

8

Garden Estates Subdivision ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 065 011 10	13310 PARKWAY	11/04/22	\$160,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$160,000	\$92,200	57.63
01 065 019 00	13494 PARKWAY	08/07/23	\$134,000	WD	03-ARMIS LENGTH	\$134,000	\$73,200	54.63
01 065 045 00	13232 ROSEDALE	08/01/22	\$258,500	WD	03-ARMIS LENGTH	\$258,500	\$112,400	43.48
<b>Totals:</b>						<b>\$552,500</b>	<b>\$277,800</b>	
							<b>Sale. Ratio =&gt;</b>	<b>50.28</b>
							<b>Std. Dev. =&gt;</b>	<b>7.45</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$254,931	\$79,559	\$80,441	\$105,956	0.759	941	\$85.48	00016	22.9803
\$149,672	\$39,315	\$94,685	\$102,372	0.925	1,426	\$66.40	00016	6.4085
\$219,793	\$16,135	\$242,365	\$188,922	1.283	1,328	\$182.50	00016	29.3888
<b>\$624,396</b>		<b>\$417,491</b>	<b>\$397,250</b>			<b>\$111.46</b>		<b>6.1957</b>
				E.C.F. =>	1.051	Std. Deviation=>		0.26766222
				Ave. E.C.F. =>	0.989	Ave. Variance=>		19.5925
						Coefficient of Var=>		

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
1-STORY	\$77,875	01 065 011 00	016 GARDEN EST SUB	401	54
1-1/4 STORY	\$38,315		016 GARDEN EST SUB	401	48
1-STORY	\$16,135		016 GARDEN EST SUB	401	68

19.81050167

# Real Estate Summary Sheet

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

09/30/2024 11:06 AM

<b>Parcel:</b>	01 065 011 10	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MCFARLAND TROY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13310 PARKWAY CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R21629	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00016 016 GARDEN EST SUB

<b>Mailing Address:</b>	<b>Description:</b>
MCFARLAND TROY 13310 PARKWAY CARLETON MI 48117	864-767 & 768 771-877 978-943 1465-104 1547-0770 SUPERVISOR'S PLAT OF GARDEN ESTATES S 51 FT OF LOT 13

## Most Recent Sale Information

Sold on 11/04/2022 for 160,000 by ZATEK JOSEPH.

<b>Terms of Sale:</b>	19-MULTI PARCEL ARM'S LENGTH	<b>Liber/Page:</b>	2022R21629
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## Most Recent Permit Information

Permit PB10-0051 on 08/27/2010 for \$0 category RES, POLE BARN.

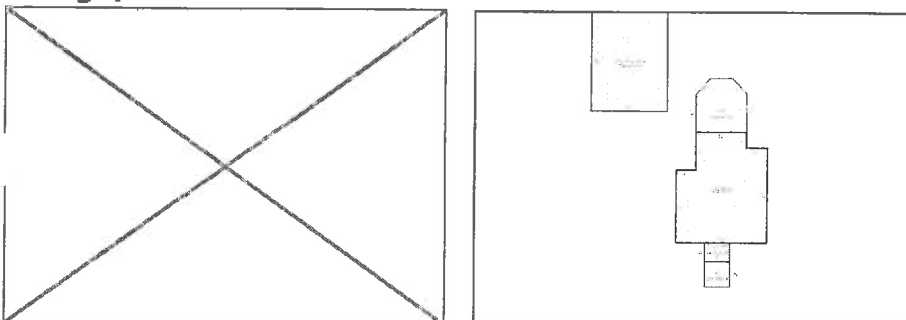
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	71,100	<b>2024 Taxable:</b>	66,360	<b>Acreage:</b>	0.74
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	51.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	630.0

## Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 1940	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: CD	
Style: 1-STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 61	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 3	
Full Baths: 1 Half Baths: 0	
Floor Area: 941	
Ground Area: 941	
Garage Area: 150	
Basement Area: 0	
Basement Walls:	
Estimated TCV: Tentative	

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 11:06 AM

**Parcel:** 01 065 019 00  
**Owner's Name:** CLARK LLOYD  
**Property Address:** 13494 PARKWAY  
CARLETON, MI 48117-  
**Liber/Page:** 2023R12145  
**Split:** / /  
**Public Impr.:** Paved Road, Water, 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:** 00016 016 GARDEN EST SUB

## Mailing Address:

CLARK LLOYD  
13494 PARKWAY  
CARLETON MI 48117-

## Description:

640-468 1081-790 13494 PARKWAY SUPERVISOR'S PLAT OF GARDEN ESTATES LOT 20, ALSO INCLUDES 33' OF ABANDONED CENTRAL ST AS RECORDED ON LIBER & PAGE 1123-0348

## Most Recent Sale Information

Sold on 08/07/2023 for 134,000 by POLI ANGELINE M.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023R12145

## Most Recent Permit Information

Permit PB17-0084 on 06/12/2017 for \$0 category Windows-replacement.

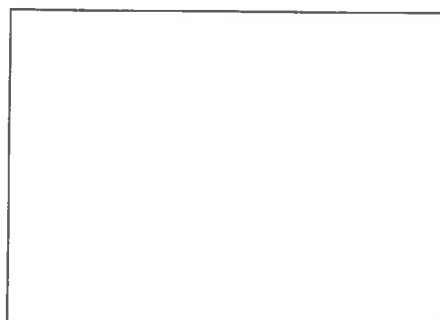
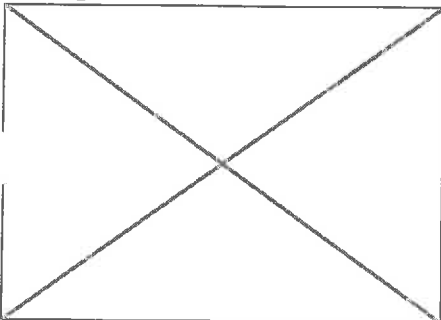
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	82,200	<b>2024 Taxable:</b>	82,200	<b>Acreage:</b>	1.66
<b>Zoning:</b>	R	<b>Land Value:</b>	Tentative	<b>Frontage:</b>	115.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	630.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1-1/4 STORY  
Exterior: Wood Siding  
% Good (Physical): 48  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 0  
# of Bedrooms: 4  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,426  
Ground Area: 1,192  
Garage Area: 720  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



# Real Estate Summary Sheet

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

09/30/2024 11:06 AM

<b>Parcel:</b>	01 065 045 00	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	MILLER JENINE R & STOTT GRENNAN T	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13232 ROSEDALE CARLETON, MI 48117	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	2022R15837	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	01 ASH TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Water, Electric, Gas	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	58020 AIRPORT COMMUNITY SCH DIST
		<b>Neighborhood:</b>	00016 016 GARDEN EST SUB

<b>Mailing Address:</b>	<b>Description:</b>
MILLER JENINE R & STOTT GRENNAN T 13232 ROSEDALE CARLETON MI 48117	1549-0769/770 SUPERVISOR'S PLAT OF GARDEN ESTATES N 67 FT OF LOT 43.

## Most Recent Sale Information

Sold on 08/01/2022 for 258,500 by VAUGHN SARAH A & JENKINS JAMES C.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022R15837

## Most Recent Permit Information

Permit PB24-0038 on 04/10/2024 for \$0 category Res, Alteration.

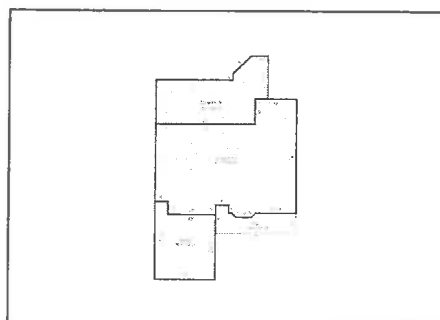
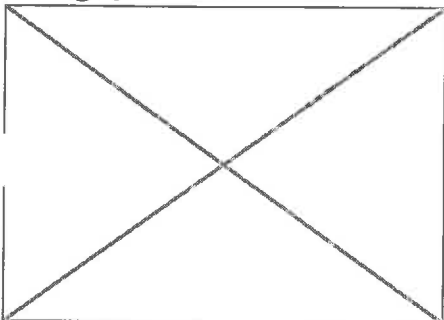
## Physical Property Characteristics

<b>2025 S.E.V.:</b>	Tentative	<b>2025 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2024 S.E.V.:</b>	114,400	<b>2024 Taxable:</b>	101,745	<b>Acreage:</b>	0.46
<b>Zoning:</b>	R	<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: 1992  
Occupancy: Single Family  
Class: C  
Style: 1-STORY  
Exterior: Vinyl  
% Good (Physical): 68  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,328  
Ground Area: 1,328  
Garage Area: 405  
Basement Area: 1,328  
Basement Walls:  
Estimated TCV: Tentative

## Image/Sketch



Garden Estate Subdivision Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
01 065 011 10	13310 PARKWAY	11/04/22	\$160,000	WD	19-MULTI PARCEL ARMI'S LENGTH	\$160,000	\$92,200	57.63
01 065 019 00	13494 PARKWAY	08/07/23	\$134,000	WD	03-ARMIS LENGTH	\$134,000	\$73,200	54.63
01 065 045 00	13232 ROSEDALE	08/01/22	\$258,500	WD	03-ARMIS LENGTH	\$258,500	\$112,400	43.48
<b>Totals:</b>						<b>\$552,500</b>	<b>\$277,800</b>	

Sale. Ratio => 50.28

Std. Dev. => 7.45



Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$254,931	\$44,890	\$87,469	2.65	0.74	\$16,959	\$0.39	00016	2022R21629
\$162,172	\$22,643	\$50,815	1.66	1.66	\$13,616	\$0.31	00016	2023R12145
\$225,786	\$54,842	\$22,128	0.46	0.46	\$118,963	\$2.73	00016	2022R15837
<b>\$642,889</b>	<b>\$122,375</b>	<b>\$160,412</b>	<b>4.77</b>	<b>2.86</b>				
			Average		Average			
			per Net Acre=>	25,649.76	per SqFt=>	\$0.59		

**Other Parcels in Sale      Land Table      Class**

01 065 011 00      016 GARDEN EST SUB      401

016 GARDEN EST SUB      401

016 GARDEN EST SUB      401

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