

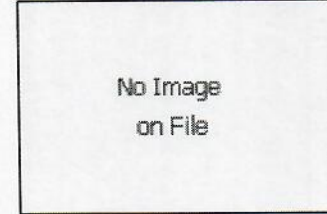
7

Neighborhoods Used: 4010.4010 RESIDENTAL SECTION GROUND

1671 W TERRITORIAL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 010 100 014 10 9 3 10/29/2021 4010 401 150,000 4,727
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 56 134,285 125,178 1.073
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 10988 10243 1.073



4900 BUCKEYE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 032 400 014 32 8 2 08/26/2021 4010 401 33,000 10,799
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 86 22,201 54,768 0.405



14900 WOODBRIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 004 300 002 04 9 3 06/16/2021 4010 401 373,400 138,802
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 80 234,598 303,344 0.773
!!MULTI-PARCEL SALE!!



7051 BUCKEYE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 002 100 001 02 9 2 01/27/2021 4010 401 52,000 4,809
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 45,002 84,029 0.536
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2189 4087 0.536



1 S HILLSDALE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 035 100 010 35 8 3 12/17/2020 4010 401 100,000 20,375
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 61 79,625 156,914 0.507



15170 FRONTIER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 011 200 016 11 9 3 10/14/2020 4010 401 330,000 111,267
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 84 218,733 369,418 0.592
!!MULTI-PARCEL SALE!!



1791 E HARMON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
18 035 200 008 35 8 3 04/24/2020 4010 401 139,500 10,840
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 60 127,453 243,495 0.523
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1207 2306 0.523



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel: 18 002 100 001 02 9 2
Owner's Name: LIPPS, KENNETH Z
Property Address: 7051 BUCKEYE RD
WALDRON, MI 49288
Liber/Page: 1785/1053
Split: / /
Public Impr.: Topography: None
None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 02-04
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

LIPPS, KENNETH Z
7051 E BUCKEYE RD
WALDRON MI 49288

Most Recent Sale Information

Sold on 01/27/2021 for 52,000 by SHIMP, ROBERT L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1785/1053

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 27,700	2022 Taxable: 27,700	Acreage: 1.18
Zoning:	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: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,492
Ground Area: 1,076
Garage Area: 576
Basement Area: 768
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel: 18 004 300 002 04 9 3
Owner's Name: RJM & CBYM TRUST
Property Address: 14900 WOODBRIDGE RD
CAMDEN, MI 49232
Liber/Page: 1799/95
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: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RJM & CBYM TRUST
MANKEY, GREGORY A TRUSTEE
14900 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1799/95

Most Recent Permit Information

Permit PB22-9221 on 05/20/2022 for \$0 category DEMOLITION.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	112,200	2022 Taxable:	112,200	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 3
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Aluminum
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 3,400
Ground Area: 2,600
Garage Area: 2,775
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel: 18 004 300 003 04 9 3
Owner's Name: RJM & CBYM TRUST
Property Address: W TERRITORIAL RD
CAMDEN, MI 49232
Liber/Page: 1799/95
Split: / /
Public Impr.: None
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RJM & CBYM TRUST
MANKEY, GREGORY A TRUSTEE
14900 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1799/95

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	43,400	2022 Taxable:	43,400	Acreage:	21.93
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel: 18 010 100 014 10 9 3
Owner's Name: LANEY, NICKEY J
Property Address: 1671 W TERRITORIAL RD
CAMDEN, MI 49232
Liber/Page: 1810/1064
Split: 09/27/2002
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Created: 09/27/2002
Active: Active

Mailing Address:

LANEY, NICKEY J
6664 CICERO RD
HICKSVILLE OH 43526

Most Recent Sale Information

Sold on 10/29/2021 for 150,000 by SIGLER, JACK III & ASHLEY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1810/1064

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 41,900	2022 Taxable: 41,900	Acreage: 1.16
Zoning:	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: 0
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,723
Ground Area: 1,123
Garage Area: 576
Basement Area: 1,123
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel:	18 011 200 015 11 9 3	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	GOMEZ, OSCAR	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	15150 FRONTIER RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1781/525	Prev. Taxable Stat	TAXABLE
Split:	06/24/2003	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 DESC-M 08-26
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND
	GOMEZ, OSCAR 15170 FRONTIER RD CAMDEN MI 49232		

Most Recent Sale Information

Sold on 11/01/2020 for 330,000 by VASH INVESTMENT GROUP LLC.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1781/525

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	23,600	2022 Taxable:	22,932	Acreage:	11.93
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel: 18 035 100 010 35 8 3
Owner's Name: PETER, KELSEY & CLARK, JEREMY
Property Address: 13231 S HILLSDALE RD
CAMDEN, MI 49232
Liber/Page: 1781/1100
Split: 10/26/2006
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-18
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Created: 10/25/2006
Active: Active

Mailing Address:

PETER, KELSEY & CLARK, JEREMY
CROW, SHIRLEY A
13231 S HILLSDALE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 12/17/2020 for 100,000 by REED/CROW/POIKEY/GILLIGAN/DELLAR.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 1781/1100

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 55,800	2022 Taxable: 55,800	Acreage: 5.00
Zoning:	Land Value: Tentative	Frontage: 0.0
APRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,770
Ground Area: 1,536
Garage Area: 1,440
Basement Area: 936
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:42 PM

Parcel:	18 035 200 008 35 8 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KERN, WILLIAM LEE & MARTHA JANE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1791 E HARMON RD CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1761/4	Prev. Taxable Stat:	TAXABLE
Split:	06/16/2020	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	21 SPLIT N/A 07-29-20
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND
	KERN, WILLIAM LEE & MARTHA JANE 1791 E HARMON RD CAMDEN MI 49232		

Most Recent Sale Information

Sold on 04/24/2020 for 139,500 by BERNING, KEVIN L & REBECCA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1761/4

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	77,300	2022 Taxable:	77,300	Acreage:	3.00
Zoning:		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: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 60

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,664

Ground Area: 2,664

Garage Area: 792

Basement Area: 2,520

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Residential Section ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 002 100 001 02 9 2	7051 BUCKEYE RD	01/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 007 100 013 07 9 2	15285 GRASS LAKE RD	07/14/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000
18 010 100 014 10 9 3	1671 W TERRITORIAL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/14/20	\$330,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$330,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 035 100 010 35 8 3	13231 S HILLSDALE RD	12/17/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000
Totals:						\$1,108,400

Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$24,800	47.69	\$63,584	\$4,809	\$47,191	\$88,118	0.536	1,492	\$31.63	4010
\$113,700	30.45	\$341,134	\$138,802	\$234,598	\$303,346	0.773	3,400	\$69.00	4010
\$30,700	43.86	\$82,847	\$57,702	\$12,298	\$37,699	0.326	1,560	\$7.88	4010
\$44,100	29.40	\$95,053	\$4,727	\$145,273	\$135,421	1.073	1,723	\$84.31	4010
\$143,800	43.58	\$357,669	\$111,267	\$218,733	\$369,418	0.592	2,318	\$94.36	4010
\$21,800	66.06	\$47,329	\$10,799	\$22,201	\$54,768	0.405	382	\$58.12	4010
\$50,300	50.30	\$125,037	\$20,375	\$79,625	\$156,915	0.507	1,770	\$44.99	4010
\$429,200		\$1,112,653		\$759,919	\$1,145,685			\$55.76	
Sale. Ratio =>	38.72				E.C.F. =>	0.663		Std. Deviation=>	0.2513784
Std. Dev. =>	12.49				Ave. E.C.F. =>	0.602		Ave. Variance=>	18.3561

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
6.6286	TWO-STORY	\$4,809		RES-SECTION	401	45
17.1540	RANCH	\$130,115	18 004 300 003 04 9 3	RES-SECTION	401	80
27.5608	RANCH	\$57,702		RES-SECTION	401	35
47.0922	TWO-STORY	\$4,727		RES-SECTION	401	56
0.9725	RANCH	\$68,990	18 011 200 015 11 9 3	RES-SECTION	401	84
19.6459	1 STORY	\$10,799		RES-SECTION	401	86
9.4385	1 1/4 STORY	\$20,375		RES-SECTION	401	61

6.1461

Coefficient of Var=> 30.50061428

Residential Section Ground Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 002 100 001 02 9 2	7051 BUCKEYE RD	01/27/21	\$52,000	WD	03-ARM'S LENGTH	\$52,000
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 007 100 013 07 9 2	15285 GRASS LAKE RD	07/14/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000
18 010 100 014 10 9 3	1671 W TERRITORIAL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/14/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 034 400 013 34 8 3	13554 S HILLSDALE RD	03/31/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000
18 035 100 010 35 8 3	13231 S HILLSDALE RD	12/17/20	\$100,000	LC	03-ARM'S LENGTH	\$100,000
Totals:						\$1,131,400

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$24,800	47.69	\$60,974	(\$4,307)	\$4,667	1.18	1.18	(\$3,650)	(\$0.08)
\$113,700	30.45	\$415,541	\$170,875	\$126,283	31.93	10.00	\$5,352	\$0.12
\$30,700	43.86	\$80,093	\$45,910	\$56,003	14.50	14.50	\$3,166	\$0.07
\$44,100	29.40	\$91,122	\$63,466	\$4,588	1.16	1.16	\$54,712	\$1.26
\$143,800	43.58	\$392,476	\$51,665	\$66,958	16.93	5.00	\$3,052	\$0.07
\$21,800	66.06	\$45,478	(\$1,997)	\$10,481	2.65	2.65	(\$754)	(\$0.02)
\$7,100	30.87	\$15,108	\$23,000	\$15,108	3.82	3.82	\$6,021	\$0.14
\$50,300	50.30	\$120,043	(\$268)	\$19,775	5.00	5.00	(\$54)	(\$0.00)
\$436,300		\$1,220,835	\$348,344	\$303,863	77.17	43.31		
Sale. Ratio =>	38.56			Average			Average	
Std. Dev. =>	12.52			per FF=>	Average	4,513.98	per Net Acre=>	Average
							per SqFt=>	\$0.10

ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
4010	1785/1053		RES-SECTION	401
4010	1799/95	18 004 300 003 04 9 3	RES-SECTION	401
4010	1766/1156		RES-SECTION	401
4010	1810/1064		RES-SECTION	401
4010	1777/169	18 011 200 015 11 9 3	RES-SECTION	401
4010	1806/247		RES-SECTION	401
4010			RES-SECTION	402
4010	1781/1100		RES-SECTION	401