

9

Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

14739 DIANE DR W  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 3 045 001 067      02/25/2022    4510        408            430,000        80,774  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    RANCH            86            349,226        176,042        1.984



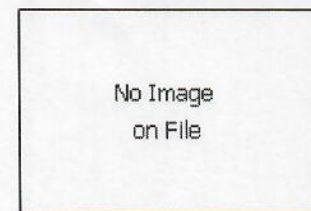
14214 DIANE DR W  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 070 001 008      02/04/2022    4510        408            440,000        123,425  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    RANCH            81            316,575        232,099        1.364  
 !!MULTI-PARCEL SALE!!



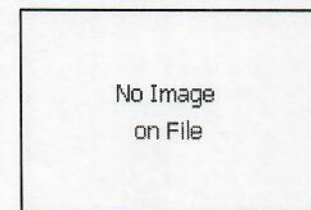
14178 TYSON TRL  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 073 001 025      01/22/2022    4510        408            585,000        155,290  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 1/2 STORY      86            429,710        264,879        1.622  
 !!MULTI-PARCEL SALE!!



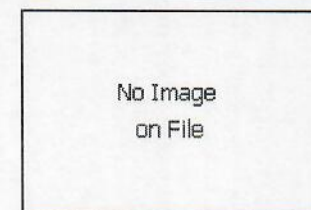
14251 DIANE DR W  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 045 001 137      01/07/2022    4510        408            323,000        102,607  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 1/4 STORY      76            220,393        126,404        1.744  
 !!MULTI-PARCEL SALE!!



14715 DIANE DR W  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 045 001 074      11/19/2021    4510        408            439,000        51,129  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 1/2 STORY      69            387,871        161,446        2.402



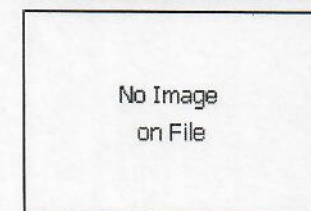
2091 SAMPSON RD  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 004 200 004 04 9 3    09/16/2021    4510        408            175,000        102,334  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    RANCH            56            72,666            67,566        1.075



14620 DIANE DR W  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 048 001 021      09/10/2021    4510        408            559,000        70,000  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    RANCH            86            489,000        433,987        1.127



2280 FLORIDA LN  
 Parcel Number      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 18 070 001 039      09/03/2021    4510        408            275,000        62,730  
 Occupancy        Style            %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    RANCH            81            212,270        189,784        1.118



Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

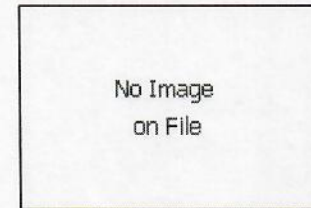
14580 EASY ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 8 003 300 034 03 9 3   06/29/2021 4510       001           310,000       98,365  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       RANCH            76           211,635       117,028       1.808



14698 DIANE DR W  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 048 001 010       04/28/2021 4510       408           340,000       72,034  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       RANCH            86           267,966       198,352       1.351



2207 MINDY LN  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 071 001 026       04/13/2021 4510       408           350,000       76,368  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       RANCH            86           273,632       196,254       1.394



14376 HORN DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 050 001 027       04/02/2021 4510       408           359,900       54,320  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       1 3/4 STORY      86           305,580       180,905       1.689



2275 DELTA DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 070 001 059       12/18/2020 4510       408           275,000       71,228  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       1 1/4 STORY      86           188,741       180,632       1.045  
 Agricultural Buildings:   ResidualValue   CostByManual    E.C.F.  
                                   15031           14385           1.045

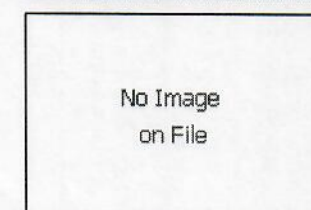


!!MULTI-PARCEL SALE!!

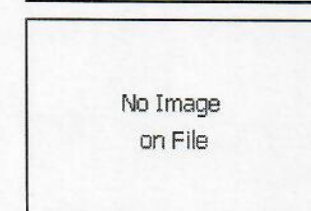
2198 MINDY LN  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 071 001 011       12/04/2020 4510       408           315,000       113,568  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       RANCH            81           201,432       256,677       0.785



13885 DIANE DR E  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 034 300 019 34 8 3   11/19/2020 4510       408           838,000       213,098  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       TWO-STORY       91           604,288       600,666       1.006  
 Agricultural Buildings:   ResidualValue   CostByManual    E.C.F.  
                                   20614           20490           1.006



1810 POINT DR  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 18 045 001 049       11/06/2020 4510       408           140,000       57,009  
 Occupancy            Style            %Good   ResidualValue   CostByManual    E.C.F.  
 Single Family       TWO-STORY       71           82,991       115,618       0.718

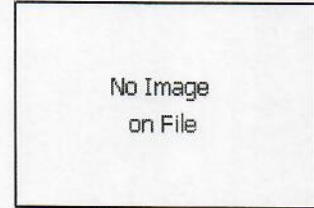


Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

14040 VIEW DR N  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
3 045 001 007           09/04/2020 4510       408           365,000       70,251  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 3/4 STORY       81           294,749       320,614       0.919



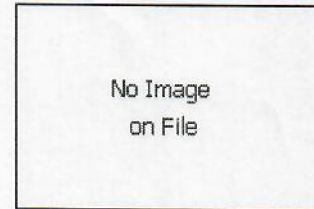
14072 VIEW DR N  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 045 001 011           08/28/2020 4510       408           235,000       129,023  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           86           105,977       189,588       0.559  
!!MULTI-PARCEL SALE!!



14707 LAKESHORE DR E  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 048 001 024           08/26/2020 4510       408           339,900       70,000  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 STORY           93           269,900       202,805       1.331



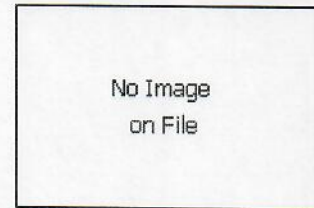
14331 DIANE DR W  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 045 001 117           08/11/2020 4510       408           329,000       53,687  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1 1/2 STORY       86           275,313       221,628       1.242



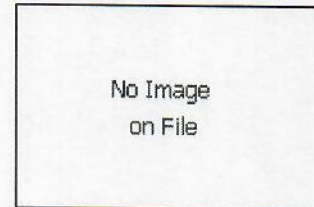
2133 MINDY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 071 001 020           08/07/2020 4510       408           334,900       141,736  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           81           193,164       275,287       0.702



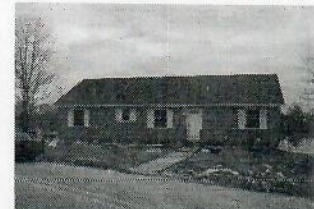
2247 FLORIDA LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 070 001 031           07/30/2020 4510       408           187,500       138,131  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Mobile Home       RANCH           59           49,369       94,297       0.524  
!!MULTI-PARCEL SALE!!



2367 MINDY LN  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 071 001 035           07/21/2020 4510       408           340,000       92,995  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           86           247,005       258,234       0.957



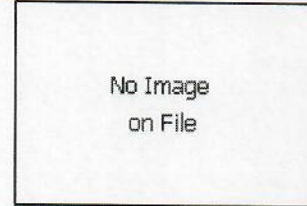
14704 DIANE DR W  
Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
18 003 300 003 03 9 3    06/15/2020 4510       408           328,000       129,795  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           83           198,205       228,563       0.867



Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

14939 HEATHER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
3 071 001 037	05/22/2020 4510	408	250,000	119,815	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	76	130,185	146,709	0.887



2279 FLORIDA LN

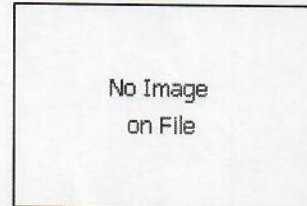
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
18 070 001 027	04/24/2020 4510	408	288,500	96,468	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	86	192,032	190,857	1.006

!!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	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	RANCH	81	138,561	171,925	0.806
Agricultural Buildings:			ResidualValue	CostByManual	E.C.F.
			9109	11303	0.806



Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
27	27	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)	1.075( 1)	1.000( 0)
TRI-LEVEL	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	1.000( 0)	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): 4510 - 4510 LAKE DIANE - LAKE FRONT

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

**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

## Mailing Address:

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

## 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

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 171,800	<b>2022 Taxable:</b> 119,828	<b>Acreage:</b> 0.00
<b>Toning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 160.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 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

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

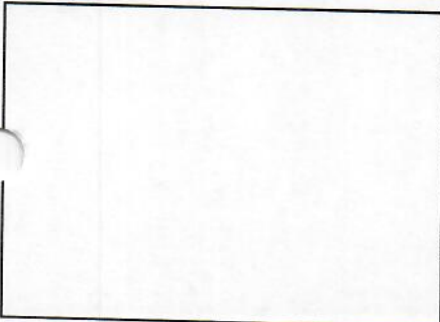
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	83,700	<b>2022 Taxable:</b>	83,700	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	139.4
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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  
**Liber/Page:** 1779/1108  
**Split:** 05/26/2010  
**Created:** 05/26/2010  
**Active:** Active  
**Public Impr.:** Gravel Road, Sewer, Electric  
**Topography:** Rolling, Waterfront

**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 11-24  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4510 4510 LAKE DIANE - LAKE FRONT

## 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

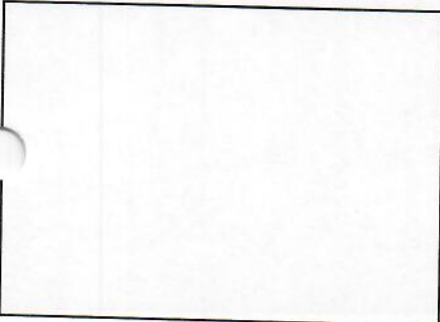
<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 395,800	<b>2022 Taxable:</b> 339,443	<b>Acreage:</b> 6.67
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 225.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 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  
**Liber/Page:** 1773/1144  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**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

## 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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	185,100	<b>2022 Taxable:</b>	185,100	<b>Acreage:</b>	0.00
<b>Financing:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	86.3
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1992  
Occupancy: Single Family  
Class: C+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:** // **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 08-31  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4510 4510 LAKE DIANE - LAKE FRONT

## 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.

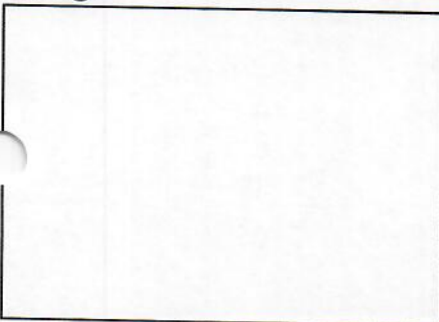
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 120,300	<b>2022 Taxable:</b> 113,733	<b>Acreage:</b> 0.00
<b>Financing:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 75.8
<b>APRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 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:** / /  
**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 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

**Zoning:**

**Land Value:** Tentative

**Frontage:** 65.5

**PRE:** 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

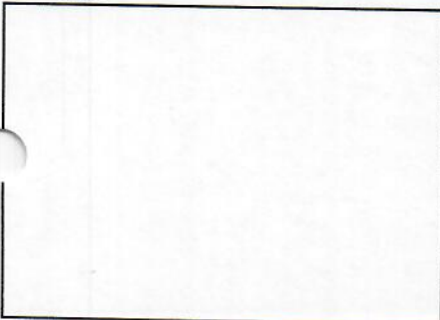
Garage Area: 480

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:** // **Created:** //  
**Split:** // **Active:** Active  
**Public Impr.:** None  
**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

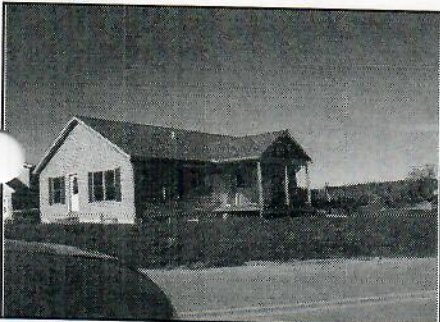
Garage Area: 0

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:** // **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 #:** 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.

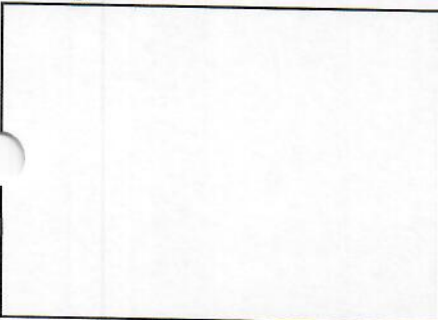
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 101,200	<b>2022 Taxable:</b> 101,200	<b>Acreage:</b> 0.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 71.1
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 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

<b>Parcel:</b>	18 045 001 116	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	REYNA, MEGAN LEE CLEVINGER	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	14335 DIANE DR W CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	UNRECORDED	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 10-20
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	112,400	<b>2022 Taxable:</b>	107,157	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	63.2
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 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:

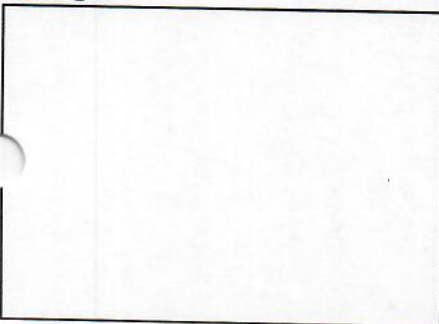
Estimated TCV: Tentative

# 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

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

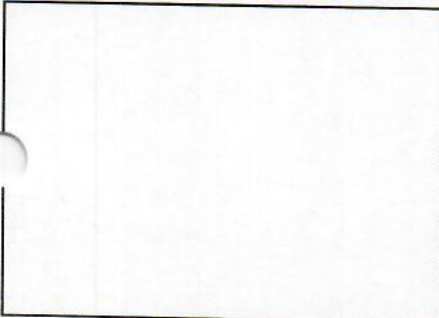
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	130,500	<b>2022 Taxable:</b>	125,922	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	64.2
<b>ARE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

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

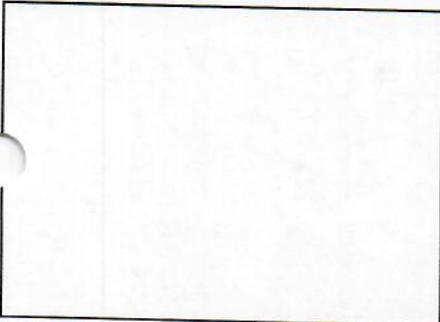
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	99,800	<b>2022 Taxable:</b>	72,088	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	93.6
<b>AREA:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

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

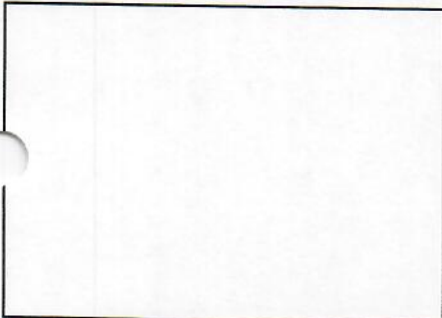
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	11,300	<b>2022 Taxable:</b>	6,832	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	25.9
<b>ARE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

09/19/2022 12:52 PM

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

## Mailing Address:

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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	125,800	<b>2022 Taxable:</b>	125,800	<b>Acreage:</b>	0.21
<b>Toning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	70.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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  
**Owner's Name:** COVARRUBIAS, LESLIE & ISHMAEL  
**Property Address:** 14620 DIANE DR W  
CAMDEN, MI 49232  
**Liber/Page:** 1814/0848  
**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 09-14  
**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

**Acreage:** 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

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

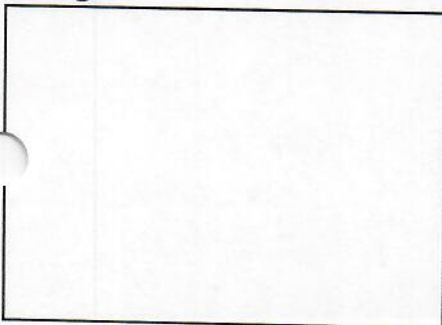
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	126,800	<b>2022 Taxable:</b>	126,800	<b>Acreage:</b>	0.56
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	195.6
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

<b>Parcel:</b>	18 050 001 027	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	ANDREOLI, THOMAS & JENNIFER	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	14376 HORN DR CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1791/513	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	Paved Road, Electric	<b>MAP #</b>	21 N/A 04-06
<b>Topography:</b>	Waterfront	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4510 4510 LAKE DIANE - LAKE FRONT

## 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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	111,700	<b>2022 Taxable:</b>	111,700	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	67.1
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

<b>Parcel:</b>	18 070 001 008	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	PETTIT KEVIN & STACY	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	14214 DIANE DR W CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1818/1250	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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

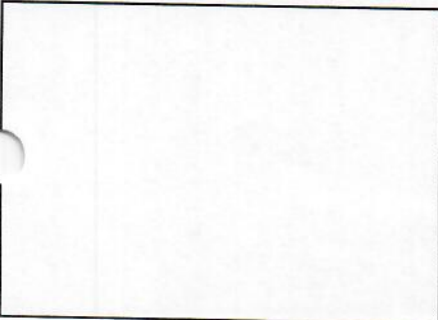
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	137,500	<b>2022 Taxable:</b>	120,946	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	62.0
<b>APRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1992  
Occupancy: Single Family  
Class: C+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

<b>Parcel:</b>	18 070 001 009	<b>Current Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Owner's Name:</b>	PETTIT KEVIN & STACY	<b>Previous Class:</b>	409.RESIDENTIAL-VACANT WATERFRONT
<b>Property Address:</b>	14210 DIANE DR W CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1818/1250	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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:** 20-MULTI PARCEL SALE REF

**Liber/Page:** 1818/1250

## Most Recent Permit Information

None Found

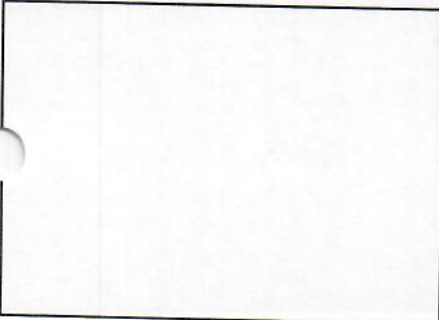
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	33,100	<b>2022 Taxable:</b>	19,983	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	77.4
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

None

## Image





# Real Estate Summary Sheet

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

09/19/2022 12:52 PM

<b>Parcel:</b>	18 070 001 027	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	MENZEL, RICHARD J & JULIE A REV TR	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	2279 FLORIDA LN CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1787/244	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 02-19
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4510 4510 LAKE DIANE - LAKE FRONT

## 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.

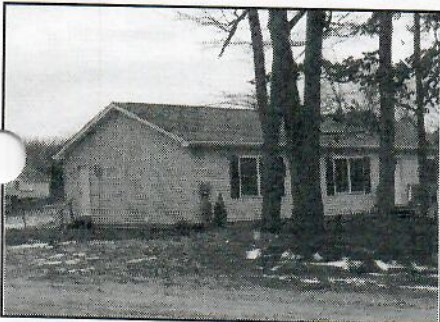
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	123,900	<b>2022 Taxable:</b>	116,175	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	93.7
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

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

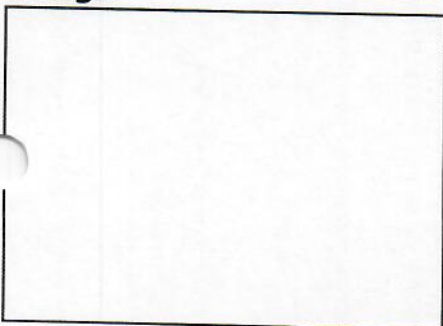
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	31,400	<b>2022 Taxable:</b>	21,899	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	100.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

## 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

**Acreage:** 0.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 121.2

**PRE:** 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

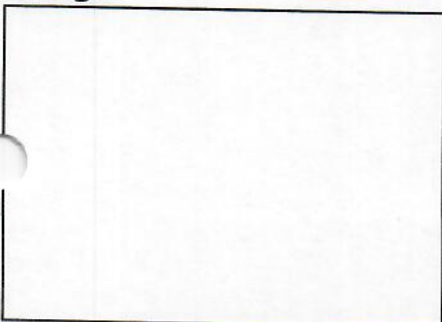
Garage Area: 0

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

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

**Liber/Page:** 1805/1177

## Most Recent Permit Information

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

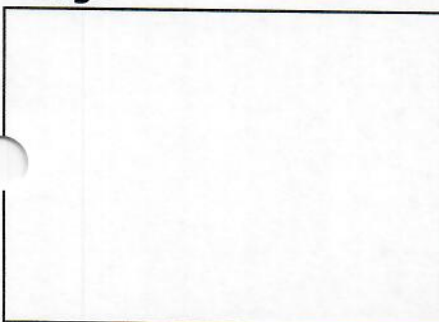
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	120,300	<b>2022 Taxable:</b>	120,300	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	105.1
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

<b>Parcel:</b>	18 070 001 059	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	CLARK, LARRY C & DENISE KAYE	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	2275 DELTA DR CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1782/313	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 12-23
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	115,700	<b>2022 Taxable:</b>	109,911	<b>Acreage:</b>	0.30
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	81.5
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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:** // **Created:** //  
**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

**Liber/Page:** 1782/313

## Most Recent Permit Information

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

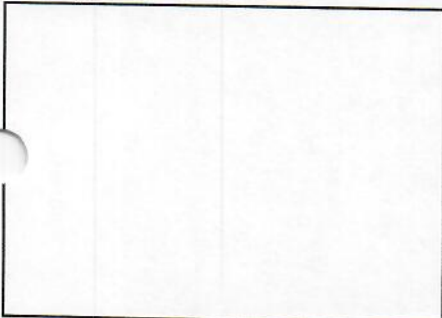
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	9,100	<b>2022 Taxable:</b>	9,100	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	85.8
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

<b>Parcel:</b>	18 071 001 011	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	BALEJA, WALTER & LISA	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	2198 MINDY LN CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1782/731	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 12-28
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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.

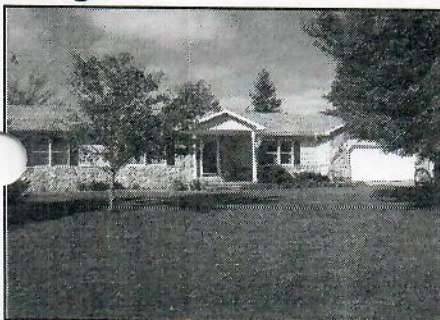
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	177,200	<b>2022 Taxable:</b>	164,660	<b>Acreage:</b>	0.52
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	176.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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:** / /  
**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:

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.

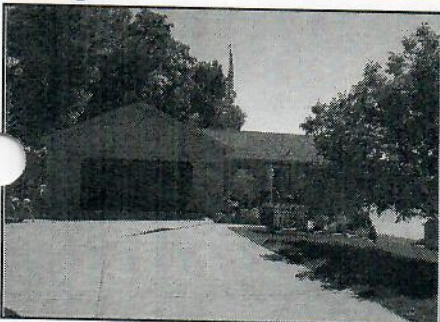
## Physical Property Characteristics

<b>2023 S.E.V.:</b> Tentative	<b>2023 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2022 S.E.V.:</b> 199,900	<b>2022 Taxable:</b> 184,183	<b>Acreage:</b> 0.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 200.0
<b>AREA:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 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

<b>Parcel:</b>	18 071 001 026	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	EVANS, MARK & KAREN	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	2207 MINDY LN CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1793/676	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 04-26
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	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 .

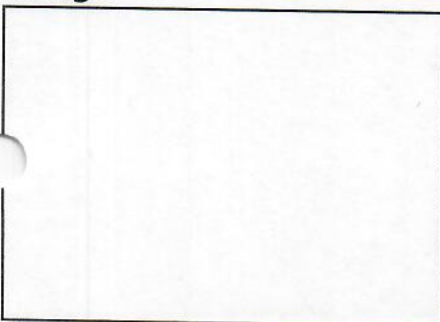
## Physical Property Characteristics

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	130,200	<b>2022 Taxable:</b>	130,200	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	102.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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

**Created:** / /  
**Active:** Active

**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

**Acreage:** 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

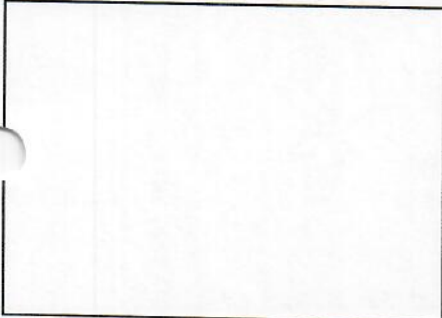
Garage Area: 1,152

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

<b>Parcel:</b>	18 071 001 037	<b>Current Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Owner's Name:</b>	DOMINIQUE, GARY A & AIMEE N TRUST	<b>Previous Class:</b>	408.RESIDENTIAL-IMPROVED WATERFRONT
<b>Property Address:</b>	14939 HEATHER CT CAMDEN, MI 49232	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1810/1227	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	20 N/A 05-27
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4510 4510 LAKE DIANE - LAKE FRONT

## 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

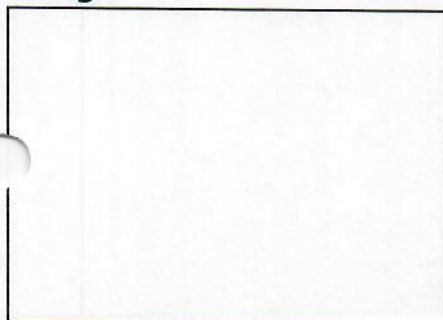
## Physical Property Characteristics

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

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

<b>2023 S.E.V.:</b>	Tentative	<b>2023 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2022 S.E.V.:</b>	153,000	<b>2022 Taxable:</b>	116,019	<b>Acreage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	102.7
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	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  
**Owner's Name:** INGRAM, BRIAN & SARAH  
**Property Address:** 14196 TYSON TRL  
CAMDEN, MI 49232

**Liber/Page:** 1817/1010  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**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

## 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

**Acreage:** 0.00

**Financing:**

**Land Value:** Tentative

**Frontage:** 100.0

**PRE:** 100.000

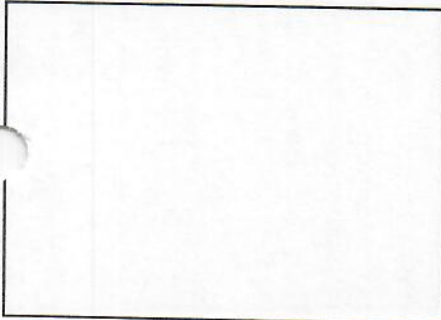
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Image



Lake Diane Lake Front 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
<b>Totals:</b>			<b>\$9,360,200</b>			<b>\$9,360,200</b>	<b>\$3,570,400</b>

Sale. Ratio =>  
Std. Dev. =>



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
28.7547	RANCH		\$117,440	No	/ /	
7.9240	RANCH		\$102,334	No	/ /	
14.8696	TWO-STORY		\$200,036	No	/ /	
23.5400	1 3/4 STORY		\$70,251	No	/ /	
59.5742	RANCH		\$129,023	No	/ /	18 045 001 012
43.6921	TWO-STORY		\$55,795	No	/ /	
82.9036	RANCH		\$76,732	No	/ /	
124.7753	1 1/2 STORY		\$51,129	No	/ /	
34.8793	RANCH		\$53,330	No	/ /	
8.7501	1 1/2 STORY		\$53,687	No	/ /	
58.8834	1 1/4 STORY		\$102,607	No	/ /	18 045 001 187
19.6235	RANCH		\$70,000	No	/ /	
2.7966	RANCH		\$70,000	No	/ /	
17.6109	1 STORY		\$70,000	No	/ /	
53.4448	1 3/4 STORY		\$52,238	No	/ /	
20.9238	RANCH		\$117,892	No	/ /	18 070 001 009
14.8570	RANCH		\$96,468	No	/ /	18 070 001 025, 18 070 001 026
63.1179	RANCH		\$138,131	No	/ /	18 070 001 030
3.6247	RANCH		\$62,480	No	/ /	
10.9837	1 1/4 STORY		\$65,535	No	/ /	18 070 001 086
36.9960	RANCH		\$109,806	No	/ /	
45.3045	RANCH		\$132,120	No	/ /	
23.9548	RANCH		\$74,868	No	/ /	
19.8212	RANCH		\$83,676	No	/ /	
26.7357	RANCH		\$117,440	No	/ /	
20.1549	RANCH		\$78,914	No	/ /	18 073 001 034
46.7558	1 1/2 STORY		\$152,547	No	/ /	18 073 001 026, 18 073 001 032, 18 073 001 033

Coefficient of Var=> 29.35605837



Land Table	Property Class	Building	Depr.
LAKE DIANE	408		83
LAKE DIANE	408		56
LAKE DIANE	408		91
LAKE DIANE	408		81
LAKE DIANE	408		86
LAKE DIANE	408		71
LAKE DIANE	408		86
LAKE DIANE	408		69
LAKE DIANE	408		81
LAKE DIANE	408		86
LAKE DIANE	408		76
LAKE DIANE	408		86
LAKE DIANE	408		86
LAKE DIANE	408		86
LAKE DIANE	408		93
LAKE DIANE	408		86
LAKE DIANE	408		81
LAKE DIANE	408		86
LAKE DIANE	408		86
LAKE DIANE	408		59
LAKE DIANE	408		81
LAKE DIANE	408		86
LAKE DIANE	408		81
LAKE DIANE	408		81
LAKE DIANE	408		86
LAKE DIANE	408		86
LAKE DIANE	408		76
LAKE DIANE	408		81
LAKE DIANE	408		86

Lake Diane Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 003 300 003 03 9 3	14704 DIANE DR W	06/15/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000
18 004 200 004 04 9 3	2091 SAMPSON RD	09/16/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000
18 045 001 007	14040 VIEW DR N	09/04/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000
18 045 001 008	14048 VIEW DR N	08/04/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000
18 045 001 011	14072 VIEW DR N	08/28/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000
18 045 001 020	14144 VIEW DR N	05/05/21	\$77,900	WD	03-ARM'S LENGTH	\$77,900
18 045 001 027	14200 VIEW DR N	07/15/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000
18 045 001 040	14304 VIEW DR S	11/10/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000
18 045 001 041	14312 VIEW DR S	11/10/21	\$180,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$180,000
18 045 001 049	1810 POINT DR	11/06/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000
18 045 001 067	14739 DIANE DR W	02/25/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000
18 045 001 074	14715 DIANE DR W	11/19/21	\$439,000	WD	03-ARM'S LENGTH	\$439,000
18 045 001 116	14335 DIANE DR W	04/08/20	\$201,000	WD	03-ARM'S LENGTH	\$201,000
18 045 001 117	14331 DIANE DR W	08/11/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000
18 045 001 137	14251 DIANE DR W	01/07/22	\$323,000	WD	03-ARM'S LENGTH	\$323,000
18 045 001 178	14303 POINT DR	07/17/20	\$69,500	WD	03-ARM'S LENGTH	\$69,500
18 049 001 019	14940 ANCHOR WAY N	03/18/22	\$43,900	WD	03-ARM'S LENGTH	\$43,900
18 050 001 022	14356 HORN DR	08/21/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000
18 050 001 023	14360 HORN DR	08/21/20	\$34,000	WD	03-ARM'S LENGTH	\$34,000
18 050 001 027	14376 HORN DR	04/02/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900
18 050 001 030	14388 HORN DR	08/04/21	\$148,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$148,000
18 060 001 042	13631 BAIE DR	08/31/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000
18 070 001 008	14214 DIANE DR W	02/04/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000
18 070 001 009	14210 DIANE DR W	02/04/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000
18 070 001 014	14190 DIANE DR W	03/10/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000
18 070 001 027	2279 FLORIDA LN	04/24/20	\$288,500	WD	03-ARM'S LENGTH	\$288,500
18 070 001 031	2247 FLORIDA LN	07/30/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500
18 070 001 038	2272 FLORIDA LN	08/11/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000
18 070 001 039	2280 FLORIDA LN	09/03/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000
18 070 001 051	14123 WOODBRIDGE RD	09/21/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000
18 070 001 059	2275 DELTA DR	12/18/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000
18 071 001 011	2198 MINDY LN	12/04/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000

18 071 001 020	2133 MINDY LN	08/07/20	\$334,900	WD	03-ARM'S LENGTH	\$334,900
18 071 001 021	2143 MINDY LN	05/28/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000
18 071 001 026	2207 MINDY LN	04/13/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000
18 071 001 030	2273 MINDY LN	06/16/20	\$83,900	WD	03-ARM'S LENGTH	\$83,900
18 071 001 035	2367 MINDY LN	07/21/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000
18 071 001 037	14939 HEATHER CT	05/22/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000
18 073 001 021	14044 TYSON TRL	10/02/20	\$74,400	WD	03-ARM'S LENGTH	\$74,400
18 073 001 024	14160 TYSON TRL	10/02/20	\$317,500	WD	03-ARM'S LENGTH	\$317,500
18 073 001 025	14178 TYSON TRL	01/22/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000
18 073 001 026	14196 TYSON TRL	01/22/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000
<b>Totals:</b>			<b>\$9,617,900</b>			<b>\$9,617,900</b>

Lake Diane Lake Front Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 034 300 009 34 8 3	13581 DIANE DR E	02/05/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000
18 034 300 020 34 8 3	13941 DIANE DR E	12/21/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000
18 034 300 019 34 8 3	13885 DIANE DR E	11/19/20	\$838,000	WD	03-ARM'S LENGTH	\$838,000
<b>Totals:</b>			<b>\$1,126,000</b>			<b>\$1,126,000</b>

Lakeshore Condo Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 048 001 001	14701 LAKESHORE DR E	08/31/20	\$63,000	WD	03-ARM'S LENGTH	\$63,000
18 048 001 003	14705 LAKESHORE DR E	07/01/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000
18 048 001 009	14700 LAKESHORE DR E	11/04/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000
18 048 001 010	14698 DIANE DR W	04/28/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000
18 048 001 012	14692 LAKESHORE DR W	10/07/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000
18 048 001 016	14670 DIANE DR W	06/21/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000
18 048 001 021	14620 DIANE DR W	09/10/21	\$559,000	WD	03-ARM'S LENGTH	\$559,000

18 048 001 024	14707 LAKESHORE DR E	08/26/20	\$339,900	WD	03-ARM'S LENGTH	\$339,900
<b>Totals:</b>						<b>\$1,551,900</b>

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$87,600	26.71	\$365,009	\$82,511	\$119,520	160.0	0.0	0.00	0.00
\$67,100	38.34	\$173,064	\$106,083	\$104,147	139.4	0.0	0.00	0.00
\$182,400	49.97	\$398,521	\$37,974	\$71,495	86.3	0.0	0.00	0.00
\$19,900	58.53	\$33,456	\$34,000	\$33,456	52.7	0.0	0.00	0.00
\$132,300	56.30	\$391,996	\$41,620	\$131,308	156.3	0.0	0.00	0.00
\$17,900	22.98	\$53,126	\$77,900	\$53,126	60.3	0.0	0.00	0.00
\$20,100	40.20	\$61,254	\$50,000	\$61,254	82.0	140.3	0.26	0.26
\$37,100	20.61	\$162,800	\$180,000	\$106,520	221.5	0.0	0.00	0.00
\$37,100	20.61	\$163,248	\$180,000	\$106,520	221.5	0.0	0.00	0.00
\$72,800	52.00	\$175,927	\$20,856	\$56,783	65.5	0.0	0.00	0.00
\$110,300	25.65	\$261,696	\$246,395	\$78,091	146.2	0.0	0.00	0.00
\$92,900	21.16	\$216,710	\$274,325	\$52,035	71.1	0.0	0.00	0.00
\$97,200	48.36	\$241,168	\$14,107	\$54,275	63.2	0.0	0.00	0.00
\$122,000	37.08	\$280,698	\$102,939	\$54,637	64.2	0.0	0.00	0.00
\$94,400	29.23	\$256,011	\$194,068	\$104,425	119.5	0.0	0.00	0.00
\$25,500	36.69	\$72,475	\$69,500	\$72,475	116.9	186.0	0.48	0.48
\$9,600	21.87	\$28,504	\$43,900	\$28,504	76.3	262.3	0.54	0.54
\$16,500	48.53	\$50,373	\$34,000	\$50,373	65.5	143.2	0.22	0.22
\$16,500	48.53	\$50,376	\$34,000	\$50,376	63.6	144.2	0.21	0.21
\$102,400	28.45	\$239,768	\$173,295	\$53,163	67.1	0.0	0.00	0.00
\$39,900	26.96	\$209,593	\$148,000	\$127,423	170.6	346.3	0.66	0.26
\$21,900	39.82	\$67,428	\$55,000	\$58,312	194.7	425.3	0.63	0.22
\$151,500	34.43	\$428,546	\$197,726	\$119,981	139.4	0.0	0.00	0.00
\$151,500	34.43	\$421,478	\$197,726	\$119,981	139.4	0.0	0.00	0.00
\$18,600	26.57	\$56,688	\$70,000	\$56,688	65.4	0.0	0.00	0.00
\$111,200	38.54	\$307,936	\$93,826	\$91,643	261.0	0.0	0.00	0.00
\$92,400	49.28	\$299,508	\$91,317	\$140,577	221.2	0.0	0.00	0.00
\$24,900	55.33	\$75,989	\$45,000	\$75,989	116.5	0.0	0.00	0.00
\$110,300	40.11	\$257,417	\$81,170	\$63,587	105.1	0.0	0.00	0.00
\$22,200	40.36	\$69,400	\$55,000	\$64,695	142.4	0.0	0.00	0.00
\$80,200	29.16	\$272,930	\$70,389	\$63,158	163.4	286.4	0.53	0.30
\$159,000	50.48	\$377,324	\$49,427	\$111,751	176.0	127.8	0.52	0.52

\$175,500	52.40	\$424,869	\$44,491	\$134,460	200.0	0.0	0.00	0.00	
\$25,800	34.40	\$76,493	\$75,000	\$76,493	128.0	0.0	0.00	0.00	
\$118,100	33.74	\$277,873	\$148,321	\$76,194	102.0	0.0	0.00	0.00	
\$44,600	53.16	\$135,954	\$83,900	\$135,954	182.0	0.0	0.00	0.00	
\$150,700	44.32	\$357,876	\$67,282	\$85,158	114.0	0.0	0.00	0.00	
\$109,200	43.68	\$271,538	\$97,982	\$119,520	160.0	0.0	0.00	0.00	
\$26,700	35.89	\$81,307	\$74,400	\$81,307	99.0	0.0	0.00	0.00	
\$141,900	44.69	\$337,917	\$62,776	\$80,296	246.4	0.0	0.00	0.00	
\$177,200	30.29	\$506,334	\$312,080	\$153,679	407.4	0.0	0.00	0.00	
\$177,200	30.29	\$505,578	\$312,080	\$153,679	407.4	0.0	0.00	0.00	
<b>\$3,492,100</b>		<b>\$9,496,156</b>	<b>\$4,430,366</b>	<b>\$3,633,008</b>	<b>6,039.9</b>		<b>4.04</b>	<b>3.00</b>	
Sale. Ratio =>		Average		Average		Average		Average	
Std. Dev. =>		per FF=>		\$734		per Net Acre=>		1,096,082.63	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	
\$56,900	45.52	\$114,938	\$125,000	\$114,938	0.0	0.0	12.38	12.38	
\$30,700	18.83	\$337,686	(\$85,476)	\$89,210	220.0	660.0	3.33	3.33	
\$267,100	31.87	\$848,925	\$191,359	\$202,284	225.0	200.0	6.67	6.67	
<b>\$354,700</b>		<b>\$1,301,549</b>	<b>\$230,883</b>	<b>\$406,432</b>	<b>445.0</b>		<b>22.38</b>	<b>22.38</b>	
Sale. Ratio =>		Average		Average		Average		Average	
Std. Dev. =>		per Net Acre=>		per Net Acre=>		per Net Acre=>		10,315.11	

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
\$25,000	39.68	\$70,000	\$63,000	\$70,000	85.6	116.3	0.23	0.23
\$25,000	38.46	\$70,000	\$65,000	\$70,000	82.0	102.5	0.19	0.19
\$25,000	38.46	\$70,000	\$65,000	\$70,000	68.5	110.0	0.17	0.17
\$118,500	34.85	\$274,353	\$135,647	\$70,000	70.0	130.0	0.21	0.21
\$25,000	41.67	\$70,000	\$60,000	\$70,000	70.0	113.8	0.18	0.18
\$25,000	41.67	\$70,000	\$60,000	\$70,000	93.3	231.0	0.50	0.50
\$301,200	53.88	\$512,667	\$116,333	\$70,000	85.0	175.0	0.34	0.34

	\$145,000	42.66	\$276,861	\$133,039	\$70,000	195.6	125.0	0.56	0.56
<b>Sale. Ratio =&gt;</b>	<b>\$689,700</b>	<b>44.44</b>	<b>\$1,413,881</b>	<b>\$698,019</b>	<b>\$560,000</b>	<b>750.0</b>		<b>2.39</b>	<b>2.39</b>
		<b>Average</b>		<b>Average</b>				<b>Average</b>	
<b>Std. Dev. =&gt;</b>		<b>10.61</b>	<b>per Site=</b>	<b>\$87,252</b>	<b>per FF=&gt;</b>	<b>\$931</b>		<b>per Net Acre=&gt;</b>	<b>292,058.16</b>

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table
\$516	#DIV/0!	#DIV/0!	160.00	4510	1765/342		LAKE DIANE
\$761	#DIV/0!	#DIV/0!	139.42	4510	1806/1167		LAKE DIANE
\$440	#DIV/0!	#DIV/0!	86.31	4510	1773/1144		LAKE DIANE
\$645	#DIV/0!	#DIV/0!	91.94	4510	1803/321		LAKE DIANE
\$266	#DIV/0!	#DIV/0!	156.27	4510	1771/854	18 045 001 012	LAKE DIANE
\$1,293	#DIV/0!	#DIV/0!	60.27	4510	1794/850		LAKE DIANE
\$610	\$189,394	\$4.35	82.00	4510	1801/439		LAKE DIANE
\$813	#DIV/0!	#DIV/0!	221.48	4510	1812/0017	18 045 001 147, 18 045 001 041	LAKE DIANE
\$813	#DIV/0!	#DIV/0!	221.48	4510	1812/0017	18 045 001 040, 18 045 001 147	LAKE DIANE
\$318	#DIV/0!	#DIV/0!	65.53	4510	1779/471		LAKE DIANE
\$1,686	#DIV/0!	#DIV/0!	146.15	4510			LAKE DIANE
\$3,859	#DIV/0!	#DIV/0!	71.08	4510	1814/0402		LAKE DIANE
\$223	#DIV/0!	#DIV/0!	63.18	4510	1757/575		LAKE DIANE
\$1,604	#DIV/0!	#DIV/0!	64.16	4510	1770/85		LAKE DIANE
\$1,624	#DIV/0!	#DIV/0!	119.48	4510	1817/0172	18 045 001 187	LAKE DIANE
\$595	\$144,491	\$3.32	125.34	4510	1769/94		LAKE DIANE
\$575	\$81,447	\$1.87	50.00	4510	1822/0022		LAKE DIANE
\$519	\$158,140	\$3.63	65.47	4510	1771/1074		LAKE DIANE
\$534	\$161,137	\$3.70	63.62	4510	1771/1081		LAKE DIANE
\$2,581	#DIV/0!	#DIV/0!	67.14	4510	1791/513		LAKE DIANE
\$868	\$222,892	\$5.12	170.58	4510	1803/203	18 050 001 031	LAKE DIANE
\$283	\$87,859	\$2.02	194.65	4510	1805/728	18 060 001 043, 18 060 001 044	LAKE DIANE
\$1,419	#DIV/0!	#DIV/0!	139.35	4510	1818/1250	18 070 001 009	LAKE DIANE
\$1,419	#DIV/0!	#DIV/0!	139.35	4510	1818/1250	18 070 001 008	LAKE DIANE
\$1,070	#DIV/0!	#DIV/0!	65.42	4510	1789/289		LAKE DIANE
\$359	#DIV/0!	#DIV/0!	261.04	4510	1761/73	18 070 001 025, 18 070 001 026	LAKE DIANE
\$413	#DIV/0!	#DIV/0!	221.15	4510	1768/674	18 070 001 030	LAKE DIANE
\$386	#DIV/0!	#DIV/0!	116.45	4510	1770/1022		LAKE DIANE
\$772	#DIV/0!	#DIV/0!	105.09	4510	1805/1177		LAKE DIANE
\$386	#DIV/0!	#DIV/0!	142.36	4510	1773/846	18 070 001 101	LAKE DIANE
\$431	\$134,074	\$3.08	167.24	4510	1782/313	18 070 001 086	LAKE DIANE
\$281	\$95,603	\$2.19	176.00	4510	1782/731		LAKE DIANE



Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$222	#DIV/0!	#DIV/0!	200.00	4510	1769/950		LAKE DIANE
\$586	#DIV/0!	#DIV/0!	128.00	4510	1797/302		LAKE DIANE
\$1,454	#DIV/0!	#DIV/0!	102.00	4510	1793/676		LAKE DIANE
\$461	#DIV/0!	#DIV/0!	182.00	4510	1764/1173		LAKE DIANE
\$590	#DIV/0!	#DIV/0!	114.00	4510	1769/858		LAKE DIANE
\$612	#DIV/0!	#DIV/0!	160.00	4510	1763/298		LAKE DIANE
\$752	#DIV/0!	#DIV/0!	98.95	4510	1775/345		LAKE DIANE
\$255	#DIV/0!	#DIV/0!	246.44	4510	1775/348	18 073 001 034	LAKE DIANE
\$766	#DIV/0!	#DIV/0!	407.35	4510	1817/1010	18 073 001 026, 18 073 001 032, 18 073 001 033	LAKE DIANE
\$766	#DIV/0!	#DIV/0!	407.35	4510	1817/1010	18 073 001 025, 18 073 001 032, 18 073 001 033	LAKE DIANE

Average  
per SqFt=> \$25.16

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
#DIV/0!	\$10,097	\$0.23	0.00	4510	1785/1219		LAKE DIANE
(\$389)	(\$25,645)	(\$0.59)	220.00	4510	1782/341		LAKE DIANE
\$850	\$28,690	\$0.66	225.00	4510	1779/1108		LAKE DIANE

Average  
per SqFt=> \$0.24

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
\$736	\$275,109	\$6.32	85.57	4510	1773/212		LAKE DIANE
\$793	\$336,788	\$7.73	82.00	4510	1766/790		LAKE DIANE
\$949	\$375,723	\$8.63	68.52	4510	1812/0125		LAKE DIANE
\$1,938	\$649,029	\$14.90	70.00	4510	1794/399		LAKE DIANE
\$857	\$327,869	\$7.53	70.00	4510	1776/499		LAKE DIANE
\$643	\$119,760	\$2.75	0.00	4510	1799/305		LAKE DIANE
\$1,369	\$341,152	\$7.83	85.00	4510	1806/647		LAKE DIANE

\$680    \$237,146    \$5.44    195.56    4510 1771/749

LAKE DIANE

Average  
per SqFt=>    \$6.70

Class	Rate Group 1	Rate Group 2	Rate Group 3
408	LAKE FRONT		
408	LAKE FRONT		
408	LAKE FRONT	LAKE FRONT	
409	CHANNEL		
408	CHANNEL		
409	LAKE FRONT		
409	LAKE FRONT		
409	LAKE FRONT		
408	LAKE FRONT		
408	LAKE FRONT	LAKE FRONT	
408	LAKE FRONT		
408	LAKE FRONT		
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409	LAKE FRONT		
409	LAKE FRONT	LAKE FRONT	
409	LAKE FRONT		
408	LAKE FRONT		
408	LAKE FRONT	LAKE FRONT	
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408	LAKE FRONT		
408	LAKE FRONT		
409	LAKE FRONT		

Class	Rate Group 1	Rate Group 2	Rate Group 3
409	LAKE FRONT		
409	LAKE FRONT	BACK LOT	
408	LAKE FRONT		

Class	Rate Group 1	Rate Group 2	Rate Group 3
409	LAKESHORE CONDO		
409	LAKESHORE CONDO		
409	LAKESHORE CONDO		
408	LAKESHORE CONDO		
409	LAKESHORE CONDO		
409	LAKESHORE CONDO		
409	LAKESHORE CONDO		
408	LAKESHORE CONDO		

408 LAKESHORE CONDO

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