

9

Section 9 & 16 ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
01 009 022 00	475 CARLETON ROCKWOOD RD	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,400	44.48
01 016 021 00	270 CARLETON ROCKWOOD RD	06/30/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$155,100	44.31
Totals:						\$515,000	\$228,500	
						Sale. Ratio =>		44.37
						Std. Dev. =>		0.12

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)
\$151,881	\$52,077	\$112,923	\$94,008	1.201	1,578	\$71.56	00024	1.4602
\$324,074	\$67,120	\$282,880	\$241,366	1.172	1,320	\$214.30	00024	1.4602
\$475,955		\$395,803	\$335,374			\$142.93		
				1.180				0.02065056
				Ave. E.C.F. => 1.187				1.4602 Coefficient of Var=>
								0.6416
								Std. Deviation=>
								Ave. Variance=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
1-STORY	\$50,000	024 SEC 9 & 16	401	45
1-STORY	\$65,900	024 SEC 9 & 16	401	77

1.230588341

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/30/2024 11:24 AM

Parcel: 01 009 022 00
Owner's Name: BOGEDAIN, SHAWN
Property Address: 475 CARLETON ROCKWOOD RD
CARLETON, MI 48117
Liber/Page: 2023R16902
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: 00024 024 SEC 9 & 16

Mailing Address:

BOGEDAIN, SHAWN
475 CARLETON ROCKWOOD RD
CARLETON MI 48117

Description:

776-709 881-383 914-111 SEC 9 T5S R9E 1 A BEING PT OF SE 1/4 OF SW 1/4 COM AT THE SE COR OF SW 1/4 TH S 87DEG 52' 30" W 75 FT TH N 1DEG 53' 50" W 580.80 FT TH N 87DEG 52' 30" E 75 FT TH S 1DEG 53' 50" E 580.80 FT TO BEG

Most Recent Sale Information

Sold on 10/30/2023 for 165,000 by LEIGH RICHARD & TINA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R16902

Most Recent Permit Information

Permit PB18-0103 on 09/17/2018 for \$0 category Res, Alteration.

Physical Property Characteristics

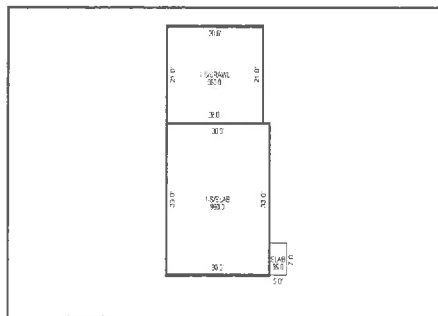
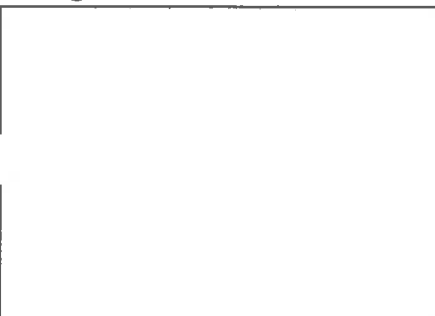
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	76,100	2024 Taxable:	76,100	Acreage:	1.00
Zoning:	R (*)	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1920
Occupancy: Single Family
Class: CD
Style: 1-STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,578
Ground Area: 1,578
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

09/30/2024 11:24 AM

Parcel: 01 016 021 00
Owner's Name: NAVA ANDREW
Property Address: 270 CARLETON ROCKWOOD RD
CARLETON, MI 48117
Liber/Page: 2023R11172
Split: // **Created:** // **Active:** Active
Public Impr./Topography: Paved Road, Electric, Gas
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: 00024 024 SEC 9 & 16

Mailing Address:

NAVA ANDREW
270 CARLETON ROCKWOOD RD
CARLETON MI 48117

Description:

949-924,925 955-27 959-868 1003-1 1118-697,698 1119-797 SEC 16 T5S R9E 2.0607 AC COM 1185.45 FT N 89 DEG 21'E
FR NW COR OF SEC 16 TH N 89 DEG 21'E 136.32 FT TH S 0 DEG 10'E 658.84 FT TH S 89 DEG 37'W 136.31 FT TH N 0 DEG
10'W 658.21 FT TO POB

Most Recent Sale Information

Sold on 06/30/2023 for 350,000 by SCOTT MICHAEL & DEBRA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2023R11172

Most Recent Permit Information

Permit PP22-0032 on 11/15/2022 for \$0 category Plumbing.

Physical Property Characteristics

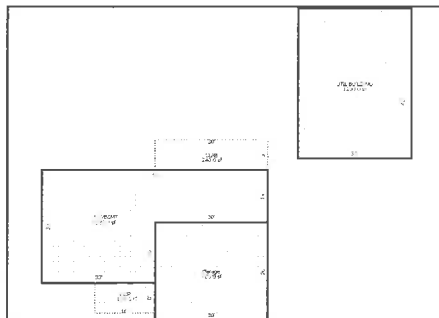
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	161,200	2024 Taxable:	161,200	Acreage:	2.06
Zoning:	R	Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: 1-STORY
Exterior: Brick
% Good (Physical): 77
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,320
Ground Area: 1,320
Garage Area: 780
Basement Area: 1,320
Basement Walls: Poured
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image/Sketch



Section 9 & 16 Land Analysis

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Totals:						\$515,000	\$228,500	
							Sale. Ratio =>	44.37
							Std. Dev. =>	0.12

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$151,881	\$63,119	\$50,000	1.00	1.00	\$63,119	\$1.45	00024	2023R16902
\$324,074	\$91,826	\$65,900	2.06	2.06	\$44,576	\$1.02	00024	2023R11172
\$475,955	\$154,945	\$115,900	3.06	3.06				
Average		Average		Average		Average		
per FF=>		per Net Acre=>		50,635.62 per SqFt=>		\$1.16		

Land Table Class

024 SEC 9 & 16 401

024 SEC 9 & 16 401
