

6

East Telegraph ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 041 25	12417 BERLIN RD	03/03/23	\$490,000	LC	03-ARMI'S LENGTH	\$490,000	\$193,000	39.39
01 013 043 90	12155 BERLIN RD	03/22/23	\$480,000	WD	03-ARMI'S LENGTH	\$480,000	\$223,100	46.48
01 023 002 00	3014 READY RD	06/03/22	\$240,000	WD	03-ARMI'S LENGTH	\$240,000	\$105,400	43.92
01 024 005 01	3552 READY RD	02/22/24	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$134,400	33.60
01 026 039 00	2797 E LABO RD	02/22/23	\$260,000	WD	03-ARMI'S LENGTH	\$260,000	\$82,300	31.65
Totals:			\$1,870,000			\$1,870,000	\$738,200	

Sale. Ratio => 39.48
 Std. Dev. => 6.39

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$544,254	\$134,933	\$355,067	\$409,973	0.866	1,960	\$181.16	00003	32.6146
\$486,674	\$99,900	\$380,100	\$387,890	0.980	2,546	\$149.29	00003	21.2301
\$201,459	\$44,253	\$195,747	\$157,679	1.241	1,624	\$120.53	00003	4.9207
\$286,086	\$93,175	\$306,825	\$193,422	1.586	2,271	\$135.11	00003	39.4078
\$213,928	\$55,660	\$204,340	\$158,725	1.287	1,518	\$134.61	00003	9.5161
\$1,732,401		\$1,442,079	\$1,307,689			\$144.14		8.9451
			E.C.F. =>	1.103		Std. Deviation=>	0.28205384	
			Ave. E.C.F. =>	1.192		Ave. Variance=>	21.5379	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$134,933	003 E. OF TELEGRAPH	401	81
1-STORY	\$99,900	003 E. OF TELEGRAPH	401	82
1-STORY	\$41,505	003 E. OF TELEGRAPH	401	62
1-1/2 STORY	\$92,780	003 E. OF TELEGRAPH	401	57
2-STORY	\$50,000	003 E. OF TELEGRAPH	401	69

18.06536443

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:46 PM

Parcel: 01 013 041 25
Owner's Name: FITZWILSON ANN
Property Address: 12417 BERLIN RD
SO ROCKWOOD, MI 48179-9748
Liber/Page: 2023R03368
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: 00003 003 E. OF TELEGRAPH

Mailing Address:

FITZWILSON ANN
12417 BERLIN RD
SO ROCKWOOD MI 48179-9748

Description:

1545-0285 SEC 13, T5S R9E 9.99 AMOL PART OF N 1/2 OF THE SE 1/4 OF SEC 13 DESC AS: COM AT A PT ON E LI OF SEC 13 BEING DIST S 298.29 FT FR E 1/4 COR OF SEC 13; TH S 00'00" E 298.29 FT; TH N 89 DEG 45' W 1471.69 FT; TH N 00'00" W 293.69 FT TH S 89 DEG 55'45" E 1471.69 FT TO POB DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 03/03/2023 for 490,000 by AVONDALE FARMS, LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R03368

Most Recent Permit Information

Permit PB22-0087 on 07/21/2022 for \$52,000 category Res, Alteration.

Physical Property Characteristics

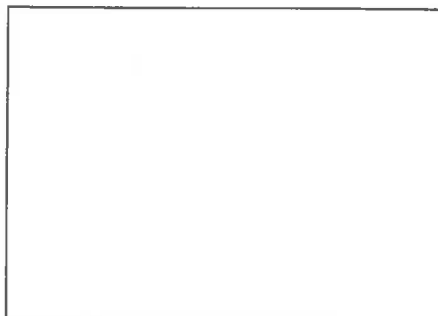
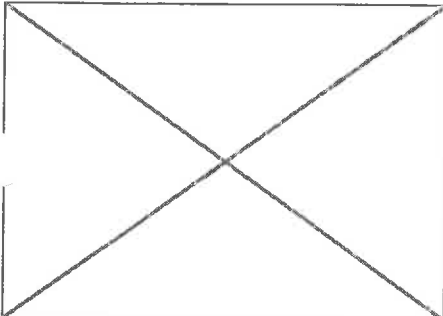
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	264,100	2024 Taxable:	264,100	Acreage:	9.99
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,960
Ground Area: 1,960
Garage Area: 0
Basement Area: 1,960
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 6
Estimated TCV: Tentative
Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:46 PM

Parcel:	01 013 043 90	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FRYMAN RUSSELL L JR & KIMBERLY (L)	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	12155 BERLIN RD SO ROCKWOOD, MI 48179	Taxable Status	TAXABLE
Liber/Page:	2023R12215	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #	
Topography:	Level	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00003 003 E. OF TELEGRAPH

Mailing Address:	Description:
FRYMAN RUSSELL L JR & KIMBERLY (LE) 12155 BERLIN RD SO ROCKWOOD MI 48179	1551-0536/0537 1631-0021/0025 SEC 13 T5S R9E 4.99 AMOL COMM AT SE COR OF SD SEC 13; TH N 00 DEG 01'04"E 948.68 FT TO TRUE POB; TH N 89 DEG 44'47" W 608.77FT; TH N 00 DEG 01'04" E 357.77 FT; TH S 89 DEG 44'47" E 608.77 FT; TH S 00 DEG 01'04" W 357.77 FT TO POB DESC FOR TAX PURPOSE ONLY

Most Recent Sale Information

Sold on 03/22/2023 for 480,000 by SPENCE DELMAR & JILL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R04243

Most Recent Permit Information

Permit PB09-0010 on 05/07/2009 for \$0 category RES, ALTERATION.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	238,400	2024 Taxable:	238,400	Acreage:	4.99
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: C+10

Style: 1-STORY

Exterior: Alum., Vinyl

% Good (Physical): 82

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

Full Baths: 2 Half Baths: 0

Floor Area: 2,546

Ground Area: 2,160

Garage Area: 536

Basement Area: 2,160

Basement Walls: Poured

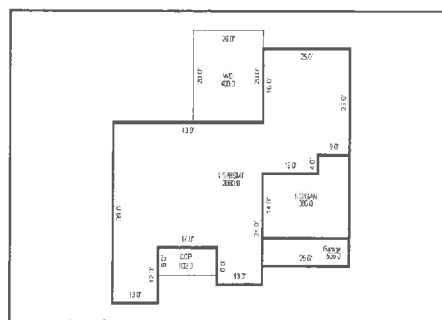
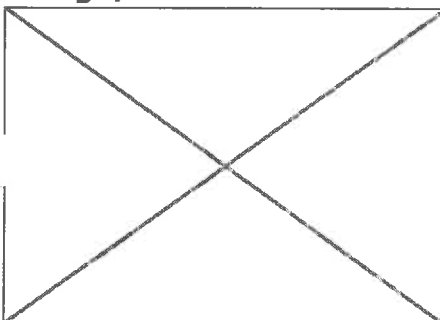
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:46 PM

Parcel: 01 023 002 00
Owner's Name: RILEY DAVID & MICHELLE
Property Address: 3014 READY RD
SO ROCKWOOD, MI 48179-
Liber/Page: 2022R12327
Split: / /
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: 00003 003 E. OF TELEGRAPH

Mailing Address:

RILEY DAVID & MICHELLE
3014 READY RD
SO ROCKWOOD MI 48179-

Description:

1542-0234 SEC 23 T5S R9E 0.7415 A COM 911.50 FT N 89DEG 38' W FR THE NE COR OF W 1/2 OF NW 1/4 OF NW 1/4 OF SEC 24 T5S R9E TH N 89DEG 38' W 100 FT TH S 0DEG 22' W 323 FT TH S 89DEG 38' E 100 FT TH N 0DEG 22' E 323 FT TO THE P O B.

Most Recent Sale Information

Sold on 06/03/2022 for 240,000 by BAKER, ARIANNE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R12327

Most Recent Permit Information

Permit PE23-0048 on 07/27/2023 for \$0 category Electrical.

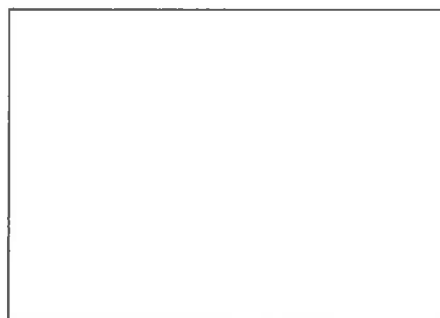
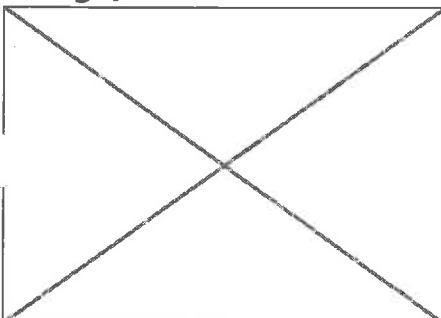
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	98,200	2024 Taxable:	98,200	Acreage:	0.74
Zoning:	RE	Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	323.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: C-5
Style: 1-STORY
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,624
Ground Area: 1,624
Garage Area: 680
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:46 PM

Parcel:	01 024 005 01	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GONZALEZ JOSEPH & ASHLEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3552 READY RD S ROCKWOOD, MI 48179	Taxable Status	TAXABLE
Liber/Page:	2024R02607	Prev. Taxable Stat	TAXABLE
Split:	11/11/2004	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Electric, Gas, Street Lights, Standard Utilities	MAP #	
Topography:	Level, Landscaped	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00003 003 E. OF TELEGRAPH
Mailing Address:		Description:	
GONZALEZ JOSEPH & ASHLEY 3552 READY RD S ROCKWOOD MI 48179		PART OF THE NE1/4 OF SEC 24, T5S R9E, DES AS COM AT THE N 1/4 COR OF SEC 24; TH S 00 DEG 07' 17" W 200.00 FT TO POB; TH E 100.00 FT; TH N 00 DEG 07' 17" E 200.00 FT; TH E 341/60 FT; TH S 00 DEG 07' 51" W 533.00 FT; TH N 89 DEG 52' 09" W 441.71 FT; TH N 00 DEG 07' 17" E 331.99 FT TO POB. CONTAINING 4.94 AMOL	

Most Recent Sale Information

Sold on 02/22/2024 for 400,000 by BATES GARY & BRENDA TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2024R02607

Most Recent Permit Information

Permit PB23-0083 on 07/27/2023 for \$0 category Windows-replacement.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	139,300	2024 Taxable:	75,947	Acreage:	4.94
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: 1957

Occupancy: Single Family

Class: C

Style: 1-1/2 STORY

Exterior: Wood Siding

% Good (Physical): 57

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,271

Ground Area: 1,926

Garage Area: 0

Basement Area: 0

Basement Walls:

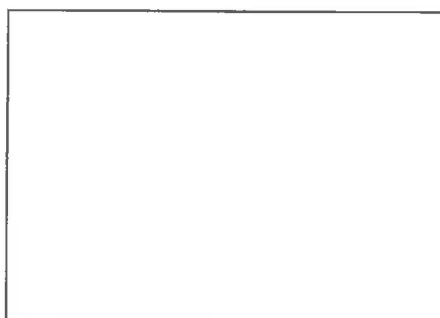
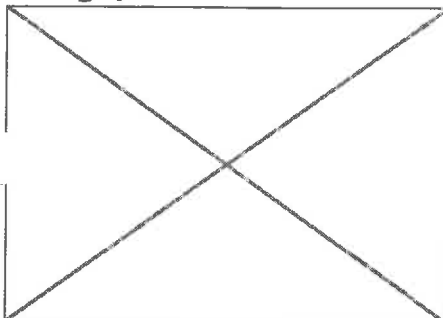
Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/23/2024 3:46 PM

Parcel: 01 026 039 00
Owner's Name: STEVENSON JEREMY J & KELLY K
Property Address: 2797 E LABO RD
CARLETON, MI 48117-
Liber/Page: 2023R02975
Split: / /
Public Impr.: Paved Road, Electric
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: 00003 003 E. OF TELEGRAPH

Mailing Address:

STEVENSON JEREMY J & KELLY K
2797 E LABO RD
CARLETON MI 48117-

Description:

1056-901 TO 903 SEC. 26,T 5 S, R 9 E 1 A. S. 208.71 FT. OF W. 208.71 FT. OF E 1/2 OF SE 1/4.

Most Recent Sale Information

Sold on 02/22/2023 for 260,000 by FINNERTY PATRICK T JR REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R02975

Most Recent Permit Information

None Found

Physical Property Characteristics

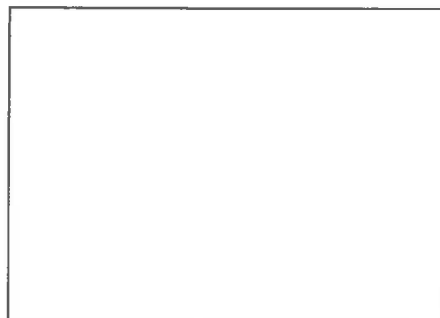
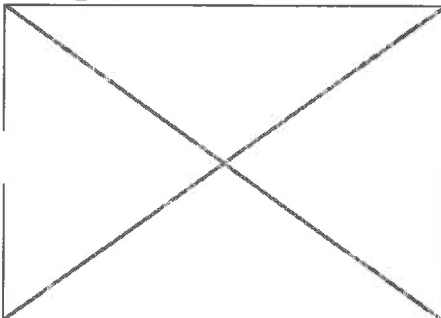
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	108,200	2024 Taxable:	108,200	Acreage:	1.00
Zoning:	AG	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1930
Occupancy: Single Family
Class: C-5
Style: 2-STORY
Exterior: Alum., Vinyl
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,518
Ground Area: 759
Garage Area: 352
Basement Area: 759
Basement Walls: Block
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



East of Telegraph Land Analysis
 East of Telegraph Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 013 037 00	3083 READY RD	05/27/22	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$129,700	58.95
01 013 041 25	12417 BERLIN RD	03/03/23	\$490,000	LC	03-ARMS LENGTH	\$490,000	\$193,000	39.39
01 013 043 90	12155 BERLIN RD	03/22/23	\$480,000	WD	03-ARMS LENGTH	\$480,000	\$223,100	46.48
01 024 005 01	3552 READY RD	02/22/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$134,400	33.60
01 024 020 00	3150 E CREEK RD	01/10/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$169,600	69.22
01 026 039 00	2797 E LABO RD	02/22/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$82,300	31.65
Totals:			\$2,095,000			\$2,095,000	\$932,100	44.49
								Std. Dev. => 14.89

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 023 002 00	3014 READY RD	06/03/22	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$105,400	43.92
Totals:			\$240,000			\$240,000	\$105,400	43.92
								Std. Dev. => 16.93

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$266,296	\$17,504	\$63,800	0.0	0.0	1.94	1.94	#DIV/0!	\$9,023	\$0.21
\$544,254	\$80,679	\$134,933	0.0	0.0	9.99	9.99	#DIV/0!	\$8,076	\$0.19
\$486,674	\$93,226	\$99,900	0.0	0.0	4.99	4.99	#DIV/0!	\$18,683	\$0.43
\$286,086	\$206,694	\$92,780	0.0	0.0	4.94	4.94	#DIV/0!	\$41,841	\$0.96
\$382,042	(\$15,375)	\$121,667	0.0	0.0	8.00	8.00	#DIV/0!	(\$1,922)	(\$0.04)
\$213,928	\$96,072	\$50,000	0.0	0.0	1.00	1.00	#DIV/0!	\$96,072	\$2.21
\$2,179,280	\$478,800	\$563,080	0.0	0.0	30.86	30.86			
Average					Average			Average	
per FF=>			#DIV/0!		per Net Acre=>	15,515.23		per SqFt=>	\$0.36

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$193,677	\$80,046	\$33,723	103.8	323.0	0.74	0.74	\$771	\$107,879	\$2.48
\$193,677	\$80,046	\$33,723	103.8		0.74	15,515.97			
Average					Average			Average	
per FF=>			\$771		per Net Acre=>	107,878.71		per SqFt=>	\$2.48

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00003	2022R13265	003 E. OF TELEGRAPH	401
0.00	00003	2023R03368	003 E. OF TELEGRAPH	401
0.00	00003	2023R04243	003 E. OF TELEGRAPH	401
0.00	00003	2024R02607	003 E. OF TELEGRAPH	401
0.00	00003	2023R00853	003 E. OF TELEGRAPH	401
0.00	00003	2023R02975	003 E. OF TELEGRAPH	401

Actual Front	ECF Area	Liber/Page	Land Table	Class
100.00	00003	2022R12327	003 E. OF TELEGRAPH	401