

5

West of Grafton ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$195,000
01 005 044 15	14129 KENNETH DR	06/03/22	\$639,000	WD	03-ARMIS LENGTH	\$639,000
01 007 017 10	13456 BURNS RD	08/11/22	\$430,000	WD	03-ARMIS LENGTH	\$430,000
01 007 018 11	13125 MAXWELL RD	08/22/22	\$385,000	WD	03-ARMIS LENGTH	\$385,000
01 018 007 00	2060 CARLETON WEST RD	02/03/23	\$214,900	WD	03-ARMIS LENGTH	\$214,900
01 018 014 00	2053 CARLETON WEST RD	02/01/24	\$219,000	WD	03-ARMIS LENGTH	\$219,000
01 018 023 00	2365 CARLETON WEST RD	01/27/23	\$320,000	WD	03-ARMIS LENGTH	\$320,000
01 018 064 25	2390 SCOFIELD CARLETON RD	09/14/22	\$425,000	WD	03-ARMIS LENGTH	\$425,000
01 020 007 00	11691 GRAFTON RD	07/25/23	\$245,000	WD	03-ARMIS LENGTH	\$245,000
01 020 017 00	11812 MAXWELL RD	06/02/23	\$235,000	WD	03-ARMIS LENGTH	\$235,000
01 030 004 60	2269 W SIGLER RD	11/04/22	\$630,000	WD	03-ARMIS LENGTH	\$630,000
01 030 030 00	10454 EXETER RD	08/15/22	\$150,000	WD	03-ARMIS LENGTH	\$150,000
01 031 013 00	9734 S STONY CREEK RD	12/11/23	\$420,000	WD	03-ARMIS LENGTH	\$420,000
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARMIS LENGTH	\$275,000
01 032 014 00	9145 N STONY CREEK RD	10/19/23	\$175,000	WD	03-ARMIS LENGTH	\$175,000
01 055 010 00	12345 KNOX DR	09/01/22	\$300,000	WD	03-ARMIS LENGTH	\$300,000
01 055 012 00	2103 MAPLECREST DR	07/21/22	\$210,000	WD	03-ARMIS LENGTH	\$210,000
Totals:						\$5,467,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$71,400	36.62	\$180,818	\$66,042	\$128,958	\$114,460	1.127	942	\$136.90
\$246,700	38.61	\$696,041	\$109,645	\$529,355	\$584,695	0.905	3,382	\$156.52
\$163,400	38.00	\$428,536	\$137,267	\$292,733	\$290,439	1.008	2,240	\$130.68
\$152,200	39.53	\$366,520	\$81,015	\$303,985	\$284,689	1.068	2,234	\$136.07
\$76,200	35.46	\$226,472	\$59,802	\$155,098	\$166,171	0.933	1,324	\$117.14
\$83,700	38.22	\$183,774	\$49,372	\$169,628	\$134,000	1.266	1,104	\$153.65
\$119,400	37.31	\$282,608	\$64,879	\$255,121	\$217,100	1.175	1,787	\$142.76
\$140,800	33.13	\$409,427	\$119,333	\$305,667	\$289,282	1.057	1,888	\$161.90
\$89,600	36.57	\$206,989	\$66,100	\$178,900	\$140,468	1.274	1,260	\$141.98
\$114,000	48.51	\$265,293	\$100,391	\$134,609	\$164,427	0.819	1,560	\$86.29
\$211,400	33.56	\$522,826	\$140,321	\$489,679	\$381,445	1.284	2,384	\$205.40
\$81,700	54.47	\$169,750	\$71,542	\$78,458	\$97,914	0.801	1,756	\$44.68
\$182,400	43.43	\$424,543	\$93,378	\$326,622	\$330,174	0.989	2,480	\$131.70
\$88,600	32.22	\$274,267	\$61,733	\$213,267	\$211,898	1.006	1,668	\$127.86
\$47,900	27.37	\$135,507	\$20,150	\$154,850	\$115,012	1.346	796	\$194.54
\$106,200	35.40	\$285,374	\$47,841	\$252,159	\$236,823	1.065	2,244	\$112.37
\$81,600	38.86	\$246,740	\$41,159	\$168,841	\$204,966	0.824	1,156	\$146.06
\$2,057,200		\$5,305,485		\$4,137,930	\$3,963,964			\$136.85
Sale. Ratio =>	37.62				E.C.F. =>	1.044		Std. Deviation=>
Std. Dev. =>	6.24				Ave. E.C.F. =>	1.056		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
00002	7.0984	1-STORY	\$65,542	01 005 024 00	002 W. OF GRAFTON	401	69
00002	15.0329	2-STORY	\$103,900		002 W. OF GRAFTON	401	79
00002	4.7783	2-STORY	\$132,267		002 W. OF GRAFTON	401	80
00002	1.2096	2-STORY	\$79,265		002 W. OF GRAFTON	401	74
00002	12.2321	1-STORY	\$58,327		002 W. OF GRAFTON	401	74
00002	21.0198	1-STORY	\$48,000		002 W. OF GRAFTON	401	63
00002	11.9448	2-STORY	\$64,600		002 W. OF GRAFTON	401	67
00002	0.0958	1-1/4 STORY	\$119,333		002 W. OF GRAFTON	401	81
00002	21.7921	1-1/2 STORY	\$65,795		002 W. OF GRAFTON	401	67
00002	23.7029	1-STORY	\$100,000		002 W. OF GRAFTON	401	65
00002	22.8064	1-STORY	\$135,321		002 W. OF GRAFTON	401	82
00002	25.4389	1-3/4 STORY	\$69,665		002 W. OF GRAFTON	401	34
00002	6.6441	1-STORY	\$85,240		002 W. OF GRAFTON	401	66
00002	4.9223	1-STORY	\$60,324		002 W. OF GRAFTON	401	79
00002	29.0700	1-STORY	\$19,150		002 W. OF GRAFTON	401	75
00002	0.9077	1-STORY	\$44,123		002 W. OF GRAFTON	401	71
00002	23.1931	1-STORY	\$33,941		002 W. OF GRAFTON	401	76

1.1795

0.17122713

13.6406 Coefficient of Var=> 12.92108577

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel: 01 005 022 00
Owner's Name: CIERSEZWSKI CHRISTOPHER JR
Property Address: 14550 MAXWELL RD
CARLETON, MI 48117
Liber/Page: 2023R16471
Split: / /
Public Impr.: Gravel Road, Electric
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: 82340 HURON SCHOOL DISTRICT
Neighborhood: 00002 002 W. OF GRAFTON

Mailing Address:

CIERSEZWSKI CHRISTOPHER JR
14550 MAXWELL RD
CARLETON MI 48117

Description:

848-380 879-354 1021-365 1106-56 1546-0122 SEC 5 T5S R9E 0.4189 A COM 2539.22 FT S 1DEG 06' W FR NW COR OF SEC 5 TH S 89DEG 05' 48" E 263 FT TH S 1DEG 06' W 69.38 FT TH N 89DEG 05' 48" W 263 FT TH N 1DEG 06' E 69.38 FT TO POB

Most Recent Sale Information

Sold on 11/02/2023 for 195,000 by TITTLE TANIYA E.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 2023R16471

Most Recent Permit Information

Permit PE13-0009 on 05/07/2013 for \$0 category ELECTRICAL.

Physical Property Characteristics

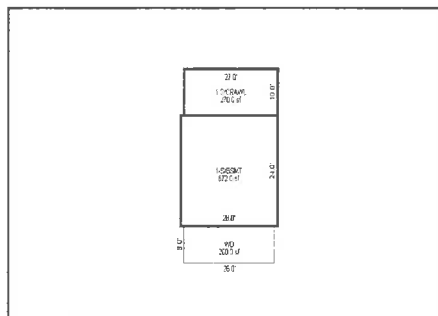
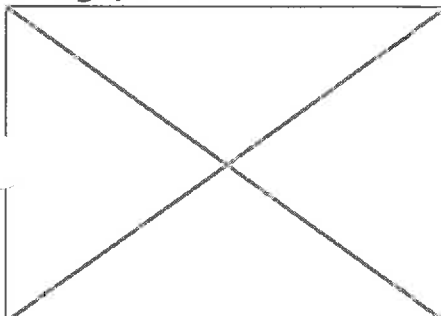
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	74,900	2024 Taxable:	74,900	Acreage:	0.42
Zoning:	RE	Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	263.0

Improvement Data

of Residential Buildings: 1
Year Built: 1935
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 942
Ground Area: 942
Garage Area: 0
Basement Area: 672
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

09/23/2024 3:30 PM

Parcel: 01 005 024 00
Owner's Name: CIERSEZWSKI CHRISTOPHER JR
Property Address: MAXWELL RD
CARLETON, MI 48117
Liber/Page: 2023R16471
Split: / /
Public Impr.: Gravel Road
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 01 ASH TOWNSHIP
MAP #:
School: 82340 HURON SCHOOL DISTRICT
Neighborhood: 00002 002 W. OF GRAFTON

Mailing Address:

CIERSEZWSKI CHRISTOPHER JR
14550 MAXWELL RD
CARLETON MI 48117

Description:

A-98A-2 SEC 5 T5S R9E 0.4226 A COM 2469.22 FT S 1DEG 06' W FR NW COR OF SEC 5 TH S 1DEG 06' W 70 FT TH S 89DEG 05' 48" E 263 FT TH N 1DEG06' E 70 FT TH N 89DEG 05' 48" W 263 FT TO POB

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

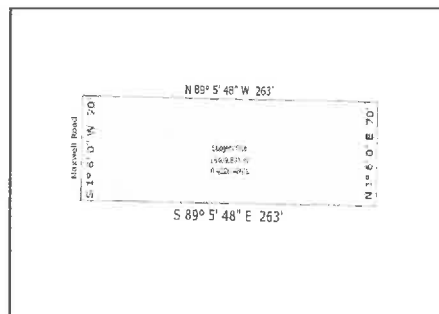
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	16,400	2024 Taxable:	16,400	Acreage:	0.42
Zoning:	RE	Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	263.0

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 005 044 15	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NANCAROW TODD & JAMIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14129 KENNETH DR CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2022R12743	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON

Mailing Address:

NANCAROW TODD & JAMIE
14129 KENNETH DR
CARLETON MI 48117

Description:

PER SURVEY PART OF SE 1/4 OF SEC 5 T5S R9E ASH TOWNSHIP MONROE COUNTY.5.52 AMOR: COMM AT THE S 1/4 COR OF SEC 5' TH S 88 DEG 56'50" E 43 FT ALG SO LI OF SD SEC; TH N 00 DEG 00'07" E 380.06 FT ALD E LI OF RRROW TO POB; TH CONT N 00 DEG 00'07" E 485.08 FT ALG E RRRO; S 88 DEG 56'50" E 475.87 FT; TH S 01 DEG 03'10" W 215.67 FT; TH 199.80 FT ALG ARC OF CRV TO RT, RAD OF 300 FT CNT AG 38 DEG 09'30", AND LG CD BRG S 18 DEG 01'35" E 196.12 FT; TH S 37 DEG 06'20" E 100 FT; TH 6.75 FT ALG AR OF CRV TO RT, RAD OF 300 FT, CTN AG 01 DEG 17'18" AND LG CD BRG S 36 DEG 27'41" E 6.75 FT; TH N 88 DEG 56'50" W 596.97 FT TO POB. SUBJECT TO INGRESS, EGRESS AND UTILITIES EASMENTS OF RECORD. DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 06/03/2022 for 639,000 by REAGIN SUSAN J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R12743

Most Recent Permit Information

Permit PB24-0061 on 05/15/2024 for \$7,200 category Res, Accessory Structure.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	343,600	2024 Taxable:	319,200	Acreage:	5.52
Zoning:	AG	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: 2001

Occupancy: Single Family

Class: BC

Style: 2-STORY

Exterior: Brick

% Good (Physical): 79

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

Full Baths: 3 Half Baths: 2

Floor Area: 3,382

Ground Area: 1,463

Garage Area: 816

Basement Area: 1,463

Basement Walls: Poured

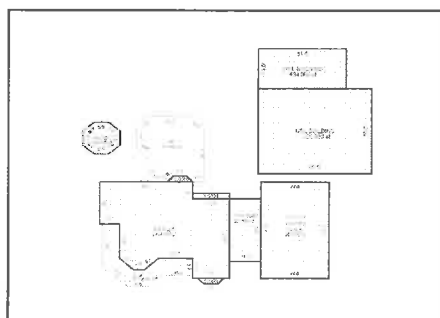
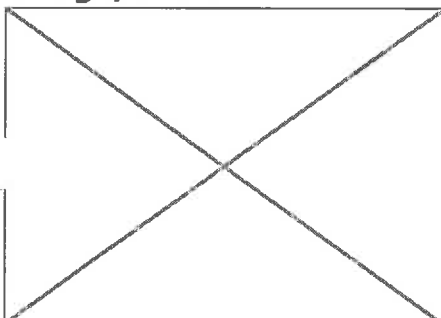
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 007 017 10	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KULL MARC S & JESSICA M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13456 BURNS RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R16722	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON

Mailing Address:	Description:
KULL MARC S & JESSICA M 13456 BURNS RD CARLETON MI 48117	1148-0829 SEC 7 R5S R9E COM AT A TP 1959.86 FT N 01 DEG 27' 50"W & 2596.01 FT S 89 DEG 22'55" W & 320.77 FT N 01 DEG 32'40" W FR THE S/E COR OF SD SEC 7 TH N 01 DEG 32'40"W 320.77 FT TH N 89 DEG 12'25" E 1298.22 FT TH S 01 DEG 31'13" E 322.71 FT TH S 89 DEG 17'34" W 1298.11 FT TO THE POB

Most Recent Sale Information

Sold on 08/11/2022 for 430,000 by OLSON DONALD C & LAURA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R16722

Most Recent Permit Information

Permit PB22-0138 on 10/13/2022 for \$0 category Res, Alteration.

Physical Property Characteristics

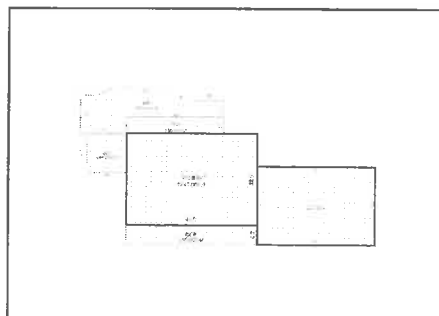
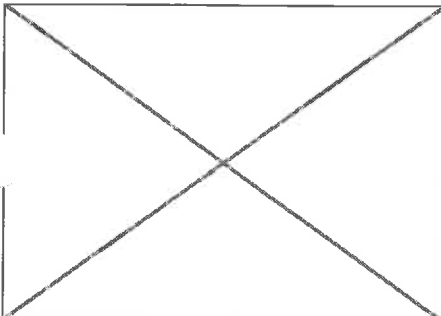
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	204,000	2024 Taxable:	190,155	Acreage:	9.59
Zoning:	RE	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1994
Occupancy: Single Family
Class: C-5
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 110
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,240
Ground Area: 1,120
Garage Area: 864
Basement Area: 1,120
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

09/23/2024 3:30 PM

Parcel:	01 007 018 11	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KOEPKE CRAIG M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13125 MAXWELL RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R17057	Prev. Taxable Stat	TAXABLE
Split:	07/17/2014	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #	
Topography:	Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON
Mailing Address:		Description:	
KOEPKE CRAIG M 13125 MAXWELL RD CARLETON MI 48117		PARCEL OF LAND BEING PART FO THE SE 1/4 OF SEC 7, T5S R9E BEING DES AS COM AT THE SE COR OF SEC 7; TH N 01 DEG 37' 50" W 654.20 FT TO POB; TH S 89 DEG 12' 12" W 660.00 FT; TH N 01 DEG 37' 50" W 205.00 FT; TH N 89 DEG 12' 12" E 660.00 FT; TH S 01 DEG 37' 50" E 205.00 FT TO POB. CONTANING 3.106 AMOL	

Most Recent Sale Information

Sold on 08/22/2022 for 385,000 by CUNNINGHAM JAMES T JR &.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R17057

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	182,700	2024 Taxable:	165,060	Acreage:	3.11
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: 1992

Occupancy: Single Family

Class: C

Style: 2-STORY

Exterior: Alum., Vinyl

% Good (Physical): 74

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 2 Half Baths: 1

Floor Area: 2,234

Ground Area: 1,282

Garage Area: 1,166

Basement Area: 952

Basement Walls: Block

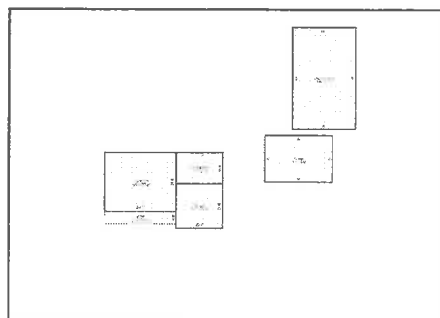
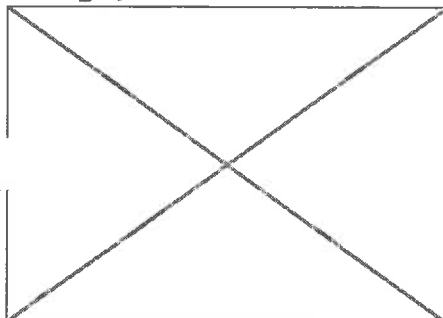
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 018 007 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RUDOLPH ASHLEA & MAGRYTA AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2060 CARLETON WEST RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2023R05872	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON

Mailing Address:	Description:
RUDOLPH ASHLEA & MAGRYTA AARON 2060 CARLETON-WEST RD CARLETON MI 48117	2060 CARLETON-WEST RD SEC 18 T5S R9E 0.64 A COM 1865.98 FT S 89DEG 24' E FR THE SW COR OF N 1/2 OF NE 1/4 OF SEC 18 T5S R9E TH N 0DEG 36' E 348.72 FT TH S 89DEG 11' E 76.30 FT TH S 0DEG 01' E 348.42 FT TH N 89DEG 24' W 80 FT TO THE P O B

Most Recent Sale Information

Sold on 02/03/2023 for 214,900 by JASKOT DONALD, JR ET AL.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2023R05872

Most Recent Permit Information

Permit PM24-0049 on 06/18/2024 for \$0 category Mechanical.

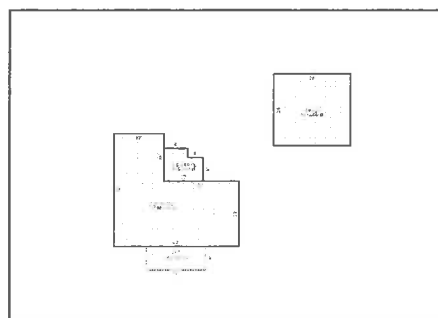
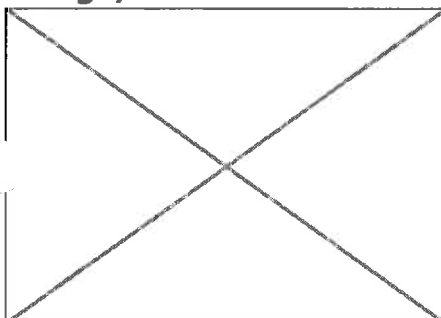
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	107,600	2024 Taxable:	107,600	Acreage:	0.72
Zoning:	R	Land Value:	Tentative	Frontage:	90.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	350.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Brick
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,324
Ground Area: 1,324
Garage Area: 624
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel: 01 018 014 00
Owner's Name: LEIGH TINA
Property Address: 2053 CARLETON WEST RD
CARLETON, MI 48117
Liber/Page: 2024R01893
Split: // **Created:** // **Active:** Active
Public Impr.: None
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: 00002 002 W. OF GRAFTON

Mailing Address:

LEIGH TINA
2053 CARLETON WEST RD
CARLETON MI 48117

Description:

870-175 917-504,505 1105-628,629 SEC 18 T5S R9E 0.96 A COM 527.01 FT S 88DEG 15' W FR THE NE COR OF S 1/2 OF NE 1/4 OF SEC 18 T5S R9E TH S 88DEG 15' W 137.00 FT TH S 1DEG 45' E 322.24 FT TH N 74 DEG 55' E 140.80 FT TH N 1DEG 45' W 289.77 FT TO THE P O B. DESC DESCRIBES BOTH PARCELS 018-014 AND 018-016 TOGETHER.. DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 02/01/2024 for 219,000 by FRENCH LAUREN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R01893

Most Recent Permit Information

None Found

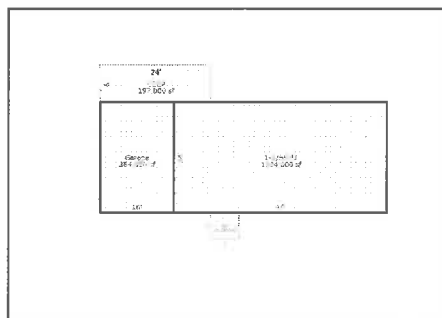
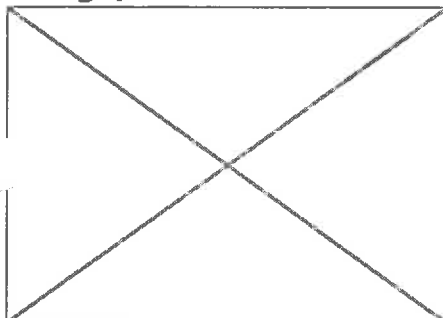
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	93,000	2024 Taxable:	87,885	Acreage:	0.96
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: 1970
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 63
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,104
Ground Area: 1,104
Garage Area: 384
Basement Area: 1,104
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel: 01 018 023 00
Owner's Name: LONG ROBERT & DIANE M
Property Address: 2365 CARLETON WEST RD
CARLETON, MI 48117
Liber/Page: 2023R03471 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved 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: 00002 002 W. OF GRAFTON

Mailing Address:

LONG ROBERT & DIANE M
LONG CURTIS
2365 CARLETON WEST RD
CARLETON MI 48117

Description:

CARLETON WEST RD SEC 18 T5S R9E 1.981 A COM 429 FT N 88DEG 15' E FR THE NW COR OF S 1/2 OF NE 1/4 OF SEC 18 T5S R9E TH S 1DEG 45' E 653.90 FT TH N 88DEG 10' E 132 FT TH N 1DEG 45' W 653.71 FT TH S 88DEG 15' W 132 FT TO THE P O B BEING PT OF N 1/2 OF S 1/2 OF NE 1/4.

Most Recent Sale Information

Sold on 01/27/2023 for 320,000 by BLACKMORE, OWEN & JOANNE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R02552

Most Recent Permit Information

None Found

Physical Property Characteristics

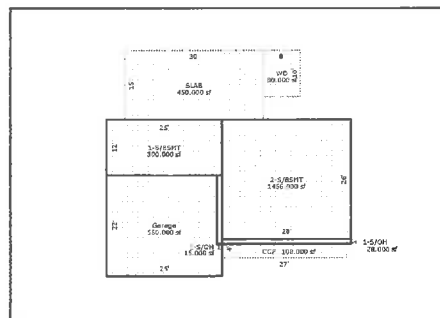
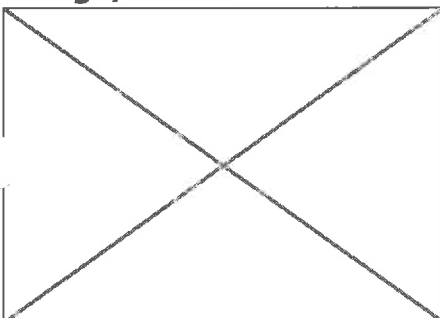
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,500	2024 Taxable:	140,500	Acreage:	1.98
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1973
Occupancy: Single Family
Class: C
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 67
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 2 Half Baths: 0
Floor Area: 1,787
Ground Area: 1,016
Garage Area: 550
Basement Area: 1,016
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel: 01 018 064 25
Owner's Name: BATES MICHAEL & BRENDA L
Property Address: 2390 SCOFIELD CARLETON RD
CARLETON, MI 48117
Liber/Page: 2022R18836
Split: / /
Public Impr.: None
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: 00002 002 W. OF GRAFTON

Mailing Address:

BATES MICHAEL & BRENDA L
2390 SCOFIELD CARLETON RD
CARLETON MI 48117

Description:

1158-367 TO 369 SEC 18 T5S R9E 7.647 AC COM AT A PT ON THE S LI OF SEC 18 TH N 89 DEG 03"W 2055.45 FT FR THE SE COR OF SEC 18 TH N 89 DEG 03"W 554.34 FT TH N 0 DEG 28'50"E 172.65 FT TH S 89 DEG 34'55" E 183 FT TH N 0 DEG 28'50" E 150 FT TH N 89 DEG 34'55"W 183 FT TH N 0 DEG 28'50" E 172.60 FT TH ALG THE SE'LY ROW LI OF THE DT & I RR N 61 DEG 35'19"E 633.12 FT TH S 0 DEG 28'50" W 805.70 FT TO POB

Most Recent Sale Information

Sold on 09/14/2022 for 425,000 by LINENFELSER JANENE (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R18836

Most Recent Permit Information

Permit PB23-0127 on 10/03/2023 for \$17,655 category Windows-replacement.

Physical Property Characteristics

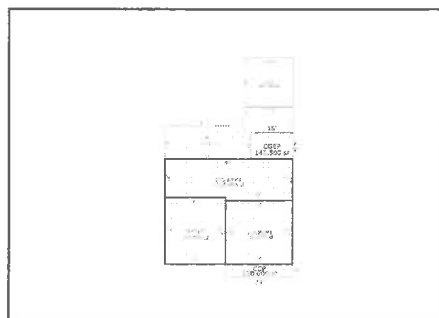
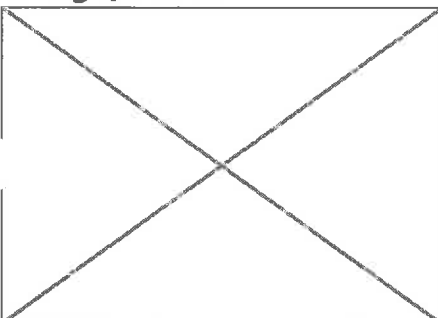
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	196,200	2024 Taxable:	181,440	Acreage:	7.65
Zoning:	RE	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1-1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 110
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 1,888
Ground Area: 1,220
Garage Area: 528
Basement Area: 1,220
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

09/23/2024 3:30 PM

Parcel:	01 020 007 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LAGINESS EDMUND M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11691 GRAFTON RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R11481	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:	00002 002 W. OF GRAFTON

Mailing Address:

LAGINESS EDMUND M
11691 GRAFTON RD
CARLETON MI 48117-

Description:

1437-518 SEC 20 T5S R9E 2.0355AMOL BEG N01 DEG 19'30" E 935.94 FT FR E 1/4 COR OF SEC 20TH N 89 DEG 42' W 421.87 FT TH N 47 DEG 34'16" W 96.78 FT TH N 37 DEG 24'15" W 80.78 FT TH N 23 DEG 40'21" W 50.53 FT TH S 89 DEG 42' E 566.71 FT TH S 01 DEG 19'30" W 175.03 FT TO POB DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 07/25/2023 for 245,000 by BUNCH RONALD W (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R11481

Most Recent Permit Information

Permit PM20-0006 on 02/18/2020 for \$0 category Mechanical.

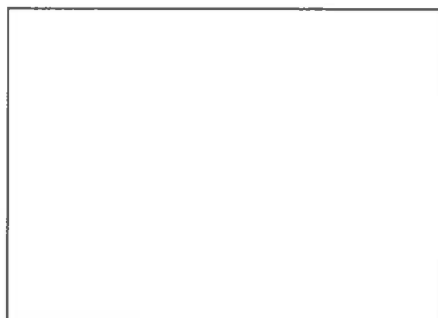
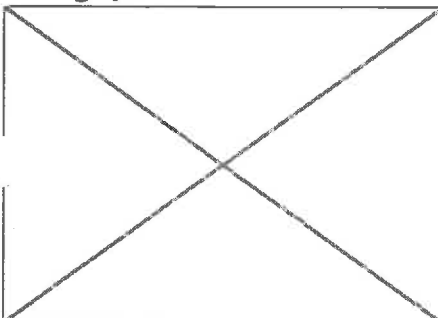
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	102,000	2024 Taxable:	102,000	Acreage:	2.05
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: 1949
Occupancy: Single Family
Class: C
Style: 1-1/2 STORY
Exterior: Brick
% Good (Physical): 67
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,260
Ground Area: 840
Garage Area: 360
Basement Area: 840
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 020 017 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KUDERIK BEVERLY A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	11812 MAXWELL RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R08717	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Gravel Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON

Mailing Address:

KUDERIK BEVERLY A
12535 HARRIS ST
CARLETON MI 48117

Description:

1448-916 SEC 20 T5S R9E 5 A THE S 5 ACRES OF NW 1/4 OF NW 1/4 OF SEC 20 T5S R9E.

Most Recent Sale Information

Sold on 06/02/2023 for 235,000 by MALONE MARION M (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R08717

Most Recent Permit Information

Permit PB23-0155 on 11/02/2023 for \$7,500 category Res, Alteration.

Physical Property Characteristics

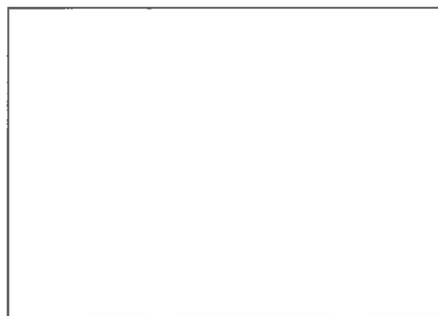
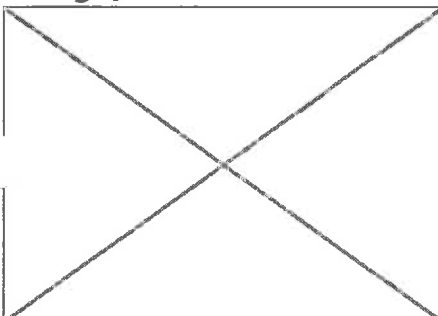
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	126,400	2024 Taxable:	126,400	Acreage:	5.00
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1969
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 65
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,560
Ground Area: 1,560
Garage Area: 576
Basement Area: 0
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 030 004 60	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BURKE RUSSELL & TANYA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2269 W SIGLER RD CARLETON, MI 48117	Taxable Status:	TAXABLE
Liber/Page:	2022R21633	Prev. Taxable Stat:	TAXABLE
Split:	12/05/2002	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas, Standard Utilities	MAP #:	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
Mailing Address:		Neighborhood:	00002 002 W. OF GRAFTON
Description:	A PARCEL OF LAND BEING PART OF THE NW 1/4 OF THE NE 1/4 OF SEC 30, T5S R10E, COM AT THE NW COR OF THE NW 1/4 OF THE NE 1/4 OF SAID SEC; TH S 89 DEG 53' 47" E 964.91 FT TO POB; TH S 89 DEG 53' 47" E 344.91 FT; TH S 00 DEG W 1310.71 FT; TH N 89 DEG 57' 31" W 344.13 FT; TH N 00 DEG E 1311.08 FT TO POB. CONTAINING 10.368 AMOL		

Most Recent Sale Information

Sold on 11/04/2022 for 630,000 by LOWRY ROBERT & ESTHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R21633

Most Recent Permit Information

Permit PM24-0048 on 06/13/2024 for \$0 category Mechanical.

Physical Property Characteristics

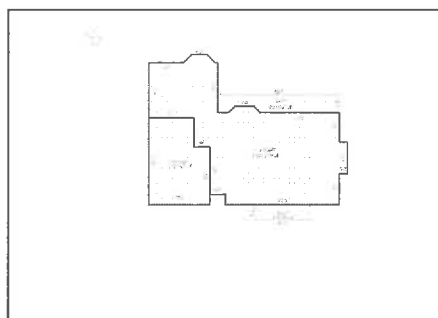
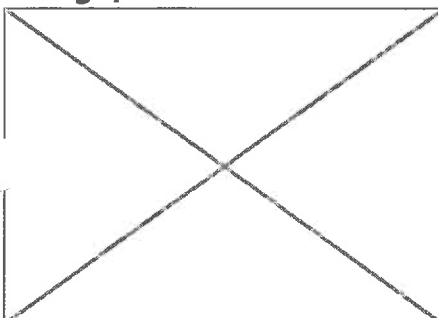
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	250,300	2024 Taxable:	233,520	Acreage:	10.37
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: C+5
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: 1
Floor Area: 2,384
Ground Area: 2,384
Garage Area: 693
Basement Area: 2,384
Basement Walls: Poured
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 030 030 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BOLLING LILLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10454 EXETER RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2022R20694	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:	00002 002 W. OF GRAFTON

Mailing Address:	Description:
BOLLING LILLY 1175 MONTECITO DR LOS ANGELES CA 90031	A-581C SEC 30 T5S R9E 2.4035 A PART OF W1/2 SEC 30 COM 2499.37 FT S 2DEG 44' W FR THE NW COR OF SEC 30 T5S R9E TH S 87DEG 38' E 885.47 FT TH S 1DEG 12' W 103.68 FT TH N 88DEG 05' W 158.24 FT TH S 2DEG 35' W 16.10 FT TH N 87DEG 38' W 730.13 FT TH N 2DEG 44' W 121 FT TO THE P O B

Most Recent Sale Information

Sold on 08/15/2022 for 150,000 by BOLLING DONNIE R & JOANN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** ~ 2022R20694

Most Recent Permit Information

Permit B23-114 on 09/18/2023 for \$0 category HOME.

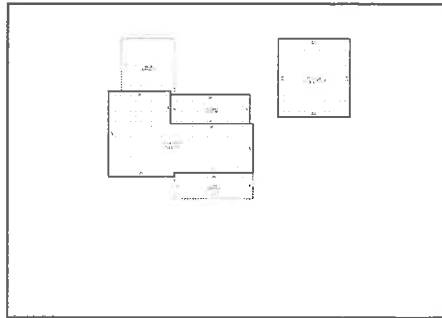
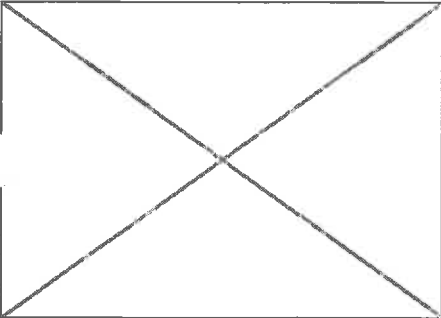
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	82,500	2024 Taxable:	82,500	Acreage:	2.40
Zoning:	RE	Land Value:	Tentative	Frontage:	0.0
IRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1830
Occupancy: Single Family
Class: C
Style: 1-3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 34
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,756
Ground Area: 1,096
Garage Area: 528
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 031 013 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOODCROFT GREGORY & PATRICIA	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9734 S STONY CREEK RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R18163	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:	00002 002 W. OF GRAFTON

Mailing Address:

WOODCROFT GREGORY & PATRICIA
9734 S STONY CREEK RD
CARLETON MI 48117-

Description:

LAND BEING PART OF THE NW 1/4 SEC 31, T5S R9E, BEG AT A PT ON THE CEN LI OF S STONY CREEK RD, SAID PT BEING LOCATED S 00 DEG 06' 26" E 2059.91 FT AL THE NORTH SOUTH 1/4 LI OF SEC 31; SAID PT BEING N 00 DEG 06' 26" W 568.61 FT FROM THE CEN OF SEC 31 AND N 36 DEG 33' 33" W 61.81 FT AND N 43 DEG 09' 53" W 828.93 FT FROM THE N 1/4 COR OF SEC 31; TH N 43 DEG 09' 53" W 66.53 FT; TH N 56 DEG 37' 55" W 240.42 FT; TH N 38 DEG 00' 31" E 338.12 FT; TH N 06 DEG 39' 13" W 133.48 FT; TH N 85 DEG 28' E 37.49 FT; TH N 28 DEG 28' E 50.00 FT; TH N 09 DEG 32' W 99.00 FT; TH N 43 DEG 28' E 112.00 FT; TH S 14 DEG 02' 54" E 556.67 FT; TH S 37 DEG 27' W 334.53 FT TO POB. CONTAINING 3.734 AMOL

Most Recent Sale Information

Sold on 12/11/2023 for 420,000 by WHITE RALPH & MARY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R18163

Most Recent Permit Information

None Found

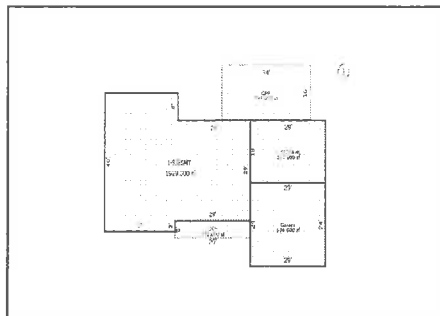
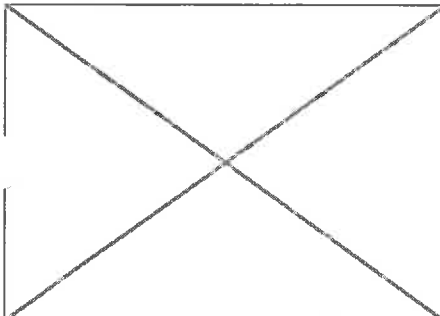
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	211,100	2024 Taxable:	211,100	Acreage:	3.55
Zoning:	AG	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: 1970
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 66
Heating System: Forced Hot Water
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,480
Ground Area: 2,480
Garage Area: 1,320
Basement Area: 1,958
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel: 01 031 029 00
Owner's Name: LANGTRY CINDY
Property Address: 9468 S STONY CREEK RD
CARLETON, MI 48117
Liber/Page: 2023R08634 **Created:** //
Split: // **Active:** Active
Public Impr.: Paved 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: 00002 002 W. OF GRAFTON

Mailing Address:

LANGTRY CINDY
9468 S STONY CREEK RD
CARLETON MI 48117

Description:

939-193 1447-685 SEC 31 T5S R9E COM AT A PT IN CL OF S STONY CRK RD DIST S 89DEG 57' 40" E 394.01 FT & S 34DEG 34' 20" E 230.8 FT FR CEN OF SEC 31 TH S 89DEG 57' 40" E 318.97 FT TH S 0DEG 12' 32" E 95.02 FT TH S 34DEG 34' 20" E 125.07 FT TH N 89DEG 57' 40" W 253.81 FT TH N 34DEG 34' 20" W 240.52 FT ALG CEN OF SO STONY CRK RD TO POB EXC S'LY 125.07 FT THEREOF.

Most Recent Sale Information

Sold on 07/31/2023 for 275,000 by BIG WATER PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R08634

Most Recent Permit Information

Permit PM24-0046 on 06/05/2024 for \$0 category Mechanical.

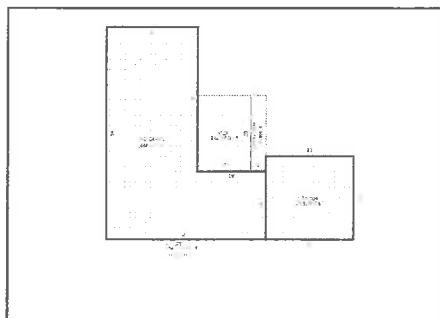
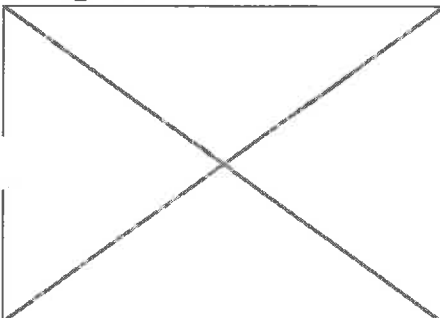
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	133,500	2024 Taxable:	133,500	Acreage:	0.62
Zoning:	RE	Land Value:	Tentative	Frontage:	115.4
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	257.0

Improvement Data

of Residential Buildings: 1
Year Built: 1962
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,668
Ground Area: 1,668
Garage Area: 506
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 032 014 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SCHULZ LUCAS H	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9145 N STONY CREEK RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R15672	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:	00002 002 W. OF GRAFTON

Mailing Address:	Description:
SCHULZ LUCAS H 9145 N STONY CREEK RD CARLETON MI 48117-	9145 N STONY CREEK RD SEC 32 T5S R9E 0.44 A COM 1760.30 FT S & 361.70 FT S 88DEG 23' W FR THE CEN OF SEC 32 TH S 88DEG 23' W 127.70 FT TH N 8DEG 59' W 81.46 FT TH N 29DEG 19' E 116.36 FT TH S 59DEG 34' E 98.20 FT TH S 0DEG 34' W 128.59 FT TO THE POB.

Most Recent Sale Information

Sold on 10/19/2023 for 175,000 by SZATKOWSKI THERES M.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2023R15672

Most Recent Permit Information

Permit PB19-0073 on 05/29/2019 for \$0 category Res, Garage.

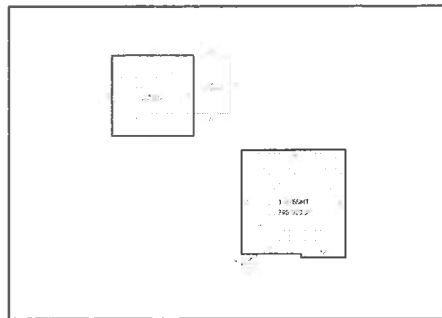
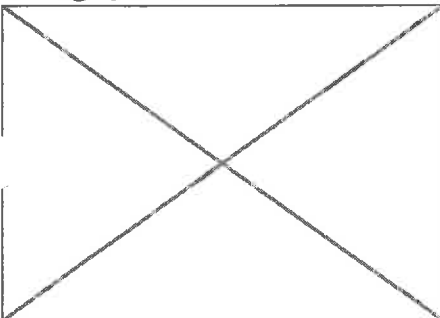
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	68,500	2024 Taxable:	68,500	Acreage:	0.46
Zoning:	AG	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: 1945
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 796
Ground Area: 796
Garage Area: 484
Basement Area: 796
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 055 010 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WELLMAN ALEXANDER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12345 KNOX DR CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R17717	Created:	//
Split:	//	Active:	Active
Public Impr.:	Gravel Road, Water, Electric, Gas	Prev. Taxable Stat	TAXABLE
Topography:	None	Gov. Unit:	01 ASH TOWNSHIP
		MAP #	
		School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON
Mailing Address:		Description:	
WELLMAN ALEXANDER		1037-118 1514-0997 MAPLE CREST SUBDIVISION LOT 10.	
36645 ELIZABETH LANE			
NEW BOSTON MI 48164			

Most Recent Sale Information

Sold on 09/01/2022 for 300,000 by BRAY STEVEN M II & JACKIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R17717

Most Recent Permit Information

Permit PP24-0019 on 07/15/2024 for \$0 category Plumbing.

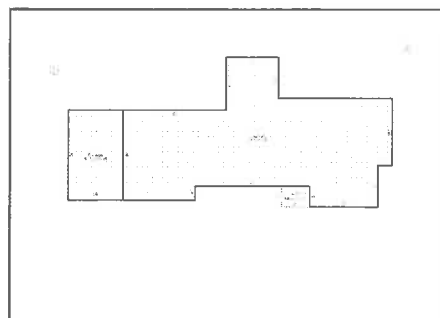
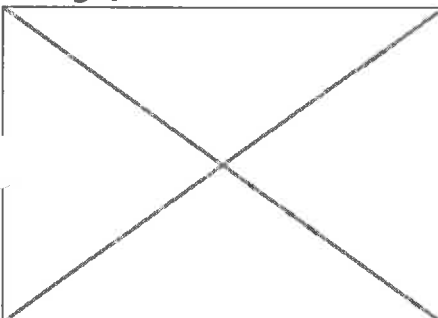
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	140,700	2024 Taxable:	124,425	Acreage:	0.36
Zoning:	R	Land Value:	Tentative	Frontage:	104.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	150.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 2,244
Ground Area: 2,244
Garage Area: 416
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:30 PM

Parcel:	01 055 012 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MILLER YVONNE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2103 MAPLECREST DR CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2022R15591	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00002 002 W. OF GRAFTON
Mailing Address:		Description:	
MILLER YVONNE		1029-862 MAPLE CREST SUBDIVISION LOT 12.	
2103 MAPLECREST			
CARLETON MI 48117-			

Most Recent Sale Information

Sold on 07/21/2022 for 210,000 by STEELE DAVID E & ANNA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R15591

Most Recent Permit Information

Permit PM20-0056 on 08/11/2020 for \$0 category Mechanical.

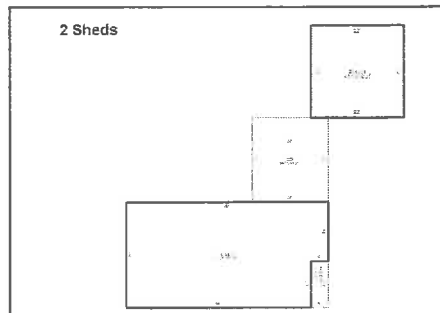
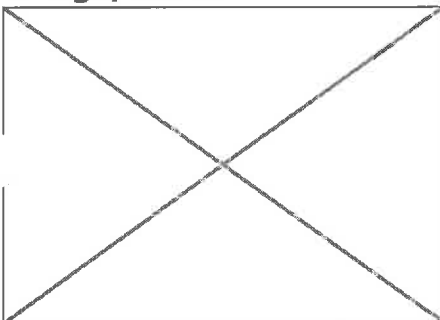
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	122,000	2024 Taxable:	107,100	Acreage:	0.28
Zoning:	R	Land Value:	Tentative	Frontage:	80.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	150.0

Improvement Data

of Residential Buildings: 1
Year Built: 1958
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Brick
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,156
Ground Area: 1,156
Garage Area: 484
Basement Area: 1,200
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



West of Grafton Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
01 005 044 15	14129 KENNETH DR	06/03/22	\$639,000	WD	03-ARM'S LENGTH	\$639,000
01 007 006 00	2811 W NEWBURG RD	07/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000
01 007 017 10	13456 BURNS RD	08/11/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000
01 007 018 11	13125 MAXWELL RD	08/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000
01 007 019 01	13032 BURNS RD	08/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
01 018 007 00	2060 CARLETON WEST RD	02/03/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900
01 018 014 00	2053 CARLETON WEST RD	02/01/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000
01 018 023 00	2365 CARLETON WEST RD	01/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000
01 018 064 25	2390 SCOFFIELD CARLETON RD	09/14/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000
01 020 007 00	11691 GRAFTON RD	07/25/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000
01 020 017 00	11812 MAXWELL RD	06/02/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000
01 030 004 60	2269 W SIGLER RD	11/04/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000
01 030 030 00	10454 EXETER RD	08/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000
01 031 013 00	9734 S STONY CREEK RD	12/11/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
01 032 001 50	175 W LABO RD	04/27/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900
01 032 014 00	9145 N STONY CREEK RD	10/19/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000
01 055 010 00	12345 KNOX DR	09/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000
Totals:						\$5,797,800

Asd. When Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$71,400	36.62	\$213,589	\$79,724	\$65,542	0.85	0.42	\$94,236	\$2.16
\$246,700	38.61	\$696,041	\$46,859	\$103,900	5.52	5.52	\$8,489	\$0.19
\$107,800	53.90	\$263,537	\$69,896	\$133,433	9.77	9.77	\$7,158	\$0.16
\$163,400	38.00	\$428,536	\$133,731	\$132,267	9.59	9.59	\$13,945	\$0.32
\$152,200	39.53	\$366,520	\$97,745	\$79,265	3.11	3.11	\$31,470	\$0.72
\$72,000	36.00	\$202,860	\$200,000	\$202,860	23.81	23.81	\$8,400	\$0.19
\$76,200	35.46	\$216,751	\$46,755	\$48,606	0.72	0.72	\$64,668	\$1.48
\$83,700	38.22	\$183,774	\$83,226	\$48,000	0.96	0.96	\$86,694	\$1.99
\$119,400	37.31	\$282,608	\$101,992	\$64,600	1.98	1.98	\$51,511	\$1.18
\$140,800	33.13	\$409,427	\$134,906	\$119,333	7.65	7.65	\$17,635	\$0.40
\$89,600	36.57	\$206,989	\$103,806	\$65,795	2.05	2.05	\$50,563	\$1.16
\$114,000	48.51	\$265,293	\$69,707	\$100,000	5.00	5.00	\$13,941	\$0.32
\$211,400	33.56	\$522,826	\$242,495	\$135,321	10.37	10.37	\$23,389	\$0.54
\$81,700	54.47	\$169,750	\$49,915	\$69,665	2.40	2.40	\$20,772	\$0.48
\$182,400	43.43	\$424,543	\$80,697	\$85,240	3.55	3.55	\$22,764	\$0.52
\$88,600	32.22	\$264,213	\$61,057	\$50,270	0.62	0.62	\$98,320	\$2.26
\$49,200	35.17	\$165,170	\$107,863	\$133,133	10.01	10.01	\$10,777	\$0.25
\$47,900	27.37	\$135,507	\$58,643	\$19,150	0.46	0.46	\$128,322	\$2.95
\$106,200	35.40	\$278,021	\$58,749	\$36,770	0.36	0.36	\$164,103	\$3.77
\$2,204,600		\$5,695,955	\$1,827,766	\$1,693,150	98.76	98.34		
Sale. Ratio =>	38.02				Average		Average	
Std. Dev. =>	6.99				per Net Acre=>	18,506.40	per SqFt=>	\$0.42

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
00002	2023R16471	01 005 024 00	002 W. OF GRAFTON	401
00002	2022R12743		002 W. OF GRAFTON	401
00002			002 W. OF GRAFTON	401
00002	2022R16722		002 W. OF GRAFTON	401
00002	2022R17057		002 W. OF GRAFTON	401
00002	2022R18818		002 W. OF GRAFTON	402
00002	2023R05872		002 W. OF GRAFTON	401
00002	2024R01893		002 W. OF GRAFTON	401
00002	2023R02552		002 W. OF GRAFTON	401
00002	2022R18836		002 W. OF GRAFTON	401
00002	2023R11481		002 W. OF GRAFTON	401
00002	2023R08717		002 W. OF GRAFTON	401
00002	2022R21633		002 W. OF GRAFTON	401
00002	2022R20694		002 W. OF GRAFTON	401
00002	2023R18163		002 W. OF GRAFTON	401
00002	2023R08634		002 W. OF GRAFTON	401
00002	2022R09882		002 W. OF GRAFTON	402
00002	2023R15672		002 W. OF GRAFTON	401
00002	2022R17717		002 W. OF GRAFTON	401

West of Grafton Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
01 005 022 00	14550 MAXWELL RD	11/02/23	\$195,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$195,000
01 018 007 00	2060 CARLETON WEST RD	02/03/23	\$214,900	WD	03-ARM'S LENGTH	\$214,900
01 031 029 00	9468 S STONY CREEK RD	07/31/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000
01 055 010 00	12345 KNOX DR	09/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000
Totals:						\$984,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF
\$71,400	36.62	\$213,589	\$79,724	\$65,542	131.1	526.0	0.85	0.42	\$608
\$76,200	35.46	\$216,751	\$46,755	\$48,606	97.2	350.0	0.72	0.72	\$481
\$88,600	32.22	\$264,213	\$61,057	\$50,270	100.5	257.0	0.62	0.62	\$607
\$106,200	35.40	\$278,021	\$58,749	\$36,770	73.5	150.0	0.36	0.36	\$799
\$342,400		\$972,574	\$246,285	\$201,188	402.4		2.55	2.13	
Sale. Ratio =>	34.76			Average			Average		
Std. Dev. =>	1.89			per FF=>	\$612		per Net Acre=>	96,658.16	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$94,236	\$2.16	140.00	00002	2023R16471	01 005 024 00	002 W. OF GRAFTON	401	\$500/FF
\$64,668	\$1.48	90.00	00002	2023R05872		002 W. OF GRAFTON	401	\$500/FF
\$98,320	\$2.26	115.44	00002	2023R08634		002 W. OF GRAFTON	401	\$500/FF
\$164,103	\$3.77	104.00	00002	2022R17717		002 W. OF GRAFTON	401	\$500/FF

Average

per SqFt=> \$2.22