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Section 8 & 9 Grafton Road ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 009 005 22	13820 GRAFTON RD	06/27/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$289,300	44.85
01 009 008 60	13296 GRAFTON RD	09/21/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$132,800	39.07
01 009 009 00	13210 GRAFTON RD	05/31/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,800	41.91
01 009 010 00	330 ALBERT DR	11/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$213,200	49.12
Totals:			\$1,711,900			\$1,711,900	\$758,100	

Sale. Ratio => 44.28

Std. Dev. => 4.30

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$661,793	\$54,520	\$590,480	\$587,149	1.006	4,094	\$144.23	00008	1.4705
\$305,953	\$55,153	\$284,747	\$242,319	1.175	1,753	\$162.43	00008	15.4714
\$292,961	\$60,448	\$232,552	\$224,650	1.035	1,884	\$123.44	00008	1.4795
\$501,417	\$89,044	\$344,956	\$398,529	0.866	4,440	\$77.69	00008	15.4805
\$1,762,124		\$1,452,735	\$1,452,647			\$126.95		2.0317
				E.C.F. =>	1.000	Std. Deviation=>	0.12693311	
				Ave. E.C.F. =>	1.020	Ave. Variance=>	8.4755	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
2-STORY	\$53,520	008 SEC 8 & 9 GRAFTON	401	83
1-STORY	\$50,153	008 SEC 8 & 9 GRAFTON	401	72
2-STORY	\$52,297	008 SEC 8 & 9 GRAFTON	401	67
2-STORY	\$85,000	008 SEC 8 & 9 GRAFTON	401	62

8.306197018

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 10:58 AM

Parcel:	01 009 005 22	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DOHRING CHAD & RACHEL A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13820 GRAFTON RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2023R10167	Created:	11/01/2002
Split:	11/01/2002	Active:	Active
Public Impr.:	Paved Road, Water, Electric, Gas	Gov. Unit:	01 ASH TOWNSHIP
Topography:	Level, Landscaped	MAP #	
Mailing Address:		School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00008 008 SEC 8,9 GRAFTON
Description:	A PARCEL OF LAND BEING PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 9, T5S R9E, COM AT THE NW COR OF THE NW 1/4 OF SEC 9, TH S 00 DEG 00' W 1003.40 FT TO POB; TH S 89 DEG 36' 55" E 484.26 FT; TH S 40 DEG 42' 13" W 199.99 FT; TH N 89 DEG 36' 55" W 353.84 FT; TH N 00 DEG 00' E 152.48 FT TO POB. CONTAINING 1.467 AMOL		

Most Recent Sale Information

Sold on 06/27/2023 for 645,000 by JOHNSTON CARRIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R10167

Most Recent Permit Information

Permit PE24-0036 on 04/15/2024 for \$0 category Electrical.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	334,600	2024 Taxable:	334,600	Acreage:	1.47
Toning:	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: 2004

Occupancy: Single Family

Class: C+10

Style: 2-STORY

Exterior: Brick/Siding

% Good (Physical): 83

Heating System: Forced Heat & Cool

Electric - Amps Service: 200

of Bedrooms: 3

Full Baths: 4 Half Baths: 1

Floor Area: 4,094

Ground Area: 2,742

Garage Area: 548

Basement Area: 2,742

Basement Walls: Poured

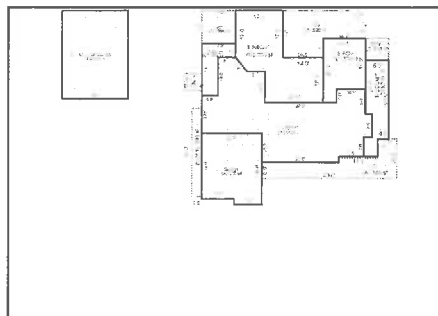
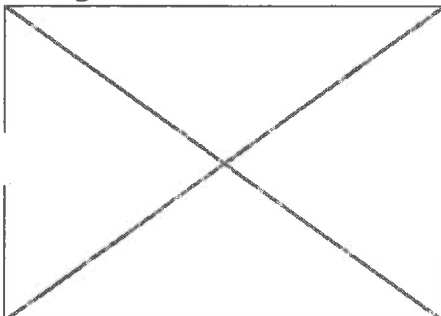
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 10:58 AM

Parcel:	01 009 008 60	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	YINGLING TIMOTHY J & CHELSEA R	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13296 GRAFTON RD CARLETON, MI 48117	Taxable Status	TAXABLE
Liber/Page:	2022R19654	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00008 008 SEC 8,9 GRAFTON

Mailing Address:

YINGLING TIMOTHY J & CHELSEA R
13296 GRAFTON RD.
CARLETON MI 48117

Description:

1095-681 1122-241 1466-0728 SEC 9 T5S R9E .537 AC COM 1092.37 FT S 0 DEG 34'30"E FR NW COR OF SW 1/4 OF SEC 9 TH S 0 DEG 34'30"E 117 FT TH N 89 DEG 25'30"E 200 FT TH N 0 DEG 34' 30"W 117 FT TH S 89 DEG 25'30"W 200 FT TO POB

Most Recent Sale Information

Sold on 09/21/2022 for 339,900 by MANOR SIDNEY F & JANE F (LE).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022R19654

Most Recent Permit Information

Permit PP23-0030 on 10/11/2023 for \$0 category Plumbing.

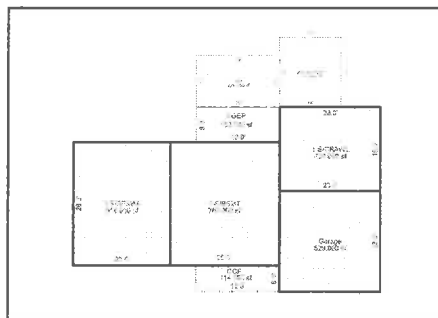
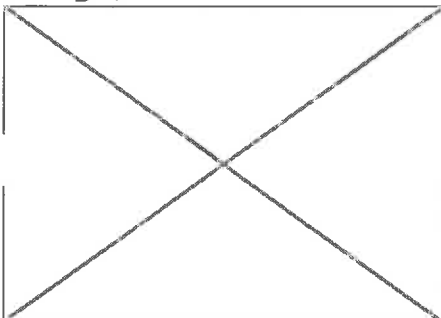
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	153,500	2024 Taxable:	134,820	Acreage:	0.54
Zoning:	R	Land Value:	Tentative	Frontage:	117.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

of Residential Buildings: 1
Year Built: 1991
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Wood Siding
% Good (Physical): 72
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,753
Ground Area: 1,753
Garage Area: 529
Basement Area: 700
Basement Walls:
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 10:58 AM

Parcel:	01 009 009 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KVEEN TYLER J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13210 GRAFTON RD CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R08902	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	01 ASH TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	MAP #	
Topography:	None	School:	58020 AIRPORT COMMUNITY SCH DIST
		Neighborhood:	00008 008 SEC 8,9 GRAFTON
Mailing Address:		Description:	
KVEEN TYLER J 13210 GRAFTON RD CARLETON MI 48117-		13210 GRAFTON RD SEC 9 T5S R9E 0.55 A COM AT A PT 1681.94 FT S 0DEG 34' 34" E FR W 1/4 COR TH N 89DEG 39' 30" E 200 FT TH N 0DEG 34' 30" W 122.04 FT TH S 89DEG 25' 30" W 200 FT TH S 0DEG 34' 30" E 121.36 FT TO POB	

Most Recent Sale Information

Sold on 05/31/2023 for 293,000 by OHRMAN AMY N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R08902

Most Recent Permit Information

Permit PM23-0085 on 09/25/2023 for \$0 category Mechanical.

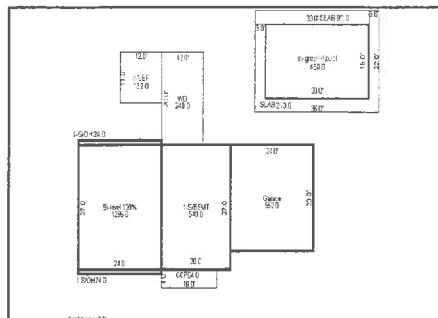
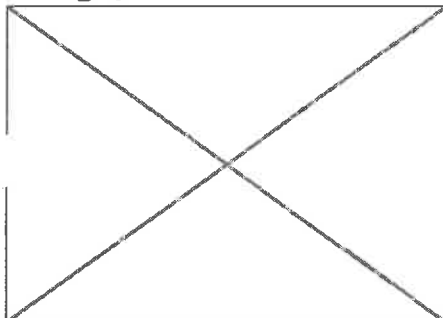
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	147,000	2024 Taxable:	147,000	Acreage:	0.56
Zoning:	R	Land Value:	Tentative	Frontage:	122.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	200.0

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: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,884
Ground Area: 1,188
Garage Area: 552
Basement Area: 540
Basement Walls: Block
Estimated TCV: Tentative

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 10:58 AM

Parcel:	01 009 010 00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ORNDORF CHAD M & MELISSA K &	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	330 ALBERT DR CARLETON, MI 48117-	Taxable Status	TAXABLE
Liber/Page:	2023R17130	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:	00008 008 SEC 8,9 GRAFTON
Mailing Address:		Description:	
ORNDORF CHAD M & MELISSA K & ORNDORF RICHARD & SHARON 330 ALBERT DR CARLETON MI 48117-		A149A-2A SEC 9 T5S R9E 3.50 A E 1/2 OF FOLL DESC PAR COM 720.35 FT N 0DEG 34' 30" W FR SW COR OF SEC 9 TH N 89DEG 39' 30" E 1318.95 FT TH N 0DEG 57' W 230.01 FT TH S 89DEG 39' 30" W 1317.46 FT TH S 0DEG 34' 30" E 230.01 FT TO POB	

Most Recent Sale Information

Sold on 11/15/2023 for 434,000 by RATHBONE CRAIG H TRUSTEE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R17130

Most Recent Permit Information

Permit PB24-0092 on 06/26/2024 for \$51,900 category Windows-replacement.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	250,300	2024 Taxable:	250,300	Acreage:	3.50
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: 1968

Occupancy: Single Family

Class: C

Style: 2-STORY

Exterior: Alum., Vinyl

% Good (Physical): 62

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 4

Full Baths: 2 Half Baths: 2

Floor Area: 4,440

Ground Area: 2,649

Garage Area: 868

Basement Area: 1,419

Basement Walls: Block

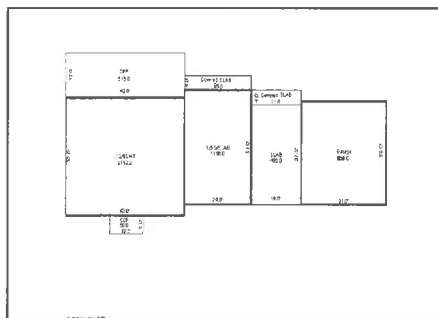
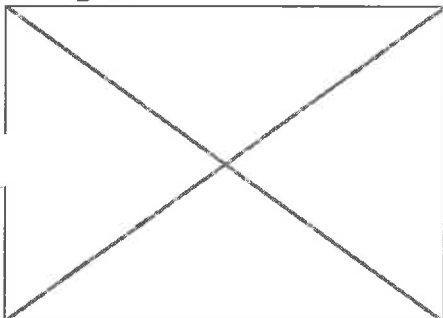
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image/Sketch



Section 8 & 9 Grafton Road Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 009 005 22	13820 GRAFTON RD	06/27/23	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$289,300	44.85
01 009 010 00	330 ALBERT DR	11/15/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$213,200	49.12
Totals:						\$1,079,000	\$502,500	46.57

Sale. Ratio => 46.57
Std. Dev. => 3.02

Section 8 & 9 Grafton Road Land Analysis Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 009 008 60	13296 GRAFTON RD	09/21/22	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$132,800	39.07
01 009 009 00	13210 GRAFTON RD	05/31/23	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$122,800	41.91
Totals:						\$632,900	\$255,600	40.39

Sale. Ratio => 40.39
Std. Dev. => 2.01

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$661,793	\$36,727	\$53,520	0.0	0.0	1.47	1.47	#DIV/0!	\$25,035	\$0.57
\$501,417	\$17,583	\$85,000	0.0	0.0	3.50	3.50	#DIV/0!	\$5,024	\$0.12
\$1,163,210	\$54,310	\$138,520	0.0	0.0	4.97	4.97			
Average					Average			Average	
per FF=>		#DIV/0!			per Net Acre=>	10,934.17		per SqFt=>	\$0.25

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$303,565	\$84,100	\$47,765	95.5	200.0	0.54	0.54	\$880	\$156,611	\$3.60
\$290,470	\$52,336	\$49,806	99.6	200.0	0.56	0.56	\$525	\$93,457	\$2.15
\$594,035	\$136,436	\$97,571	195.1		1.10	1.10			
Average					Average			Average	
per FF=>			\$699		per Net Acre=>	124,371.92		per SqFt=>	\$2.86

Actual Front	ECF Area	Liber/Page	Land Table	Class
0.00	00008	2023R10167	008 SEC 8 & 9 GRAFTON	401
0.00	00008	2023R17130	008 SEC 8 & 9 GRAFTON	401

Actual Front	ECF Area	Liber/Page	Land Table	Class
117.00	00008	2022R19654	008 SEC 8 & 9 GRAFTON	401
122.00	00008	2023R08902	008 SEC 8 & 9 GRAFTON	401