 LAZY OAK DR	00 600 580 TO
	Asd/Adi colo	Asd when sold		 Terms of Sale 	Tice inst	e odie	Solie Sol		0000

	\$0.49	per SqFt=>	21,243.24 per SqFt=>	cre=>	-		
		Average		Average	-		
			3.33	3.33	\$147,279	\$70,740	\$1,832,039
112 2023R15472 LAZY OAKS	\$1.10	\$48,022	7.10	07.1	200,000		÷1 000 000
		÷ 50	7 10	1 16	553 300	555./06	2011,594
112 2023R07020 AZY OAKS	\$1.28	\$55,876	1.40	1.40	200,010	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	603 504
THE CUCONDOND LACY UAKS	(00.14)	formation 25		3	¢52 070	\$78 226	\$480.253
מורים שיים המספר המחור לוו	(SS : 5)	(830 068)	0.77	0.77	\$41,000	(761,60¢)	7CT'+10¢
ECF Area Liber/Page Land Table	Tabe (cipiled	Salle State	Separate September 1985	THE RESIDENCE OF THE PARTY OF T		1662 2001	\$674 103
		Dollars / Acro	Total Arras	Net Acres	st. Land Value	Land Residual E	cur. Appraisal