# Garden Estates Subdivision ECF Analysis

7.45	Std. Dev. =>	15						
50.28	Sale. Ratio =>	4.5						
	\$277,800	\$552,500			\$552,500	Totals:		
43.48	\$112,400	\$258,500	08/01/22 \$258,500 WD 03-ARM'S LENGTH	80	\$258,500	77/Tn/on	TOZOZ NOSEDALE	01000
54.63	\$/3,200	000,4cT¢			ליורי דרי	00/01/27	01 065 045 00 13232 BOSEDALE	01 065 045 00
	, , , , , , , , , , , , , , , , , , ,	\$134,000	08/07/23 \$134.000 W/D 03-ARM'S FRIGTH	≶ J	\$134,000	08/07/23	13494 PARKWAY	01 065 019 00
57.63	\$92,200	\$160,000	11/04/22 \$160,000 WD 19-MULTI PARCEL ARM'S LENGTH	WD	\$160,000	11/04/22	DI DOS OLL ID LISSIO PARKWAY	OT TTO COO TO
Asd/Adj. Sale	Asa. When Sold	Calle Tiny	Sine to entra	The second		and to a loop	ממינים מחומים מחומים	01 065 011 10
		A - 1 - 2 - 1 - 4	Tarms of sala		Sale Price	Sale Date	Parcel Number Street Address Sale Date Sale Price Instr.	Parcel Number

19.5925 Coefficient of Var=>	19.5925 C	Ave. Variance=>	A	0.989	Ave. E.C.F. => 0.989			
	0.26766222	Std. Deviation=>	Si	1.051	E.C.F. =>			
6.1957		\$111.46			\$397,250	\$417,491		\$624,396
29.3888	00016	\$182.50	1,328	1.283	\$188,922 1.283	\$242,365	\$16,135	÷219,/93
6.4085	00016	\$66.40	1,426	0.925	\$102,372 0.925	\$94,685	\$39,315	\$149,672
22,9803	00016	\$85.48	941	0.759	\$105,956 0.759	\$80,441	\$/9,559	\$254,931
Dev. by Mean (%)	ECF Area	9/5q.Ft.	Hool	Carrie	CADE OFC	\$60 441	\$70 550	\$254 931

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1-STORY	\$77,875	\$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

Parcel:

01 065 011 10

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

Owner's Name:

MCFARLAND TROY 13310 PARKWAY

roperty Address:

CARLETON, MI 48117

Liber/Page: Split:

2022R21629

Created: 11

11

Active: Active

Public Impr.: Topography:

Paved Road, Water, Electric, Gas

None

Mailing Address:

**Description:** 

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

**Current Class:** 

Previous Class:

Taxable Status

Neighborhood:

Gov. Unit: MAP #

School:

Prev. Taxable Stat

Most Recent Sale Information

Sold on 11/04/2022 for 160,000 by ZATEK JOSEPH. **Terms of Sale:** 

19-MULTI PARCEL ARM'S LENGTH

Most Recent Permit Information

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

Physical Property Characteristics

2025 S.E.V.: 2024 S.E.V.:

Zoning:

Tentative

71,100

R

PRE: 100.000

2025 Taxable:

2024 Taxable:

Land Value:

Land Impr. Value:

Tentative 66,360

Liber/Page:

Tentative

Tentative

**Lot Dimensions:** 

2022R21629

Acreage:

Frontage:

401.RESIDENTIAL-IMPROVED

401.RESIDENTIAL-IMPROVED

00016 016 GARDEN EST SUB

58020 AIRPORT COMMUNITY SCH DIST

**TAXABLE** 

**TAXABLE** 

01 ASH TOWNSHIP

51.0 630.0

0.74

**Improvement Data** 

# of Residential Buildings: 1

Year Built: 1940

Occupancy: Single Family

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

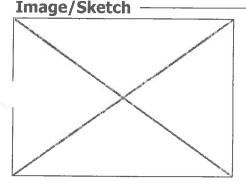
Floor Area: 941 Ground Area: 941 Garage Area: 150 Basement Area: 0 Basement Walls:

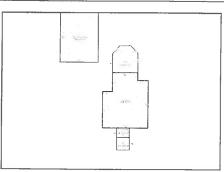
Estimated TCV: Tentative

Average Depth:

# of Agricultural Buildings: 1 Estimated TCV: Tentative

Cmts:





Parcel:

01 065 019 00 Owner's Name: **CLARK LLOYD** 

**Property Address:** 

13494 PARKWAY

CARLETON, MI 48117-

Liber/Page: Split:

Public Impr.:

2023R12145

Created: 11

Active: Active

Paved Road, Water, Electric, Gas

11

Topography:

**CLARK LLOYD** 13494 PARKWAY CARLETON MI 48117-

**Mailing Address:** 

**Current Class: Previous Class: Taxable Status** 

401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

**TAXABLE** 

Prev. Taxable Stat TAXABLE

Gov. Unit: MAP #

01 ASH TOWNSHIP

School: Neighborhood:

58020 AIRPORT COMMUNITY SCH DIST

00016 016 GARDEN EST SUB

**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

2025 S.E.V.: 2024 S.E.V.:

Tentative 82,200

2025 Taxable: 2024 Taxable: Tentative 82,200

Lot Dimensions: Acreage:

1.66

?oning:

R

**Land Value:** 

Tentative

Frontage:

115.0

₽RE:

100.000

Land Impr. Value: Tentative

**Average Depth:** 

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

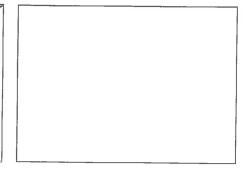
Electric - Amps Service: 0 # of Bedrooms: 4

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

Parcel:

01 065 045 00

**Owner's Name:** 

MILLER JENINE R & STOTT GRENNAN Taxable Status

"roperty Address:

13232 ROSEDALE

CARLETON, MI 48117

Liber/Page: Split:

2022R15837

/ /

Created: 11

Active: Active

School: Neighborhood: 401.RESIDENTIAL-IMPROVED 401.RESIDENTIAL-IMPROVED

TAXABLE

Prev. Taxable Stat TAXABLE

Gov. Unit: MAP #

Current Class:

01 ASH TOWNSHIP

58020 AIRPORT COMMUNITY SCH DIST 00016 016 GARDEN EST SUB

**Public Impr.:** 

Topography:

Paved Road, Water, Electric, Gas None

**Mailing Address:** 

**Description:** 

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

2025 S.E.V.:

Tentative

2025 Taxable:

**Tentative** 

Lot Dimensions:

Average Depth:

2024 S.E.V.:

114,400

R

2024 Taxable: **Land Value:** 

Land Impr. Value:

101,745

0.46

?oning: ₽RE:

100.000

Tentative Tentative Acreage: Frontage:

0.0 0.0

**Improvement Data** 

# of Residential Buildings: 1

Year Built: 1992

Occupancy: Single Family

Class: C Style: 1-STORY Exterior: Vinyl % Good (Physical): 68

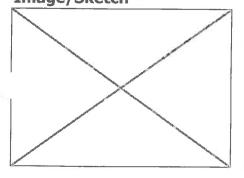
Heating System: Forced Heat & Cool

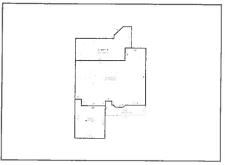
Electric - Amps Service: 0 # of Bedrooms: 3

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

11/04/22 \$160,000 WD 19-MULTI P. 08/07/23 \$134,000 WD 03-ARM'S LE 08/01/22 \$258,500 WD 03-ARM'S LE Totals: \$552,500	7.45	Std. Dev. =>						
Totals:       Sale Frice       Hist.       lerms of Sale       Adj. Sale \$       Asd, when Sold       Asd/Add         11/04/22       \$160,000       WD       19-MULTI PARCEL ARM'S LENGTH       \$160,000       \$92,200         08/07/23       \$134,000       WD       03-ARM'S LENGTH       \$134,000       \$73,200         \$258,500       WD       03-ARM'S LENGTH       \$258,500       \$112,400	50.28	Sale. Ratio =>	(0					
11/04/22 \$160,000 WD 19-MULTI PARCEL ARM'S LENGTH \$160,000 \$92,200 08/07/23 \$134,000 WD 03-ARM'S LENGTH \$134,000 \$73,200 08/01/22 \$258,500 WD 03-ARM'S LENGTH \$258,500 \$112,400		\$277,800	\$552,500		52,500			
11/04/22 \$160,000 WD 19-MULTI PARCEL ARM'S LENGTH \$160,000 \$92,200 08/07/23 \$134,000 WD 03-ARM'S LENGTH \$134,000 \$73,200	43.48	\$112,400	\$258,500	03-ARM'S LENGTH	58,500 WD	7¢ 77/Tn/on	TOCOC NOCEDALE	0 + 0 0 0 0 TO 0 0
19-MULTI PARCEL ARM'S LENGTH \$160,000 \$92,200	54.63	002,676	717,000		70 700	00/01/22 62	01 065 045 00 13232 BOSEDALE	01 065 045 00
19-MULTI PARCEL ARM'S LENGTH \$160,000 \$92,200		\$73 700	\$134,000	03-ARM'S LENGTH	34,000 WD	08/07/23 \$1	13494 PARKWAY	00 6TO 990 TO
erms of Sale A	57.63	\$92,200	\$160,000	19-MULII PARCEL ARM'S LENGTH	מא הההיהם.	TC 22/40/TT	+0040   717,474	04 040 000
	Contract Contract	Control of the last of the las			CO COO WAS	11/0/177 61	13310 DARKWAY	01 065 011 10
	Asd/Adi Sala	Asd when Sold	Adi. Sale S	Terms of Sale	le Price Instr.	Sale Date Sa	raice Number Street Address	Lake Mailine

	\$0.59	per SqFt=>	25,649.76 per SqFt=>	per Net Acre=>			
		Average		Average			
			2.86	4.77	\$160,412	\$122,375	\$642,889
00016 2022R15837	\$2.73	\$118,963	0.46	0.46	\$22,128	24,842	2223,700
00016 2023R12145	\$0.31	\$13,616	1.66	1.66	\$50,815	\$22,643	705 3CC 5
00016 2022R21629		\$16,959	0.74	2.65	\$87,469	\$44,890	\$162,431
ECF Area Liber/Page	Dollars/SqFt	Dollars/Acre	Total Acres	Net Acres	est. Land Value	Falle Westings	40F 4 004

401	016 GARDEN EST SUB	
401	016 GARDEN EST SUB	01 065 011 00
Class	Land Table	Other Parcels in Sale