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Camden Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
14 004 100 004 04 9 4	14491 GRANGE RD	04/08/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000
14 005 300 011 05 9 4	9840 W TERRITORIAL RD	05/27/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000
14 006 200 009 06 8 4	10471 BRUSH	09/24/21	\$190,000	LC	03-ARM'S LENGTH	\$190,000
14 015 200 005 15 8 4	10380 S EDON RD	08/25/21	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$442,576
14 028 100 004 28 8 4	8525 W CAMDEN RD	02/02/21	\$250,000	LC	03-ARM'S LENGTH	\$250,000
Totals:						\$1,447,576

Not Used/Outliers

14 008 200 002 08 9 4	9151 W TERRITORIAL RD	10/06/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000
14 036 200 002 36 8 4	13260 GILMORE RD	12/16/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000
14 011 300 002 11 8 4	6640 W MONTGOMERY RD	08/25/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
14 014 200 004 14 8 4	6251 W MONTGOMERY RD	08/02/21	\$372,000	WD	03-ARM'S LENGTH	\$367,000
14 023 100 002 23 8 4	6551 W BURRT RD	10/22/20	\$362,000	WD	03-ARM'S LENGTH	\$362,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$166,000	44.27	\$386,345	\$313,256	\$61,744	\$101,937	0.606	2,008	\$30.75
\$96,000	50.53	\$223,695	\$139,406	\$50,594	\$117,558	0.430	2,398	\$21.10
\$70,200	36.95	\$194,438	\$110,700	\$79,300	\$116,789	0.679	988	\$80.26
\$184,800	41.76	\$380,443	\$319,400	\$123,176	\$153,512	0.802	2,753	\$44.74
\$133,400	53.36	\$320,196	\$157,500	\$92,500	\$215,918	0.428	3,343	\$27.67
\$650,400		\$1,505,117		\$407,314	\$705,714			\$40.90
Sale. Ratio =>	44.93				E.C.F. =>	0.589		Std. Deviation=>
Std. Dev. =>	6.63				Ave. E.C.F. =>	0.577		Ave. Variance=>

\$101,900	56.61	\$237,223	\$158,484	\$21,516	\$109,817	0.196	2,005	\$10.73
\$80,600	31.00	\$189,475	\$158,200	\$101,800	\$43,619	2.334	1,724	\$59.05
\$70,300	41.35	\$164,701	\$162,500	\$7,500	\$3,036	2.470	0	#DIV/0!
\$175,800	47.90	\$404,814	\$327,184	\$39,816	\$108,271	0.368	2,106	\$18.91
\$177,400	49.01	\$400,890	\$323,756	\$38,244	\$107,579	0.355	1,719	\$22.25

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
4000	2.8540	1 3/4 STORY	\$313,256		AG SECTION GROUND
4000	14.6790	1 3/4 STORY	\$139,406		AG SECTION GROUND
4000	10.1834	1+ STORY	\$110,700		AG SECTION GROUND
4000	22.5222	1 3/4 STORY	\$319,400	14 015 200 006 15 8 4	AG SECTION GROUND
4000	14.8762	1 3/4 STORY	\$157,500		AG SECTION GROUND

1.2009

0.16191519

13.0230 Coefficient of Var=> 22.56366742

4000	19.5925	1 3/4 STORY	\$158,484		AG SECTION GROUND
4000	197.8335	2 STORY	\$158,200		AG SECTION GROUND
4000	247.0468	1+ STORY	\$162,500		AG SECTION GROUND
4000	36.7745	MOBILE HOME	\$324,456		AG SECTION GROUND
4000	35.5498	1 3/4 STORY	\$323,600		AG SECTION GROUND

Property Class Building Depr.

101	45
101	45
101	45
101	45
101	45

101	45
101	20
101	50
101	50
101	45

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 1:26 PM

Parcel: 14 004 100 004 04 9 4
Owner's Name: AVE33 LLC
Property Address: 14491 GRANGE RD
MONTGOMERY, MI 49255
Liber/Page: 1793/717
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 DESC-M N/A 04-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

AVE33 LLC
2 GLENEAGLES CT
DEARBORN MI 48120

Most Recent Sale Information

Sold on 04/21/2021 for 1 by AVERY, STEVE.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1793/717

Most Recent Permit Information

None Found

Physical Property Characteristics

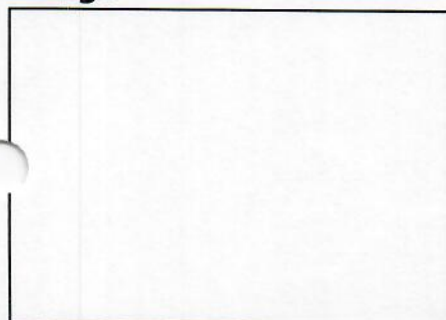
2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 165,400	2022 Taxable: 93,740	Acres: 80.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 82.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,008
Ground Area: 1,326
Garage Area: 0
Basement Area: 910
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

12/31/2022 1:26 PM

Parcel: 14 006 200 009 06 8 4
Owner's Name: EICHER, HENRY J & RACHEL J
Property Address: 10471 BRUSH RD
MONTGOMERY, MI 49255

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 DESC-M 09-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

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

Mailing Address:

EICHER, HENRY J & RACHEL J
SCHWARTZ, EMANUEL M & SUSIE J
869 RAY QUINCY RD
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 11/16/2021 for 0 by HARTMAN, JAY C.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

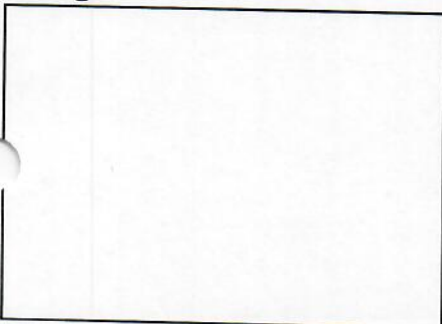
2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 84,200	2022 Taxable: 84,200	Acreage: 28.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 75.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 988
Ground Area: 988
Garage Area: 0
Basement Area: 988
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 1:26 PM

Parcel: 14 015 200 005 15 8 4
Owner's Name: STEURY, PAUL & EDNA L
Property Address: 10380 S EDON RD
CAMDEN, MI 49232
Liber/Page: 1805/332
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 08-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

STEURY, PAUL & EDNA L
5900 W BURT RD
CAMDEN MI 49232-9016

Most Recent Sale Information

Sold on 08/25/2021 for 450,000 by GRATE, GERALD L & CONSTANCE Y.

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

Liber/Page: 1805/332

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 184,800	2022 Taxable: 104,825	Acres: 79.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 74.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 2,753
Ground Area: 2,149
Garage Area: 2,170
Basement Area: 2,149
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 1:26 PM

Parcel: 14 028 100 004 28 8 4
Owner's Name: GRABER, ANDY M & NAOMI S
Property Address: 8525 W CAMDEN RD
CAMDEN, MI 49232
Liber/Page: UNRECORDED
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 05-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Created: / /
Active: Active

Mailing Address:

GRABER, ANDY M & NAOMI S
8525 W CAMDEN RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 02/02/2021 for 250,000 by EICHER, SILAS SR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: UNRECORDED

Most Recent Permit Information

Permit PB22-6852 on 04/01/2022 for \$0 category POLE BUILDING.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 139,000	2022 Taxable: 139,000	Acreage: 40.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,143
Ground Area: 1,555
Garage Area: 0
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 5
Estimated TCV: Tentative
Cmts:
of Commercial Buildings: 1
Type: Sheds - Equipment 4 Wall Building
Desc: AMISH BAKERY
Class: D
Quality: Good
Built: 0 Remodeled: 0
Overall Building Height: 0
Floor Area: 1,200
Sale Price/Floor Area: 208.33
Estimated TCV: Tentative
Cmts:

Image



Camden Agricultural Land Analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP
8/10/20	14 004 300 013 04 8 4	2	1774/253	\$ 50,000	pta		\$ -
2/16/22	14 009 300 008 09 8 4	1	1819/658	\$ 139,900	rps		\$ -
9/17/21	14 009 200 004 09 9 4	1	1806/1091	\$ 110,000	pta/rps		\$ -
12/16/21	14 009 400 003 09 8 4	1	1815/719	\$ 146,500	rps		\$ -
8/4/20	14 005 300 013 05 9 4	1	1769/472	\$ 115,000	rps/pta	X	\$ -
8/25/21	14 011 300 002 11 8 4	1	1805/128	\$ 170,000	rps/pta	X	\$ -
12/22/20	14 008 200 001 08 9 4	1	1782/763	\$ 130,000	rps		\$ -
3/9/21	14 004 300 009 04 8 4	1	1789/754	\$ 2,000	pta		\$ -
9/1/20	14 001 100 008 01 8 4	1	1825/1219	\$ 19,250			\$ -
6/10/21	14 006 100 016 06 8 4	1	1798/302	\$ 35,000	pta		\$ -
6/15/21	14 006 100 016 06 8 4	1	1798/1096	\$ 40,000	pta		\$ -
				\$ 861,400			\$ -

Sale Count = 7

Acreage Analysis	
Sale Count	7
Ave Acres/Sale	29.25
Ave ABS DEV Acres	6.31
C.O.D.	0.2156

Tillable	
Sale Count	
Ave Tillable	
Ave ABS DEV Tillable	
C.O.D.	

2023 Till: \$4,350
2023 Non-Till: \$4,000

total assessable acres
total sale price of all sales
Value/Assessable Acre

Land Residual	Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total
\$ 50,000	13.18	3.00	\$ 4,083	\$ 12,250	10.00	\$ 3,775	\$ 37,750
\$ 139,900	24.09	13.75	\$ 7,694	\$ 105,797	9.03	\$ 3,775	\$ 34,103
\$ 110,000	28.42	15.00	\$ 4,135	\$ 62,020	12.71	\$ 3,775	\$ 47,980
\$ 146,500	29.30	0.00	-	-	28.55	\$ 5,131	\$ 146,500
\$ 115,000	29.54	19.75	\$ 4,047	\$ 79,930	9.29	\$ 3,775	\$ 35,070
\$ 170,000	40.00	27.50	\$ 4,535	\$ 124,700	12.00	\$ 3,775	\$ 45,300
\$ 130,000	40.25	0.00	-	-	37.47	\$ 3,469	\$ 130,000
\$ 2,000	0.50	0.00	-	-	0.37	\$ 5,405	\$ 2,000
\$ 19,250	3.85	3.70	\$ 5,203	\$ 19,250	0.00	-	-
\$ 35,000	5.10	4.74	\$ 7,384	\$ 35,000	0.00	-	-
\$ 40,000	5.10	4.74	\$ 8,439	\$ 40,000	0.00	-	-
\$ 861,400	204.78	79.00	\$ 4,870	\$ 384,697	119.05	\$ 4,004	\$ 476,703

Total AVE/Acre = \$ 4,206 Includes ROW

Analysis

5	\$ 4,870	
	\$ 1,101	
	0.2260	
	Use \$ 4,870	

Non-Tillable Analysis

7	\$ 4,004	
	\$ 401	
	0.1002	
	Use \$ 4,000	

198.05	Sale Count	7
\$ 861,400	Ave \$/Acre	\$ 4,349
\$ 4,349	Ave ABS DEV \$/Acre	\$ 681
Use \$ 4,349	C.O.D.	0.1567

