

8

Neighborhoods Used: 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

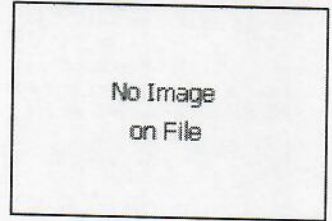
14739 DIANE DR W
Parcel Number 18 045 001 067
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
02/25/2022 4510	408	430,000	80,774
%Good	ResidualValue	CostByManual	E.C.F.
86	349,226	176,042	1.984



14214 DIANE DR W
Parcel Number 18 070 001 008
Occupancy Single Family
Style RANCH
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
02/04/2022 4510	408	440,000	123,425
%Good	ResidualValue	CostByManual	E.C.F.
81	316,575	232,099	1.364



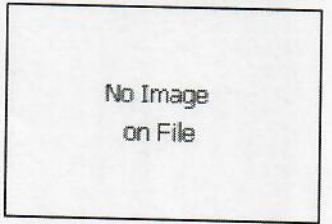
14178 TYSON TRL
Parcel Number 18 073 001 025
Occupancy Single Family
Style 1 1/2 STORY
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
01/22/2022 4510	408	585,000	155,290
%Good	ResidualValue	CostByManual	E.C.F.
86	429,710	264,879	1.622



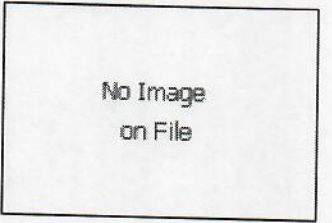
14251 DIANE DR W
Parcel Number 18 045 001 137
Occupancy Single Family
Style 1 1/4 STORY
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
01/07/2022 4510	408	323,000	102,607
%Good	ResidualValue	CostByManual	E.C.F.
76	220,393	126,404	1.744



14255 DIANE DR W
Parcel Number 18 045 001 074
Occupancy Single Family
Style 1 1/2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
11/19/2021 4510	408	439,000	51,129
%Good	ResidualValue	CostByManual	E.C.F.
69	387,871	161,446	2.402



2091 SAMPSON RD
Parcel Number 18 004 200 004
Occupancy Single Family
Style 04 9 3 RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/16/2021 4510	408	175,000	102,334
%Good	ResidualValue	CostByManual	E.C.F.
56	72,666	67,566	1.075



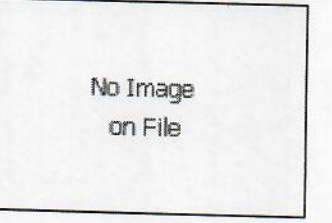
14620 DIANE DR W
Parcel Number 18 048 001 021
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/10/2021 4510	408	559,000	70,000
%Good	ResidualValue	CostByManual	E.C.F.
86	489,000	433,987	1.127



2280 FLORIDA LN
Parcel Number 18 070 001 039
Occupancy Single Family
Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/03/2021 4510	408	275,000	62,730
%Good	ResidualValue	CostByManual	E.C.F.
81	212,270	189,784	1.118



Neighborhoods Used: 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

14580 EASY ST
 Parcel Number 18 003 300 034
 Occupancy Single Family
 Style RANCH

** Valid Sale	06/29/2021	4510	** Class	001	AdjSalePrice	310,000	LandValue	98,365
%Good	76		ResidualValue	211,635	CostByManual	117,028	E.C.F.	1.808



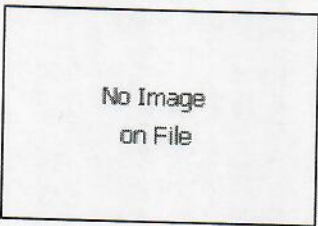
14698 DIANE DR W
 Parcel Number 18 048 001 010
 Occupancy Single Family
 Style RANCH

** Valid Sale	04/28/2021	4510	** Class	408	AdjSalePrice	340,000	LandValue	72,034
%Good	86		ResidualValue	267,966	CostByManual	198,352	E.C.F.	1.351



2207 MINDY LN
 Parcel Number 18 071 001 026
 Occupancy Single Family
 Style RANCH

** Valid Sale	04/13/2021	4510	** Class	408	AdjSalePrice	350,000	LandValue	76,368
%Good	86		ResidualValue	273,632	CostByManual	196,254	E.C.F.	1.394



14376 HORN DR
 Parcel Number 18 050 001 027
 Occupancy Single Family
 Style 1 3/4 STORY

** Valid Sale	04/02/2021	4510	** Class	408	AdjSalePrice	359,900	LandValue	54,320
%Good	86		ResidualValue	305,580	CostByManual	180,905	E.C.F.	1.689



215 DELTA DR
 Parcel Number 18 070 001 059
 Occupancy Single Family
 Style 1 1/4 STORY
 Agricultural Buildings:

** Valid Sale	12/18/2020	4510	** Class	408	AdjSalePrice	275,000	LandValue	71,228
%Good	86		ResidualValue	188,741	CostByManual	180,632	E.C.F.	1.045
ResidualValue	15031		CostByManual	14385	E.C.F.	1.045		

!!MULTI-PARCEL SALE!!



2198 MINDY LN
 Parcel Number 18 071 001 011
 Occupancy Single Family
 Style RANCH

** Valid Sale	12/04/2020	4510	** Class	408	AdjSalePrice	315,000	LandValue	113,568
%Good	81		ResidualValue	201,432	CostByManual	256,677	E.C.F.	0.785



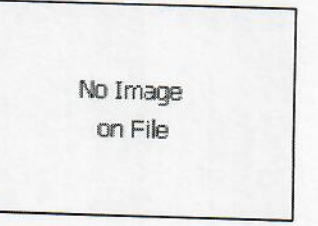
13885 DIANE DR E
 Parcel Number 18 034 300 019
 Occupancy Single Family
 Style TWO-STORY
 Agricultural Buildings:

** Valid Sale	11/19/2020	4510	** Class	408	AdjSalePrice	838,000	LandValue	213,098
%Good	91		ResidualValue	604,288	CostByManual	600,666	E.C.F.	1.006
ResidualValue	20614		CostByManual	20490	E.C.F.	1.006		



1810 POINT DR
 Parcel Number 18 045 001 049
 Occupancy Single Family
 Style TWO-STORY

** Valid Sale	11/06/2020	4510	** Class	408	AdjSalePrice	140,000	LandValue	57,009
%Good	71		ResidualValue	82,991	CostByManual	115,618	E.C.F.	0.718



Neighborhoods Used: 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

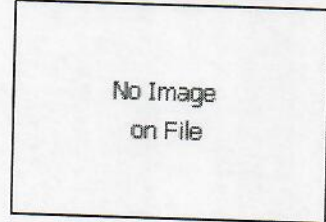
14040 VIEW DR N
 Parcel Number 18 045 001 007
 Occupancy Single Family
 Style 1 3/4 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
09/04/2020 4510	408	365,000	70,251
%Good 81	ResidualValue 294,749	CostByManual 320,614	E.C.F. 0.919



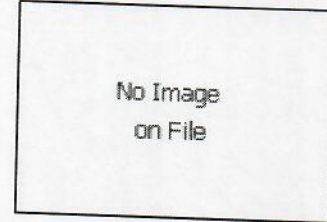
14072 VIEW DR N
 Parcel Number 18 045 001 011
 Occupancy Single Family
 Style RANCH
 !!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
08/28/2020 4510	408	235,000	129,023
%Good 86	ResidualValue 105,977	CostByManual 189,588	E.C.F. 0.559



14707 LAKESHORE DR E
 Parcel Number 18 048 001 024
 Occupancy Single Family
 Style 1 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
08/26/2020 4510	408	339,900	70,000
%Good 93	ResidualValue 269,900	CostByManual 202,805	E.C.F. 1.331



14331 DIANE DR W
 Parcel Number 18 045 001 117
 Occupancy Single Family
 Style 1 1/2 STORY

** Valid Sale	** Class	AdjSalePrice	LandValue
08/11/2020 4510	408	329,000	53,687
%Good 86	ResidualValue 275,313	CostByManual 221,628	E.C.F. 1.242



215 MINDY LN
 Parcel Number 18 071 001 020
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/07/2020 4510	408	334,900	141,736
%Good 81	ResidualValue 193,164	CostByManual 275,287	E.C.F. 0.702



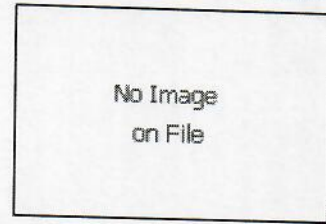
2247 FLORIDA LN
 Parcel Number 18 070 001 031
 Occupancy Mobile Home
 Style RANCH
 !!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
07/30/2020 4510	408	187,500	138,131
%Good 59	ResidualValue 49,369	CostByManual 94,297	E.C.F. 0.524



2367 MINDY LN
 Parcel Number 18 071 001 035
 Occupancy Single Family
 Style RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
07/21/2020 4510	408	340,000	92,995
%Good 86	ResidualValue 247,005	CostByManual 258,234	E.C.F. 0.957



14704 DIANE DR W
 Parcel Number 18 003 300 003
 Occupancy Single Family
 Style RANCH

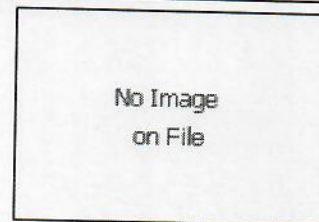
** Valid Sale	** Class	AdjSalePrice	LandValue
06/15/2020 4510	408	328,000	129,795
%Good 83	ResidualValue 198,205	CostByManual 228,563	E.C.F. 0.867



Neighborhoods Used: 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

14939 HEATHER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 071 001 037	05/22/2020 4510	408	250,000	119,815
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	76	130,185	146,709	0.887
Style	RANCH			



2279 FLORIDA LN

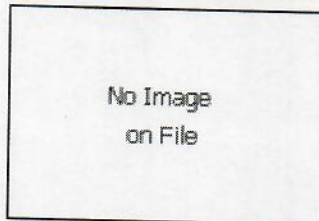
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 070 001 027	04/24/2020 4510	408	288,500	96,468
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	86	192,032	190,857	1.006
Style	RANCH			

!!MULTI-PARCEL SALE!!



14335 DIANE DR W

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 045 001 116	04/08/2020 4510	408	201,000	53,330
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	81	138,561	171,925	0.806
Style	RANCH			
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	9109	11303	0.806	



Neighborhoods Used: 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

Statistics for this Analysis

lid # Invalid	Coefficient of	Coefficient of	Price Related
les Sales	Dispersion (%)	Variation (%)	Differential
27 29	18.94	23.55	1.039
After Application of E.C.F.s	13.10	17.49	1.020

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.449(2)	1.000(0)	2.402(1)	1.000(0)	1.000(0)
1 1/4 STORY	1.000(0)	1.045(1)	1.744(1)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.197(2)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.331(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MOBILE HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.063(13)	1.296(2)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.075(1)	1.000(0)
TWO-STORY	1.006(1)	1.000(0)	0.718(1)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 1.167 (26)
 Mobile Home E.C.F. : 0.524 (1)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.969 (3)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2020
 Ending Date: 03/31/2022
 Terms Selected: 2

Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X
 Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:

Neighborhood(s): 4515 - 4515 LAKE DIANE - FRENCH QUARTERS, 4510 - 4510 LAKE DIANE - LAKE FRONT

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.30
Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.30
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 003 300 003 03 9 3
Owner's Name: WERNER, CRAIG M & RITA S
Property Address: 14704 DIANE DR W
CAMDEN, MI 49232

Liber/Page: 1765/342
Split: / /
Created: / /
Active: Active

Public Impr.: Paved Road, Sewer, Electric
Topography: Rolling, Waterfront

Mailing Address:

WERNER, CRAIG M & RITA S
14704 DIANE DR W
CAMDEN MI 49232

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Most Recent Sale Information

Sold on 06/15/2020 for 328,000 by WENDT, LARRY IREV TR/DIANNE IREV TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1765/342

Most Recent Permit Information

Permit PB13-0120 on 04/11/2013 for \$0 category PORCH.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 171,800

2022 Taxable: 119,828

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 160.0

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

Style: RANCH

Exterior: Vinyl

% Good (Physical): 83

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,400

Ground Area: 1,400

Garage Area: 552

Basement Area: 1,400

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 004 200 004 04 9 3	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	DOMINIQUE, SCOTT A & BRITTANY L	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	2091 SAMPSON RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1806/1167	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 09-21
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

DOMINIQUE, SCOTT A & BRITTANY L
305 SCHLATTER ST
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 09/16/2021 for 175,000 by BONIN, JOYCE I REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1806/1167

Most Recent Permit Information

Permit PB10-0319 on 06/28/2010 for \$8,000 category ROOF.

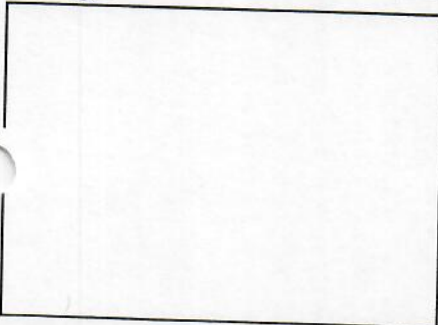
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	83,700	2022 Taxable:	83,700	Acres:	0.00
Zoning:		Land Value:	Tentative	Frontage:	139.4
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 56
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 892
Ground Area: 892
Garage Area: 0
Basement Area: 748
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 034 300 019 34 8 3
Owner's Name: MATTHEWS, ISAAC & JULIANNE
Property Address: 13885 DIANE DR E
CAMDEN, MI 49232
Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Liber/Page: 1779/1108
Split: 05/26/2010
Created: 05/26/2010
Active: Active
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 11-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT
Public Impr.: Gravel Road, Sewer, Electric
Topography: Rolling, Waterfront
Mailing Address:
MATTHEWS, ISAAC & JULIANNE
13885 DIANE DR E
CAMDEN MI 49232

Most Recent Sale Information

Sold on 11/19/2020 for 838,000 by IRMEN, JULIA M REVOCABLE TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1779/1108

Most Recent Permit Information

Permit PB-10-0680 on 11/02/2010 for \$332,575 category SFD.

Physical Property Characteristics

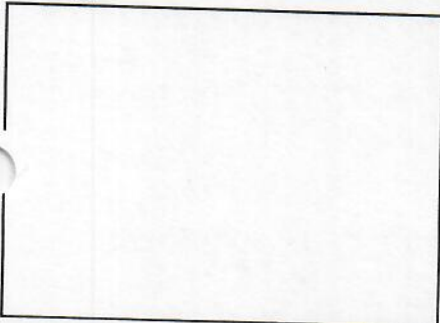
2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 395,800	2022 Taxable: 339,443	Acres: 6.67
Financing:	Land Value: Tentative	Frontage: 225.0
APRE: 0.000	Land Impr. Value: Tentative	Average Depth: 200.0

Improvement Data

of Residential Buildings: 1
Year Built: 2011
Occupancy: Single Family
Class: B
Style: TWO-STORY
Exterior: Vinyl
% Good (Physical): 91
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 3,186
Ground Area: 1,593
Garage Area: 0
Basement Area: 1,593
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 12:52 PM

Parcel: 18 045 001 007
Owner's Name: SYRETT, JUDITH FAMILY TRUST
Property Address: 14040 VIEW DR N
CAMDEN, MI 49232

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 09-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1773/1144
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Mailing Address:

SYRETT, JUDITH FAMILY TRUST
SYRETT, HOWARD A TRUSTEE
14040 VIEW DR N
CAMDEN MI 49232

Most Recent Sale Information

Sold on 09/04/2020 for 365,000 by BARON FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1773/1144

Most Recent Permit Information

Permit PB04-0660 on 11/16/2004 for \$43,174 category BUILDING.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 185,100	2022 Taxable: 185,100	Acres: 0.00
Toning:	Land Value: Tentative	Frontage: 86.3
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C+10
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 2,866
Ground Area: 1,649
Garage Area: 576
Basement Area: 1,232
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 045 001 011
Owner's Name: LAKE DIANE RENTALS LLC
Property Address: 14072 VIEW DR N
CAMDEN, MI 49232
Liber/Page: 1771/854
Split: / /
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 08-31
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Created: / /
Active: Active

Mailing Address:

LAKE DIANE RENTALS LLC
3671 DEER CREEK RD
MAUMEE OH 43537

Most Recent Sale Information

Sold on 08/28/2020 for 235,000 by NOONAN, PHILIP III & CAROL STRACHAN.

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

Liber/Page: 1771/854

Most Recent Permit Information

Permit PB21-0919 on 12/20/2021 for \$0 category ROOF.

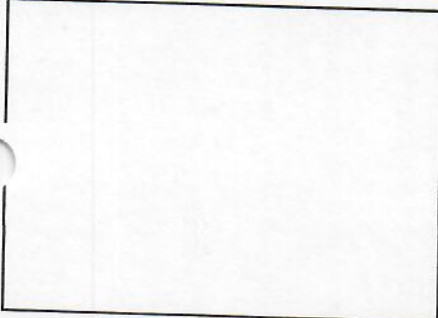
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 120,300	2022 Taxable: 113,733	Acreage: 0.00
Toning:	Land Value: Tentative	Frontage: 75.8
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,404
Ground Area: 1,404
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 045 001 049
Owner's Name: STEYER, BENJAMIN & WHITNEY
Property Address: 1810 POINT DR
CAMDEN, MI 49232
Liber/Page: 1779/471
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 11-18
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

STEYER, BENJAMIN & WHITNEY
1926 BROOKTON DR
TEMPERANCE MI 48182

Most Recent Sale Information

Sold on 11/06/2020 for 140,000 by MILLER, RONALD N & SUE A LVG TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1779/471

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 82,900

2022 Taxable: 76,338

Acreage: 0.00

Financing:

Land Value: Tentative

Frontage: 65.5

APRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1982

Occupancy: Single Family

Class: C

Style: TWO-STORY

Exterior: Wood Siding

% Good (Physical): 71

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,080

Ground Area: 720

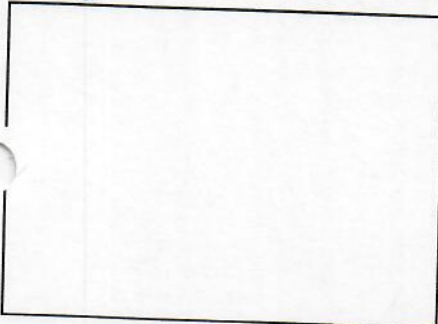
Garage Area: 480

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 045 001 067
Owner's Name: LINDER, HERBERT W & AGNES C
Property Address: 14739 DIANE DR W
CAMDEN, MI 49232

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE

Liber/Page:
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 13 N/A 03-13
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

LINDER, HERBERT W & AGNES C
1302 LELA ST
MC KINNEY TX 75069

Most Recent Sale Information

Sold on 02/25/2022 for 430,000 by MILNER, SHAWN M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page:

Most Recent Permit Information

Permit PB06-0260 on 05/30/2006 for \$0 category BUILDING.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 122,800

2022 Taxable: 106,570

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 146.2

PRE: 0.000

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): 86
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,288
Ground Area: 1,288
Garage Area: 0
Basement Area: 1,288
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 045 001 074
Owner's Name: BERTRAM, MARGARET M
Property Address: 14715 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1817/0608
Split: / /
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 18 N/A 12-19 NLW
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

BERTRAM, MARGARET M
14715 DIANE DR W
CAMDEN MI 49232

Most Recent Sale Information

Sold on 01/13/2022 for 0 by BERTRAM, MARGARET M.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1817/0608

Most Recent Permit Information

Permit PB02-0928 on 12/09/2002 for \$0 category BUILDING.

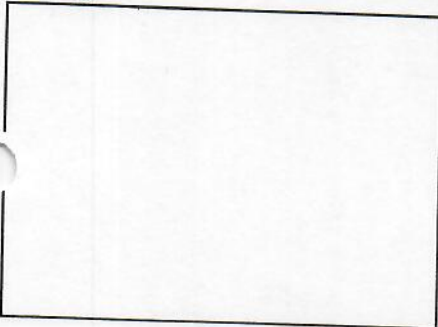
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 101,200	2022 Taxable: 101,200	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 71.1
AREA: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Single Family
Class: C+10
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 69
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,260
Ground Area: 1,008
Garage Area: 480
Basement Area: 1,008
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 045 001 116
Owner's Name: REYNA, MEGAN LEE CLEVINGER
Property Address: 14335 DIANE DR W
CAMDEN, MI 49232
Liber/Page: UNRECORDED
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 10-20
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

REYNA, MEGAN LEE CLEVINGER
14335 DIANE DR W
CAMDEN MI 49232

Most Recent Sale Information

Sold on 10/16/2020 for 201,000 by CLEVINGER, GREGORY LEE & TAMARA SUE.

Terms of Sale: 09-FAMILY

Liber/Page: UNRECORDED

Most Recent Permit Information

Permit PB20-0746 on 10/22/2020 for \$24,000 category POLE BUILDING.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 112,400

2022 Taxable: 107,157

Acreeage: 0.00

Zoning:

Land Value: Tentative

Frontage: 63.2

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1993

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 81

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,400

Ground Area: 1,400

Garage Area: 0

Basement Area: 1,400

Basement Walls:

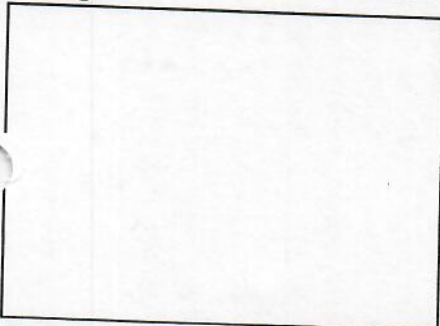
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 045 001 117	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	BUCK, CRAIG A & JENNIFER S	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14331 DIANE DR W CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1770/85	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	20 N/A 08-18
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

BUCK, CRAIG A & JENNIFER S
2110 BROMFORD RD
MAUMEE OH 43537

Most Recent Sale Information

Sold on 08/11/2020 for 329,000 by GERESY, DONALD G & NELLA REV TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1770/85

Most Recent Permit Information

Permit PB13-0451 on 07/22/2013 for \$4,368 category ROOF OVER PORCH/DECK.

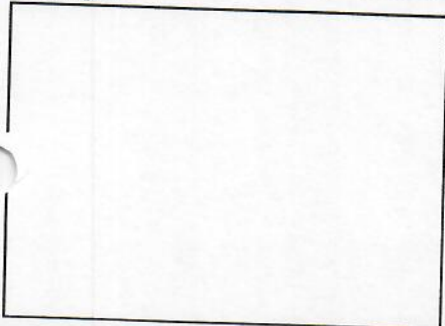
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	130,500	2022 Taxable:	125,922	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	64.2
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Single Family
Class: C+5
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,540
Ground Area: 1,232
Garage Area: 576
Basement Area: 1,232
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 045 001 137	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	FIX, KEVIN & ANGELA	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14251 DIANE DR W CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1817/0172	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	17 N/A 07-31
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

FIX, KEVIN & ANGELA
918 BLAKE DR
FORT WAYNE IN 46804

Most Recent Sale Information

Sold on 01/07/2022 for 323,000 by JUDGE, JEFFREY W & MARCIA ELAINE.

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

Liber/Page: 1817/0172

Most Recent Permit Information

None Found

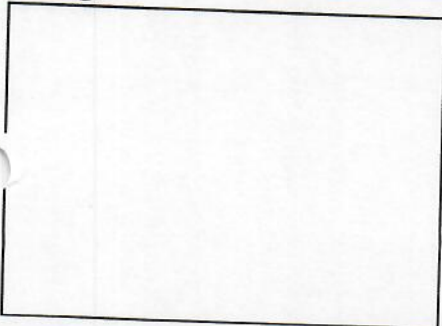
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	99,800	2022 Taxable:	72,088	Acreeage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	93.6
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1991
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 76
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,140
Ground Area: 912
Garage Area: 0
Basement Area: 912
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 045 001 187	Current Class:	409.RESIDENTIAL-VACANT WATERFRONT
Owner's Name:	FIX, KEVIN & ANGELA	Previous Class:	409.RESIDENTIAL-VACANT WATERFRONT
Property Address:	DIANE DR W CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1817/0172	Prev. Taxable Stat:	TAXABLE
Split:	06/06/2012	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	17 N/A 07-31
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

FIX, KEVIN & ANGELA
918 BLAKE DR
FORT WAYNE IN 46804

Most Recent Sale Information

Sold on 01/07/2022 for 323,000 by JUDGE, JEFFREY W & MARCIA ELAINE.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1817/0172

Most Recent Permit Information

None Found

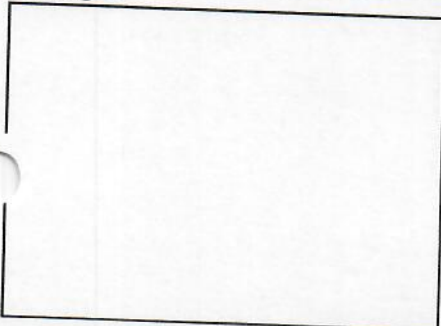
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	11,300	2022 Taxable:	6,832	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	25.9
ARE:	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 12:52 PM

Parcel:	18 048 001 010	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	WEILER, MICHAEL J	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14698 DIANE DR W CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1794/399	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	Paved Road, Sewer, Electric	MAP #:	21 N/A 05-05
Topography:	Rolling, Waterfront	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT
	WEILER, MICHAEL J 14698 DIANE DR W CAMDEN MI 49232		

Most Recent Sale Information

Sold on 04/28/2021 for 340,000 by CARSON, SCOTT J & WENDY L ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1794/399

Most Recent Permit Information

Permit PB10-0647 on 10/18/2010 for \$156,536 category POLE BUILDING.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	125,800	2022 Taxable:	125,800	Acres:	0.21
Toning:		Land Value:	Tentative	Frontage:	70.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 2010
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,168
Ground Area: 1,168
Garage Area: 528
Basement Area: 1,168
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 048 001 021	Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name: COVARRUBIAS, LESLIE & ISHMAEL	Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address: 14620 DIANE DR W CAMDEN, MI 49232	Taxable Status: TAXABLE
Liber/Page: 1814/0848	Prev. Taxable Stat: TAXABLE
Split: / /	Gov. Unit: 18 AMBOY TOWNSHIP
Public Impr.: None	MAP #: 21 N/A 09-14
Topography: None	School: 30010 CAMDEN FRONTIER SCHOOLS
	Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:
COVARRUBIAS, LESLIE & ISHMAEL
14620 DIANE DR W
CAMDEN MI 49232

Most Recent Sale Information

Sold on 12/09/2021 for 0 by CRAFF-BEDOYA, JOHN.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1814/0848

Most Recent Permit Information

Permit PB05-0275 on 06/13/2005 for \$350,500 category BUILDING.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 278,500	2022 Taxable: 278,500	Acres: 0.34
Zoning:	Land Value: Tentative	Frontage: 85.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 175.0

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 2,312
Ground Area: 2,312
Garage Area: 656
Basement Area: 2,312
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 048 001 024	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	BANGHOFF, RICHARD W & JILL E	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14707 LAKESHORE DR E CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1771/749	Prev. Taxable Stat	TAXABLE
Split:	06/09/2015	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 08-31
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

BANGHOFF, RICHARD W & JILL E
5772 BIRCH BARK CIR
GROVE CITY OH 43123

Most Recent Sale Information

Sold on 08/26/2020 for 339,900 by SABIN, JEFFREY W TRUST/AMI S TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1771/749

Most Recent Permit Information

Permit PB15-0151 on 04/20/2015 for \$99,676 category SFD.

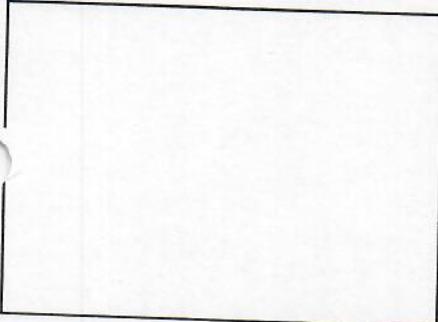
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	126,800	2022 Taxable:	126,800	Acreage:	0.56
 zoning:		Land Value:	Tentative	Frontage:	195.6
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	125.0

Improvement Data

of Residential Buildings: 1
Year Built: 2015
Occupancy: Single Family
Class: CD
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 93
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,404
Ground Area: 1,404
Garage Area: 720
Basement Area: 1,215
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 050 001 027
Owner's Name: ANDREOLI, THOMAS & JENNIFER
Property Address: 14376 HORN DR
CAMDEN, MI 49232

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 04-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1791/513
Split: // **Created:** //
Public Impr.: Paved Road, Electric
Topography: Waterfront **Active:** Active

Mailing Address:

ANDREOLI, THOMAS & JENNIFER
9471 HIDDEN LAKE CIR
DEXTER MI 48130

Most Recent Sale Information

Sold on 04/02/2021 for 359,900 by HERCULA, SCOTT P & LISA M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1791/513

Most Recent Permit Information

Permit PB06-0623 on 11/02/2006 for \$144,980 category POLE BUILDING.

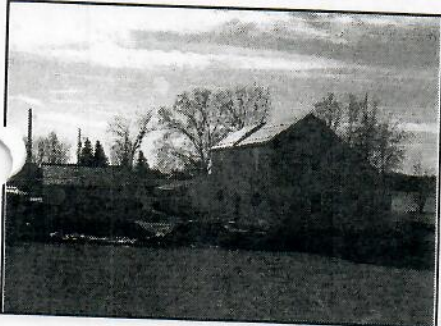
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 111,700	2022 Taxable: 111,700	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 67.1
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 484
Basement Area: 1,296
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 008
Owner's Name: PETTIT KEVIN & STACY
Property Address: 14214 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1818/1250
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

PETTIT KEVIN & STACY
24699 EMILY DR
WOODHAVEN MI 48183

Most Recent Sale Information

Sold on 02/04/2022 for 440,000 by COLE, DANIEL P & CHERYL L.

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

Liber/Page: 1818/1250

Most Recent Permit Information

None Found

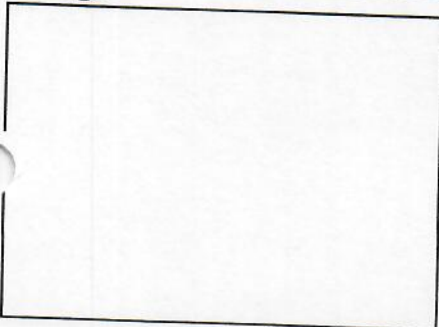
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 137,500	2022 Taxable: 120,946	Acreeage: 0.00
Zoning:	Land Value: Tentative	Frontage: 62.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,437
Ground Area: 1,437
Garage Area: 420
Basement Area: 1,437
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 009
Owner's Name: PETTIT KEVIN & STACY
Property Address: 14210 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1818/1250
Split: / /
Public Impr.: None
Topography: None

Current Class: 409.RESIDENTIAL-VACANT WATERFRONT
Previous Class: 409.RESIDENTIAL-VACANT WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Created: / /
Active: Active

Mailing Address:

PETTIT KEVIN & STACY
24699 EMILY DR
WOODHAVEN MI 48183

Most Recent Sale Information

Sold on 02/04/2022 for 440,000 by COLE, DANIEL P & CHERYL L.

Terms of Sale: 20-MULTI PARCEL SALE REF

Most Recent Permit Information

None Found

Liber/Page: 1818/1250

Physical Property Characteristics

2023 S.E.V.: Tentative

2022 S.E.V.: 33,100

Zoning:

PRE: 0.000

2023 Taxable: Tentative

2022 Taxable: 19,983

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.00

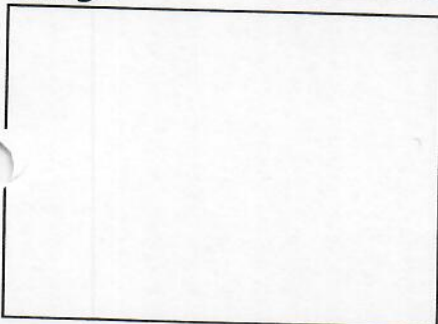
Frontage: 77.4

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 027
Owner's Name: MENZEL, RICHARD J & JULIE A REV TR
Property Address: 2279 FLORIDA LN
CAMDEN, MI 49232
Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 02-19
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1787/244
Split: // **Created:** //

Public Impr.: None
Topography: None

Active: Active

Mailing Address:

MENZEL, RICHARD J & JULIE A REV TR
MENZEL, RICHARD J & JULIE A TTEES
7246 HIDDEN LANE CT
LAMBERTVILLE MI 48144

Most Recent Sale Information

Sold on 02/16/2021 for 0 by MENZEL, RICHARD J & JULIE A.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1787/244

Most Recent Permit Information

Permit PB21-0738 on 10/07/2021 for \$23,000 category GARAGE.

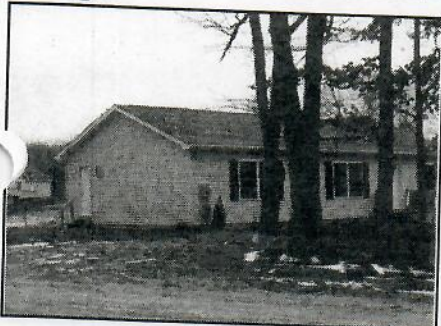
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 123,900	2022 Taxable: 116,175	Acres: 0.00
Finishing:	Land Value: Tentative	Frontage: 93.7
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,352
Ground Area: 1,352
Garage Area: 720
Basement Area: 1,352
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 070 001 030	Current Class:	409.RESIDENTIAL-VACANT WATERFRONT
Owner's Name:	WENCK, JANICE A	Previous Class:	409.RESIDENTIAL-VACANT WATERFRONT
Property Address:	2255 FLORIDA LN CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1793/1003	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 04-28
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

WENCK, JANICE A
5633 BIRCH HOLLOW CT
SYLVANIA OH 43560

Most Recent Sale Information

Sold on 04/22/2021 for 0 by BONITATI, DAVID & JULIANNE.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1793/1003

Most Recent Permit Information

Permit PB22-0409 on 06/17/2022 for \$0 category BUILDING.

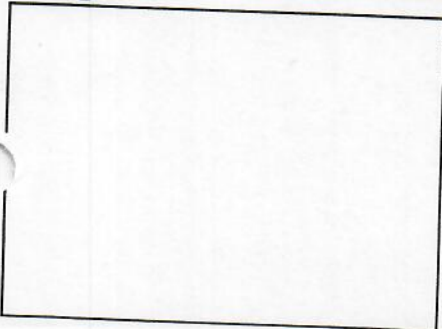
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	31,400	2022 Taxable:	21,899	Acres:	0.00
Zoning:		Land Value:	Tentative	Frontage:	100.0
ARE:	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 12:52 PM

Parcel: 18 070 001 031
Owner's Name: BONITATI, DAVID & JULIANNE
Property Address: 2247 FLORIDA LN
CAMDEN, MI 49232
Liber/Page: 1768/674
Split: / /
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 07-30
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Created: / /
Active: Active

Mailing Address:

BONITATI, DAVID & JULIANNE
2247 FLORIDA LN
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/30/2020 for 187,500 by POLAND, ROBIN J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1768/674

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 83,800

2022 Taxable: 74,582

Acres: 0.00

Zoning:

Land Value: Tentative

Frontage: 121.2

AREA: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1991

Occupancy: Mobile Home

Class: Good

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 59

Heating System: Warm & Cool Air

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,680

Ground Area: 1,680

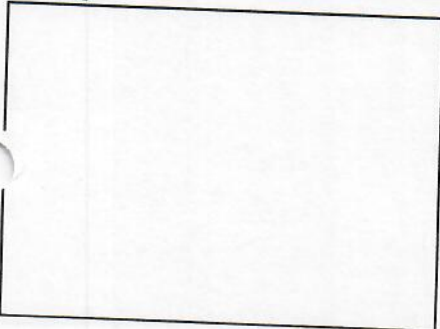
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 039
Owner's Name: MICHAELSON, MARC & JENNIFER D
Property Address: 2280 FLORIDA LN
CAMDEN, MI 49232
Liber/Page: 1805/1177
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None
Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 09-07
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

MICHAELSON, MARC & JENNIFER D
111 MICHIGAN DR
TERRACE PARK OH 45174

Most Recent Sale Information

Sold on 09/03/2021 for 275,000 by WALKER, LARRY F & PAULA J.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit 98-771 on 10/26/1998 for \$0 category .

Liber/Page: 1805/1177

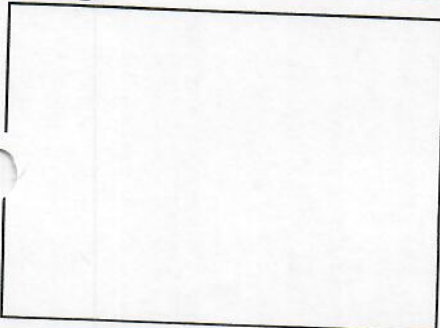
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 120,300	2022 Taxable: 120,300	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 105.1
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1993
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,400
Ground Area: 1,400
Garage Area: 576
Basement Area: 1,400
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 059
Owner's Name: CLARK, LARRY C & DENISE KAYE
Property Address: 2275 DELTA DR
CAMDEN, MI 49232
Liber/Page: 1782/313
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

CLARK, LARRY C & DENISE KAYE
145 S ST CLAIR ST #21
TOLEDO OH 43604

Most Recent Sale Information

Sold on 12/18/2020 for 275,000 by LANE, MARK A & BARBARA A.

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

Liber/Page: 1782/313

Most Recent Permit Information

Permit PB05-0641 on 11/22/2005 for \$100 category CARPORT.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 115,700	2022 Taxable: 109,911	Acreeage: 0.30
Zoning:	Land Value: Tentative	Frontage: 81.5
AREA: 0.000	Land Impr. Value: Tentative	Average Depth: 169.5

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,386
Ground Area: 924
Garage Area: 0
Basement Area: 924
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 070 001 086
Owner's Name: CLARK, LARRY C & DENISE KAYE
Property Address: 2288 DELTA DR
CAMDEN, MI 49232
Liber/Page: 1782/313
Split: / /
Public Impr.: Paved Road, Sewer, Electric
Topography: Rolling

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4520 4520 LAKE DIANE - BACK LOTS

Mailing Address:

CLARK, LARRY C & DENISE KAYE
145 S ST CLAIR ST #21
TOLEDO OH 43604

Most Recent Sale Information

Sold on 12/18/2020 for 275,000 by LANE, M ANTHONY & BARBARA A.

Terms of Sale: 20-MULTI PARCEL SALE REF

Most Recent Permit Information

Permit PB21-0326 on 05/19/2021 for \$31,500 category BUILDING.

Liber/Page: 1782/313

Physical Property Characteristics

2023 S.E.V.: Tentative

2022 S.E.V.: 9,100

Zoning:

APRE: 0.000

2023 Taxable: Tentative

2022 Taxable: 9,100

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreeage: 0.23

Frontage: 85.8

Average Depth: 117.0

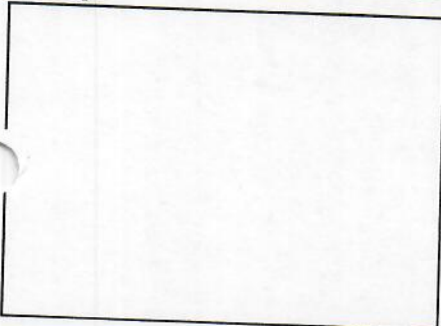
Improvement Data

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 071 001 011
Owner's Name: BALEJA, WALTER & LISA
Property Address: 2198 MINDY LN
CAMDEN, MI 49232
Liber/Page: 1782/731
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-28
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

BALEJA, WALTER & LISA
12000 ISLAND LAKE RD
DEXTER MI 48130

Most Recent Sale Information

Sold on 12/04/2020 for 315,000 by LOSEY, TERENCE L & SHERYL A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1782/731

Most Recent Permit Information

Permit PB18-0597 on 08/30/2018 for \$3,600 category DECK.

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 177,200

2022 Taxable: 164,660

Acreeage: 0.52

Finishing:

Land Value: Tentative

Frontage: 176.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 127.8

Improvement Data

of Residential Buildings: 1

Year Built: 1994

Occupancy: Single Family

Class: C+5

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 81

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,812

Ground Area: 1,812

Garage Area: 768

Basement Area: 1,512

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 071 001 020
Owner's Name: LAKE FAMILY FLETCHER LLC
Property Address: 2133 MINDY LN
CAMDEN, MI 49232
Liber/Page: 1769/950
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 08-14
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

LAKE FAMILY FLETCHER LLC
4138 GOLF RIDGE DR E
BLOOMFIELD HILLS MI 48302

Most Recent Sale Information

Sold on 08/07/2020 for 334,900 by MARSH, SUSAN REV TR/FREDERIC REV TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1769/950

Most Recent Permit Information

Permit PB21-0911 on 12/14/2021 for \$0 category ROOF.

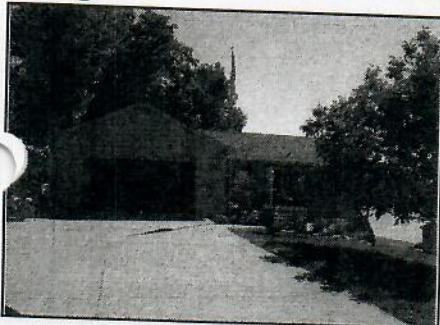
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 199,900	2022 Taxable: 184,183	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 200.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 3 Half Baths: 0
Floor Area: 1,568
Ground Area: 1,568
Garage Area: 576
Basement Area: 1,568
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 071 001 026
Owner's Name: EVANS, MARK & KAREN
Property Address: 2207 MINDY LN
CAMDEN, MI 49232
Liber/Page: 1793/676
Split: / /
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 04-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

EVANS, MARK & KAREN
8903 WHITE EAGLE EAST
SYLVANIA OH 43560

Most Recent Sale Information

Sold on 04/13/2021 for 350,000 by SHELLHORSE, RANDY L & SUSAN L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1793/676

Most Recent Permit Information

Permit 98-278 on 05/27/1998 for \$1,725 category .

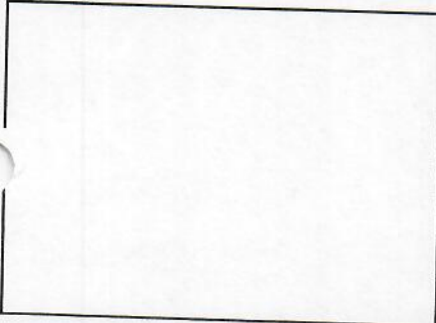
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 130,200	2022 Taxable: 130,200	Acreage: 0.00
Zoning:	Land Value: Tentative	Frontage: 102.0
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 86
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,400
Ground Area: 1,400
Garage Area: 400
Basement Area: 1,400
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 071 001 035
Owner's Name: RYAN, RICHARD J & DARLENE
Property Address: 2367 MINDY LN
CAMDEN, MI 49232
Liber/Page: 1769/858
Split: / /
Public Impr.: None
Topography: None

Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 08-14
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

RYAN, RICHARD J & DARLENE
2367 MINDY LN
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/21/2020 for 340,000 by ADDUCI, SUSAN D & MICHAEL A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1769/858

Most Recent Permit Information

Permit 98-797 on 10/30/1998 for \$3,012 category .

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 167,000

2022 Taxable: 158,462

Acres: 0.00

zoning:

Land Value: Tentative

Frontage: 114.0

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+5

Style: RANCH

Exterior: Alum., Vinyl

% Good (Physical): 86

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 3 Half Baths: 0

Floor Area: 1,404

Ground Area: 1,404

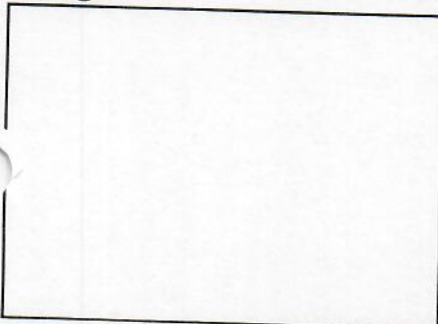
Garage Area: 1,152

Basement Area: 1,404

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel: 18 071 001 037
Owner's Name: DOMINIQUE, GARY A & AIMEE N TRUST
Property Address: 14939 HEATHER CT
CAMDEN, MI 49232
Current Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Previous Class: 408.RESIDENTIAL-IMPROVED WATERFRONT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 05-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1810/1227
Split: / /
Public Impr.: None
Topography: None
Created: / /
Active: Active

Mailing Address:

DOMINIQUE, GARY A & AIMEE N TRUST
411 W LUTZ RD
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 10/15/2021 for 0 by DOMINIQUE, GARY & AIMEE.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1810/1227

Most Recent Permit Information

None Found

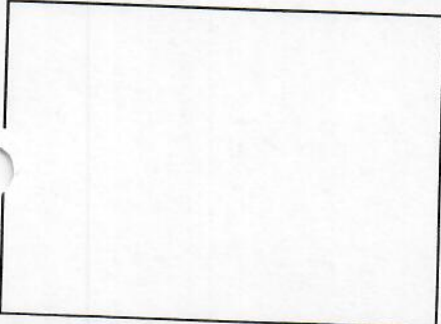
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 129,300	2022 Taxable: 113,733	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 160.0
APRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1986
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 76
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 960
Ground Area: 960
Garage Area: 552
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 073 001 025	Current Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Owner's Name:	INGRAM, BRIAN & SARAH	Previous Class:	408.RESIDENTIAL-IMPROVED WATERFRONT
Property Address:	14178 TYSON TRL CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1817/1010	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

INGRAM, BRIAN & SARAH
4877 MOELLER RD
PORT HOPE MI 48468

Most Recent Sale Information

Sold on 01/22/2022 for 585,000 by KRAFT, MICHAEL J & LINDA M.

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

Liber/Page: 1817/1010

Most Recent Permit Information

Permit PB05-0555 on 10/12/2005 for \$39,258 category CARPORT.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	153,000	2022 Taxable:	116,019	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	102.7
APRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 86
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,653
Ground Area: 1,380
Garage Area: 552
Basement Area: 1,380
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

09/19/2022 12:52 PM

Parcel:	18 073 001 026	Current Class:	409.RESIDENTIAL-VACANT WATERFRONT
Owner's Name:	INGRAM, BRIAN & SARAH	Previous Class:	409.RESIDENTIAL-VACANT WATERFRONT
Property Address:	14196 TYSON TRL CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1817/1010	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

INGRAM, BRIAN & SARAH
4877 MOELLER RD
PORT HOPE MI 48468

Most Recent Sale Information

Sold on 01/22/2022 for 585,000 by KRAFT, MICHAEL J & LINDA M.

Terms of Sale: 20-MULTI PARCEL SALE REF

Liber/Page: 1817/1010

Most Recent Permit Information

Permit 00-1102 on 12/18/2000 for \$1,000 category .

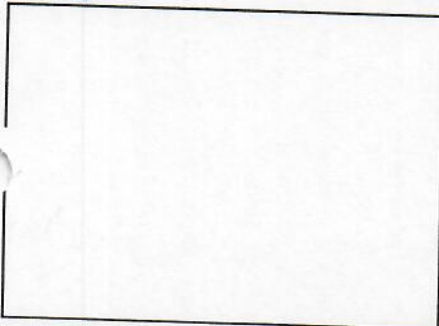
Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	38,600	2022 Taxable:	23,204	Acres:	0.00
Financing:		Land Value:	Tentative	Frontage:	100.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Lake Diane French Quarter ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 003 300 003 03 9 3	14704 DIANE DR W	06/15/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$87,600
18 004 200 004 04 9 3	2091 SAMPSON RD	09/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,100
18 034 300 019 34 8 3	13885 DIANE DR E	11/19/20	\$838,000	WD	03-ARM'S LENGTH	\$838,000	\$267,100
18 045 001 007	14040 VIEW DR N	09/04/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$182,400
18 045 001 011	14072 VIEW DR N	08/28/20	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$132,300
18 045 001 049	1810 POINT DR	11/06/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$72,800
18 045 001 067	14739 DIANE DR W	02/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$110,300
18 045 001 074	14715 DIANE DR W	11/19/21	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$92,900
18 045 001 116	14335 DIANE DR W	04/08/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$97,200
18 045 001 117	14331 DIANE DR W	08/11/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$122,000
18 045 001 137	14251 DIANE DR W	01/07/22	\$323,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$323,000	\$94,400
18 048 001 010	14698 DIANE DR W	04/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$118,500
18 048 001 021	14620 DIANE DR W	09/10/21	\$559,000	WD	03-ARM'S LENGTH	\$559,000	\$301,200
18 048 001 024	14707 LAKESHORE DR E	08/26/20	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$145,000
18 050 001 027	14376 HORN DR	04/02/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$102,400
18 070 001 008	14214 DIANE DR W	02/04/22	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$151,500
18 070 001 027	2279 FLORIDA LN	04/24/20	\$288,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$288,500	\$111,200
18 070 001 031	2247 FLORIDA LN	07/30/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$92,400
18 070 001 039	2280 FLORIDA LN	09/03/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,300
18 070 001 059	2275 DELTA DR	12/18/20	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$80,200
18 071 001 011	2198 MINDY LN	12/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,000
18 071 001 020	2133 MINDY LN	08/07/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900	\$175,500
18 071 001 026	2207 MINDY LN	04/13/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,100
18 071 001 035	2367 MINDY LN	07/21/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$150,700
18 071 001 037	14939 HEATHER CT	05/22/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,200
18 073 001 024	14160 TYSON TRL	10/02/20	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$141,900
18 073 001 025	14178 TYSON TRL	01/22/22	\$585,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$585,000	\$177,200
Totals:			\$9,360,200			\$9,360,200	\$3,570,400

Sale. Ratio =>

Std. Dev. =>

Due to lack of improved sales in the French Quarter ECF neighborhood, the ECF developed for Lake Diane Lake Front parcels was used for the 2023 year.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
26.71	\$362,929	\$129,795	\$198,205	\$228,563	0.867	1,400	\$141.58	4510	28.7547
38.34	\$171,251	\$102,334	\$72,666	\$67,566	1.075	892	\$81.46	4510	7.9240
31.87	\$846,677	\$213,098	\$624,902	\$621,156	1.006	3,186	\$196.14	4510	14.8696
49.97	\$397,277	\$70,251	\$294,749	\$320,614	0.919	2,866	\$102.84	4510	23.5400
56.30	\$389,711	\$129,023	\$105,977	\$189,588	0.559	1,404	\$75.48	4510	59.5742
52.00	\$174,939	\$57,009	\$82,991	\$115,618	0.718	1,080	\$76.84	4510	43.6921
25.65	\$260,337	\$80,774	\$349,226	\$176,042	1.984	1,288	\$271.14	4510	82.9036
21.16	\$215,804	\$51,129	\$387,871	\$161,446	2.402	1,260	\$307.83	4510	124.7753
48.36	\$240,223	\$53,330	\$147,670	\$183,228	0.806	1,400	\$105.48	4510	34.8793
37.08	\$279,748	\$53,687	\$275,313	\$221,628	1.242	1,540	\$178.77	4510	8.7501
29.23	\$254,193	\$102,607	\$220,393	\$126,404	1.744	1,140	\$193.33	4510	58.8834
34.85	\$274,353	\$72,034	\$267,966	\$198,352	1.351	1,168	\$229.42	4510	19.6235
53.88	\$512,667	\$70,000	\$489,000	\$433,987	1.127	2,312	\$211.51	4510	2.7966
42.66	\$276,861	\$70,000	\$269,900	\$202,805	1.331	1,404	\$192.24	4510	17.6109
28.45	\$238,843	\$54,320	\$305,580	\$180,905	1.689	1,296	\$235.79	4510	53.4448
34.43	\$425,303	\$123,425	\$316,575	\$232,099	1.364	1,437	\$220.30	4510	20.9238
38.54	\$312,761	\$96,468	\$192,032	\$190,857	1.006	1,352	\$142.04	4510	14.8570
49.28	\$297,062	\$138,131	\$49,369	\$94,297	0.524	1,680	\$29.39	4510	63.1179
40.11	\$256,310	\$62,730	\$212,270	\$189,784	1.118	1,400	\$151.62	4510	3.6247
29.16	\$275,307	\$71,228	\$203,772	\$195,018	1.045	1,386	\$147.02	4510	10.9837
50.48	\$375,379	\$113,568	\$201,432	\$256,677	0.785	1,812	\$111.17	4510	36.9960
52.40	\$422,529	\$141,736	\$193,164	\$275,287	0.702	1,568	\$123.19	4510	45.3045
33.74	\$276,547	\$76,368	\$273,632	\$196,254	1.394	1,400	\$195.45	4510	23.9548
44.32	\$356,394	\$92,995	\$247,005	\$258,234	0.957	1,404	\$175.93	4510	19.8212
43.68	\$269,458	\$119,815	\$130,185	\$146,709	0.887	960	\$135.61	4510	26.7357
44.69	\$336,535	\$87,300	\$230,200	\$241,508	0.953	1,836	\$125.38	4510	20.1549
30.29	\$505,405	\$155,290	\$429,710	\$264,879	1.622	1,653	\$259.96	4510	46.7558
38.14	\$9,004,803	\$6,771,755	\$5,969,506	\$5,969,506	1.134	\$163.59	0.44008677	2.0336	
9.91					1.155		33.8982	Coefficient of Var=>	

E.C.F. => 1.134
Ave. E.C.F. => 1.155
Std. Deviation=> 0.44008677
Ave. Variance=> 33.8982
Coefficient of Var=>

Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$117,440		LAKE DIANE	408	83
RANCH		\$102,334		LAKE DIANE	408	56
TWO-STORY		\$200,036		LAKE DIANE	408	91
1 3/4 STORY		\$70,251		LAKE DIANE	408	81
RANCH		\$129,023	18 045 001 012	LAKE DIANE	408	86
TWO-STORY		\$55,795		LAKE DIANE	408	71
RANCH		\$76,732		LAKE DIANE	408	86
1 1/2 STORY		\$51,129		LAKE DIANE	408	69
RANCH		\$53,330		LAKE DIANE	408	81
1 1/2 STORY		\$53,687		LAKE DIANE	408	86
1 1/4 STORY		\$102,607	18 045 001 187	LAKE DIANE	408	76
RANCH		\$70,000		LAKE DIANE	408	86
RANCH		\$70,000		LAKE DIANE	408	86
1 STORY		\$70,000		LAKE DIANE	408	93
1 3/4 STORY		\$52,238		LAKE DIANE	408	86
RANCH		\$117,892	18 070 001 009	LAKE DIANE	408	81
RANCH		\$96,468	18 070 001 025, 18 070 001 026	LAKE DIANE	408	86
RANCH		\$138,131	18 070 001 030	LAKE DIANE	408	59
RANCH		\$62,480		LAKE DIANE	408	81
1 1/4 STORY		\$65,535	18 070 001 086	LAKE DIANE	408	86
RANCH		\$109,806		LAKE DIANE	408	81
RANCH		\$132,120		LAKE DIANE	408	81
RANCH		\$74,868		LAKE DIANE	408	86
RANCH		\$83,676		LAKE DIANE	408	86
RANCH		\$117,440		LAKE DIANE	408	76
RANCH		\$78,914	18 073 001 034	LAKE DIANE	408	81
1 1/2 STORY		\$152,547	18 073 001 026, 18 073 001 032, 18 073 001 033	LAKE DIANE	408	86

29.35605837

French Quarters Land Value Analysis

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot	Price Per Front Foot	Comments
055-001-002	6/3/2021	\$12,000			60.00	\$200.00	
055-001-051	10/27/2020	\$2,500			106.00	\$23.58	
055-001-029	9/25/2020	\$2,000			65.00	\$30.77	
055-001-064, 067	7/10/2020	\$2,500			80.00	\$31.25	

Total Paid: \$19,000

Total Frontage: 311.00

Ave Cost/FF: \$61.09