

22

Lazy Oaks ECF Analysis

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

Outlier

01 085 009 00	9633 LAZY OAK DR	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$269,700	47.32
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Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$480,253	\$55,479	\$450,021	\$359,369	1.252	2,247	\$200.28	112	3.7414
\$677,594	\$58,300	\$621,700	\$528,017	1.177	3,556	\$174.83	112	3.7414
<b>\$1,157,847</b>		<b>\$1,071,721</b>	<b>\$887,386</b>			<b>\$187.55</b>		<b>0.7111</b>
			E.C.F. =>	1.208		Std. Deviation=>	0.05291194	
			Ave. E.C.F. =>	1.215		Ave. Variance=>	3.7414	Coefficient of Var=>
\$674,192	\$43,500	\$526,500	\$535,751	0.983	2,477	\$212.56	112	98.2732

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$52,979	LAZY OAKS	407	82
1-STORY	\$53,300	LAZY OAKS	407	82

**3.079781089**

1-STORY	\$41,000	LAZY OAKS	407	93
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# Real Estate Summary Sheet

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

09/30/2024 2:09 PM

<b>Parcel:</b>	01 085 009 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Owner's Name:</b>	DUFFY JAMES M	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS		
<b>Property Address:</b>	9633 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE		
<b>Liber/Page:</b>	2023R06876	<b>Created:</b>	08/25/2005	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	/ /	<b>Active:</b>	Active	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Sewer, Electric, Gas, Underground Utils.		<b>MAP #</b>	58020 AIRPORT COMMUNITY SCH DIST	
<b>Topography:</b>	Level, Landscaped		<b>School:</b>	112 LAZY OAKS	
<b>Mailing Address:</b>	<b>Description:</b>				
DUFFY JAMES M 9633 LAZY OAK DR CARLETON MI 48117	T55 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.

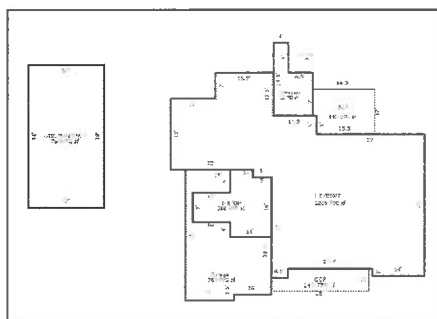
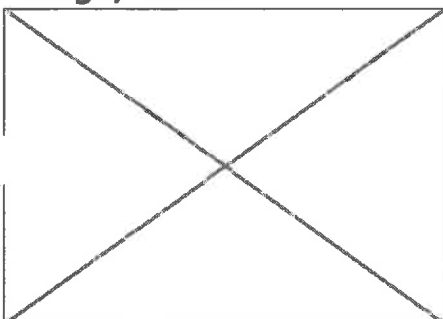
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	340,600	<b>2024 Taxable:</b>	340,600	<b>Acreage:</b>	0.77
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 2017	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
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	

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:09 PM

<b>Parcel:</b>	01 085 009 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	DUFFY JAMES M	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9633 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R06876	<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, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	112 LAZY OAKS
<b>Mailing Address:</b>		<b>Description:</b>	
DUFFY JAMES M		T5S R9E LAZY OAK SITE CONDOMINIUM	
9633 LAZY OAK DR		UNIT 9	
CARLETON MI 48117			

## 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

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	340,600	<b>2024 Taxable:</b>	340,600	<b>Acres:</b>	0.77
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

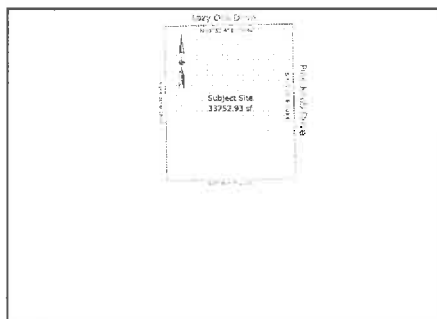
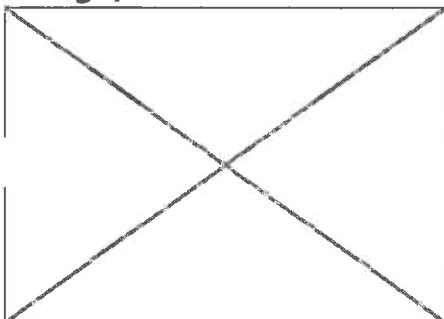
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 2:07 PM

<b>Parcel:</b>	01 085 015 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	FRANKLIN STEVEN & JOANNE	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	9521 LAZY OAK DR CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R07020	<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, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	112 LAZY OAKS
<b>Mailing Address:</b>		<b>Description:</b>	
FRANKLIN STEVEN & JOANNE		T55 R9E LAZY OAK SITE CONDOMINIUM	
9521 LAZY OAK DR		UNIT 15	
CARLETON MI 48117			

## 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.

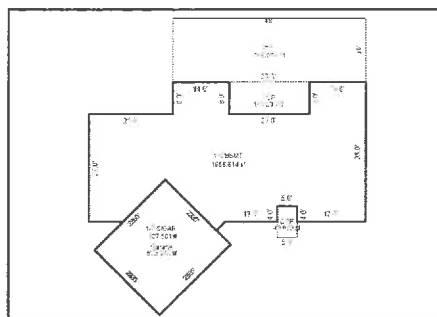
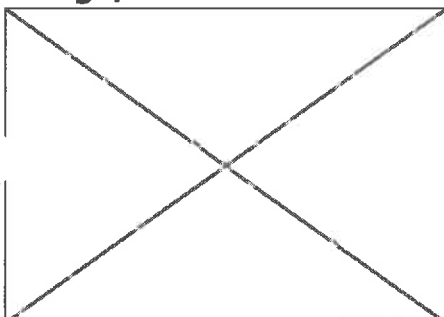
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	242,700	<b>2024 Taxable:</b>	242,700	<b>Acreage:</b>	1.40
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

<b>Parcel:</b>	01 085 023 00	<b>Current Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Owner's Name:</b>	LIZYNESS SHELLY R	<b>Previous Class:</b>	407.RESIDENTIAL CONDOMINIUMS
<b>Property Address:</b>	1140 OAK TRAIL CRT CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2023R15472	<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, Underground Utils.	<b>MAP #</b>	
<b>Topography:</b>	Level, Landscaped	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
<b>Mailing Address:</b>		<b>Neighborhood:</b>	112 LAZY OAKS
		<b>Description:</b>	
LIZYNESS SHELLY R 1140 OAK TRAIL CRT CARLETON MI 48117		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

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	342,800	<b>2024 Taxable:</b>	342,800	<b>Acreage:</b>	1.16
<b>Zoning:</b>	RE	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

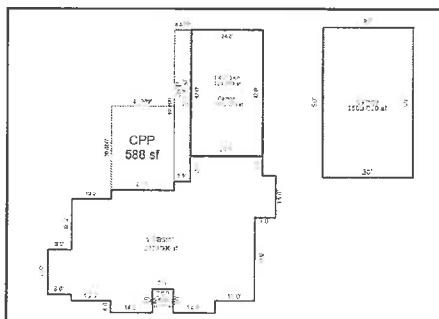
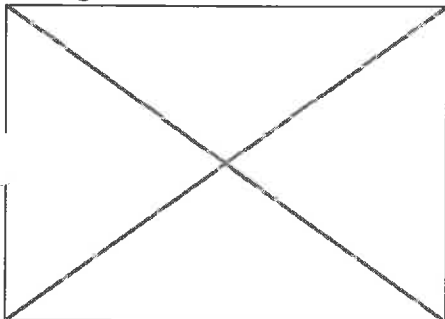
Estimated TCV: Tentative

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image/Sketch





Lazy Oaks Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 085 009 00	9633 LAZY OAK DR	05/02/23	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$269,700	47.32
01 085 015 00	9521 LAZY OAK DR	05/02/23	\$505,500	WD	03-ARM'S LENGTH	\$505,500	\$176,800	34.98
01 085 023 00	1140 OAK TRAIL CRT	10/16/23	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$314,900	46.31
<b>Totals:</b>			<b>\$1,755,500</b>			<b>\$1,755,500</b>	<b>\$761,400</b>	
								<b>43.37</b>
								<b>6.85</b>

Sale. Ratio =>

Std. Dev. =>

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/Sqft	ECF Area	Liber/Page	Land Table
\$674,192	(\$63,192)	\$41,000	0.77	0.77	(\$82,068)	(\$1.88)	112	2023R06876	LAZY OAKS
\$480,253	\$78,226	\$52,979	1.40	1.40	\$55,876	\$1.28	112	2023R07020	LAZY OAKS
\$677,594	\$55,706	\$53,300	1.16	1.16	\$48,022	\$1.10	112	2023R15472	LAZY OAKS
<b>\$1,832,039</b>	<b>\$70,740</b>	<b>\$147,279</b>	<b>3.33</b>	<b>3.33</b>					
			Average		Average				
			per Net Acre=>	21,243.24	per SqFt=>	\$0.49			

Class

407

407

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