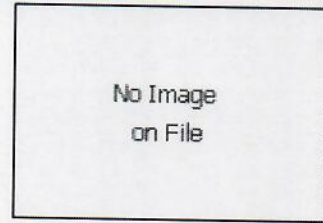


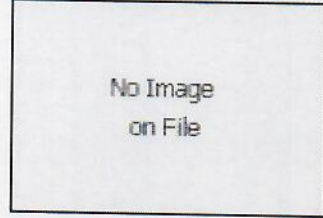
9

Neighborhoods Used: 4500.4500 RIBECK LAKE

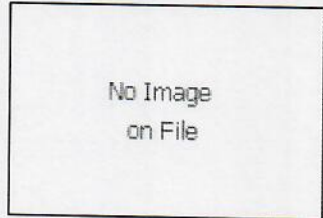
8124 TOPINABEE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 060 001 017 03/11/2022 4500 401 129,900 9,822
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 61 120,078 66,736 1.799



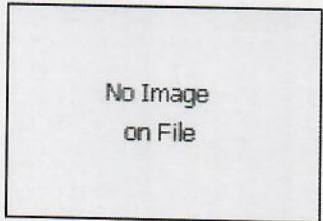
10086 BEACH LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 060 001 036 08/27/2021 4500 401 109,000 15,016
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 53 93,984 55,675 1.688
!!MULTI-PARCEL SALE!!



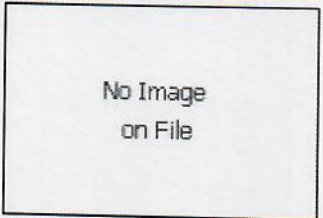
8018 WILDWOOD RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 050 001 029 07/15/2021 4500 408 112,500 41,674
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 59 70,826 46,672 1.518



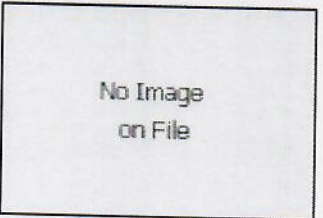
8243 SPRUCE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 066 001 004 04/29/2021 4500 408 70,000 39,162
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 46 30,838 19,478 1.583



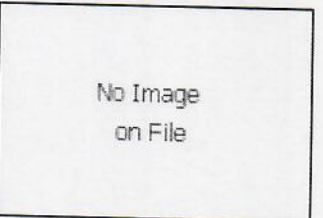
SPRUCE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 066 001 003 03/29/2021 4500 408 150,000 37,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 59 112,522 116,919 0.962



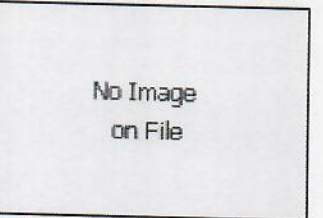
8133 TOPINABEE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 060 001 043 10/23/2020 4500 401 65,000 17,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 47 47,300 37,453 1.263
!!MULTI-PARCEL SALE!!



8184 TOPINABEE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 060 001 023 09/21/2020 4500 401 35,000 11,151
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 46 23,849 38,742 0.616
!!MULTI-PARCEL SALE!!



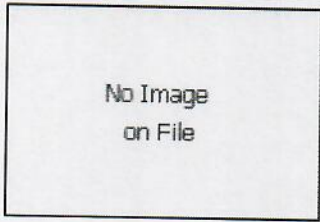
9818 CHERRY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 050 001 030 08/13/2020 4500 408 102,500 53,181
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MOBILE HOME 52 49,319 51,746 0.953



Neighborhoods Used: 4500.4500 RIBECK LAKE

8123 TOPINABEE DR

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|----------------|-----------------|----------|---------------|--------------|--------|
| 14 060 001 044 | 07/30/2020 4500 | 408 | 59,900 | 23,931 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Mobile Home | MOBILE HOME | 38 | 35,969 | 21,057 | 1.708 |



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:00 AM

| | | | |
|--------------------------|---------------------------------------|----------------------------|-------------------------------------|
| Parcel: | 14 050 001 029 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | BERGMAN, LANCE A | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 8018 WILDWOOD RD READING, MI 49274 | Taxable Status: | TAXABLE |
| Liber/Page: | 1801/280 | Prev. Taxable Stat: | TAXABLE |
| Split: | // | Gov. Unit: | 14 CAMDEN TOWNSHIP |
| Public Impr.: | None | MAP #: | 21 N/A 07-21 |
| Topography: | None | School: | 30010 CAMDEN FRONTIER SCHOOLS |
| | | Neighborhood: | 4500 4500 RIBECK LAKE |

Mailing Address:
BERGMAN, LANCE A
PO BOX 1
FARMER OH 43520

Most Recent Sale Information

Sold on 07/15/2021 for 112,500 by MARKS, GLENN C & PATRICIA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1801/280

Most Recent Permit Information

None Found

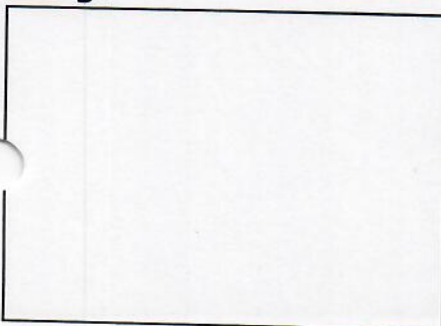
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 40,900 | 2022 Taxable: | 40,900 | Acres: | 0.42 |
| Zoning: | | Land Value: | Tentative | Frontage: | 60.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 108.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1993
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 980
Ground Area: 980
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

| | | | |
|--------------------------|---|----------------------------|-------------------------------------|
| Parcel: | 14 050 001 029 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | BERGMAN, LANCE A | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 8018 WILDWOOD RD READING, MI 49274 | Taxable Status: | TAXABLE |
| Liber/Page: | 1801/280 | Prev. Taxable Stat: | TAXABLE |
| Split: | // | Gov. Unit: | 14 CAMDEN TOWNSHIP |
| Public Impr.: | None | MAP #: | 21 N/A 07-21 |
| Topography: | None | School: | 30010 CAMDEN FRONTIER SCHOOLS |
| | | Neighborhood: | 4500 4500 RIBECK LAKE |
| Mailing Address: | BERGMAN, LANCE A PO BOX 1 FARMER OH 43520 | | |

Most Recent Sale Information

Sold on 07/15/2021 for 112,500 by MARKS, GLENN C & PATRICIA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1801/280

Most Recent Permit Information

None Found

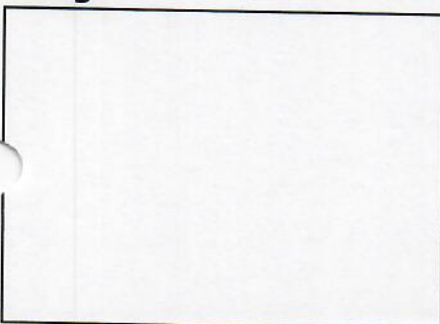
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 40,900 | 2022 Taxable: | 40,900 | Acres: | 0.42 |
| Zoning: | | Land Value: | Tentative | Frontage: | 60.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 108.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1993
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 980
Ground Area: 980
Garage Area: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

| | | | |
|--------------------------|-------------------------------------|---------------------------|-------------------------------------|
| Parcel: | 14 050 001 030 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | BREZVAI, MARK D | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 9818 CHERRY DR READING, MI 49274 | Taxable Status | TAXABLE |
| Liber/Page: | 1769/1073 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 14 CAMDEN TOWNSHIP |
| Public Impr.: | None | MAP # | 20 N/A 08-17 |
| Topography: | None | School: | 30010 CAMDEN FRONTIER SCHOOLS |
| | | Neighborhood: | 4500 4500 RIBECK LAKE |

Mailing Address:

BREZVAI, MARK D
9818 CHERRY DR
READING MI 49274

Most Recent Sale Information

Sold on 08/13/2020 for 102,500 by IRELAN, JOHN B & CHARLOTTE L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1769/1073

Most Recent Permit Information

Permit PB06-0167 on 05/03/2006 for \$44,544 category MOHO.

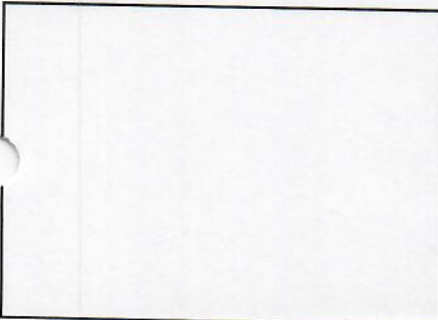
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|-------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 47,900 | 2022 Taxable: | 47,900 | Acreage: | 0.78 |
| Zoning: | | Land Value: | Tentative | Frontage: | 160.0 |
| PRE: | 100.000 | Land Impr. Value: | Tentative | Average Depth: | 193.0 |

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Mobile Home
Class: Low
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 52
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,766
Ground Area: 1,766
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

Parcel: 14 060 001 017
Owner's Name: LIMBACHER, FLORENCE
Property Address: 8124 TOPINABEE DR
MONTGOMERY, MI 49255
Liber/Page: 1821/0753
Split: // **Created:** //
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 15 N/A 12-04
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

LIMBACHER, FLORENCE
8124 TOPINABEE DR
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 03/11/2022 for 129,900 by CALLOWAY, SCOTT E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1821/0753

Most Recent Permit Information

Permit PB99-0425 on 05/18/1999 for \$7,920 category MFG HOME.

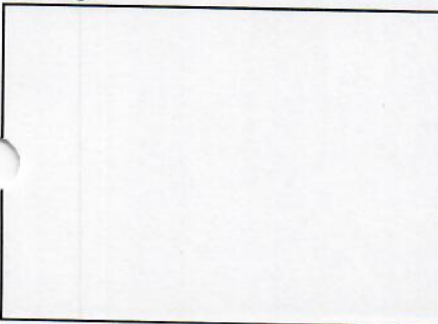
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|---------------------------|
| 2023 S.E.V.: Tentative | 2023 Taxable: Tentative | Lot Dimensions: |
| 2022 S.E.V.: 41,700 | 2022 Taxable: 32,840 | Acres: 0.00 |
| Zoning: | Land Value: Tentative | Frontage: 83.2 |
| PRE: 100.000 | Land Impr. Value: Tentative | Average Depth: 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 61
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,144
Ground Area: 1,144
Garage Area: 396
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

| | | | |
|--------------------------|---|---------------------------|-------------------------------|
| Parcel: | 14 060 001 023 | Current Class: | 401.RESIDENTIAL-IMPROVED |
| Owner's Name: | THRIVE REDEVELOPMENT GROUP LLC | Previous Class: | 401.RESIDENTIAL-IMPROVED |
| Property Address: | 8184 TOPINABEE DR MONTGOMERY, MI 49255 | Taxable Status | TAXABLE |
| Liber/Page: | 1781/885 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 14 CAMDEN TOWNSHIP |
| Public Impr.: | None | MAP # | 20 N/A 12-16 |
| Topography: | None | School: | 30010 CAMDEN FRONTIER SCHOOLS |
| | | Neighborhood: | 4500 4500 RIBECK LAKE |

Mailing Address:

THRIVE REDEVELOPMENT GROUP LLC
1941 7TH AVE SE
OLYMPIA WA 98501

Most Recent Sale Information

Sold on 09/21/2020 for 35,000 by DFAULT, RICHARD & REBECCA S.

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

Liber/Page: 1781/885

Most Recent Permit Information

Permit 98-755 on 10/22/1998 for \$14,592 category GARAGE.

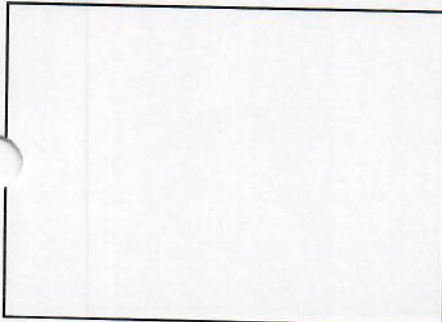
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 24,200 | 2022 Taxable: | 24,200 | Acreage: | 0.00 |
| Zoning: | | Land Value: | Tentative | Frontage: | 63.0 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Low
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 980
Ground Area: 980
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

Parcel: 14 060 001 036
Owner's Name: ODORZYNSKI, KENNETH J
Property Address: 10086 BEACH LN
MONTGOMERY, MI 49255
Liber/Page: 1809/0575
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 19 N/A 06-11
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

ODORZYNSKI, KENNETH J
10086 BEACH LN
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 08/27/2021 for 109,000 by GOSIK, MICHAEL S.

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

Liber/Page: 1809/0575

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative

2023 Taxable: Tentative

Lot Dimensions:

2022 S.E.V.: 34,900

2022 Taxable: 34,900

Acreeage: 0.00

Zoning:

Land Value: Tentative

Frontage: 60.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1988

Occupancy: Mobile Home

Class: Average

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 53

Heating System: Wall Furnace

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,056

Ground Area: 1,056

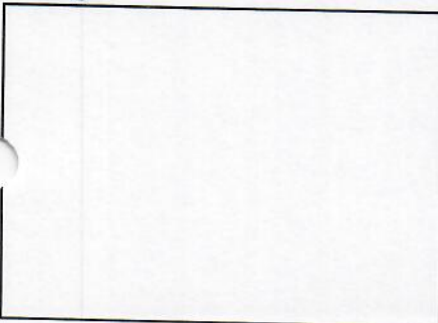
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

Parcel: 14 060 001 043
Owner's Name: FRISCH, PHILIP & SHARON L
Property Address: 8133 TOPINABEE DR
MONTGOMERY, MI 49255
Liber/Page: 1778/182
Split: // **Created:** // **Active:** Active
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 11-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

FRISCH, PHILIP & SHARON L
4885 TWP RD 101
FOSTORIA OH 44830

Most Recent Sale Information

Sold on 10/23/2020 for 65,000 by RUSSELL, DEAN C SR.

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

Liber/Page: 1778/182

Most Recent Permit Information

Permit PB98-261 on 05/21/1998 for \$5,544 category MFG HOME.

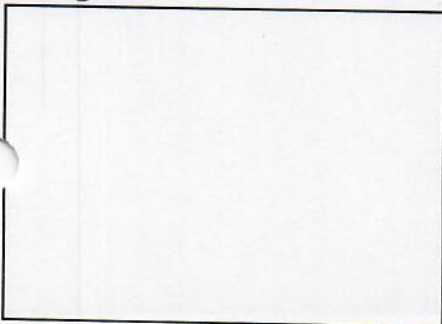
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|---------------------------|
| 2023 S.E.V.: Tentative | 2023 Taxable: Tentative | Lot Dimensions: |
| 2022 S.E.V.: 24,000 | 2022 Taxable: 24,000 | Acreage: 0.00 |
| Zoning: | Land Value: Tentative | Frontage: 75.0 |
| PRE: 0.000 | Land Impr. Value: Tentative | Average Depth: 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 1987
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 924
Ground Area: 924
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

| | | | |
|--------------------------|---|---------------------------|-------------------------------------|
| Parcel: | 14 060 001 044 | Current Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Owner's Name: | COE, JEFFREY & ANDREA | Previous Class: | 408.RESIDENTIAL-IMPROVED WATERFRONT |
| Property Address: | 8123 TOPINABEE DR MONTGOMERY, MI 49255 | Taxable Status | TAXABLE |
| Liber/Page: | 1768/667 | Prev. Taxable Stat | TAXABLE |
| Split: | // | Gov. Unit: | 14 CAMDEN TOWNSHIP |
| Public Impr.: | None | MAP # | 20 N/A 07-30 |
| Topography: | None | School: | 30010 CAMDEN FRONTIER SCHOOLS |
| | | Neighborhood: | 4500 4500 RIBECK LAKE |

Mailing Address:

COE, JEFFREY & ANDREA
22112 HASKINS RD
BOWLING GREEN OH 43402

Most Recent Sale Information

Sold on 07/30/2020 for 59,900 by SLOAN, JARRIN P & PAMELA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1768/667

Most Recent Permit Information

None Found

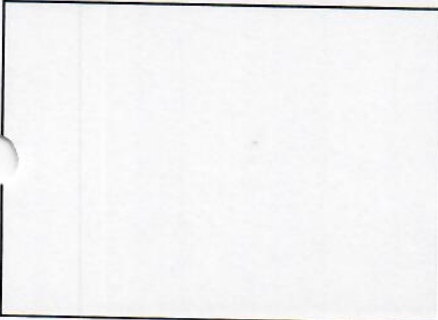
Physical Property Characteristics

| | | | | | |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| 2023 S.E.V.: | Tentative | 2023 Taxable: | Tentative | Lot Dimensions: | |
| 2022 S.E.V.: | 24,400 | 2022 Taxable: | 24,400 | Acreage: | 0.00 |
| Zoning: | | Land Value: | Tentative | Frontage: | 74.6 |
| PRE: | 0.000 | Land Impr. Value: | Tentative | Average Depth: | 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Low
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 38
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 846
Ground Area: 846
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

Parcel: 14 066 001 003
Owner's Name: STALLING, CLIFF & DANIELLE
Property Address: 8251 SPRUCE DR
READING, MI 49274
Liber/Page: 1790/991
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: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 03-31
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

STALLING, CLIFF & DANIELLE
8251 SPRUCE DR
READING MI 49274

Most Recent Sale Information

Sold on 03/29/2021 for 150,000 by BEATTY, KENNETH L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1790/991

Most Recent Permit Information

None Found

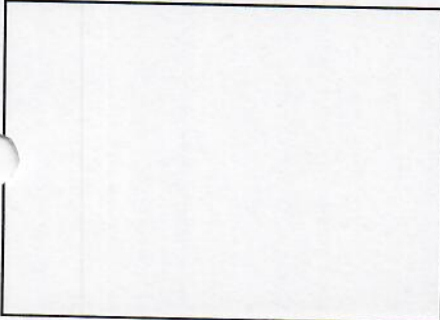
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|-----------------------------|
| 2023 S.E.V.: Tentative | 2023 Taxable: Tentative | Lot Dimensions: |
| 2022 S.E.V.: 86,600 | 2022 Taxable: 86,600 | Acreeage: 0.42 |
| Zoning: | Land Value: Tentative | Frontage: 120.0 |
| PRE: 100.000 | Land Impr. Value: Tentative | Average Depth: 157.9 |

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Good
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 0
Basement Area: 1,456
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/03/2022 7:01 AM

Parcel: 14 066 001 004
Owner's Name: TRUMP, GREG & ANA SHULL
Property Address: 8243 SPRUCE DR
READING, MI 49274
Liber/Page: 1793/1198
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: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 04-30
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Created: / /
Active: Active

Mailing Address:

TRUMP, GREG & ANA SHULL
19677 VICTORY CHAPEL RD
NOBLESVILLE IN 46060

Most Recent Sale Information

Sold on 04/29/2021 for 70,000 by LEMLEY, KENNETH G TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1793/1198

Most Recent Permit Information

None Found

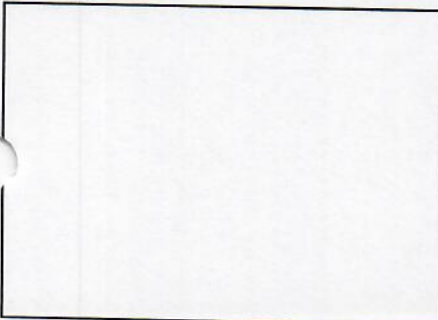
Physical Property Characteristics

| | | |
|-------------------------------|------------------------------------|---------------------------|
| 2023 S.E.V.: Tentative | 2023 Taxable: Tentative | Lot Dimensions: |
| 2022 S.E.V.: 31,700 | 2022 Taxable: 31,700 | Acreage: 0.00 |
| Zoning: | Land Value: Tentative | Frontage: 122.0 |
| PRE: 0.000 | Land Impr. Value: Tentative | Average Depth: 0.0 |

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Fair
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 480
Ground Area: 480
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Ribeck Lake ECF Analysis

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|-------------------|-----------|------------|--------|-----------------|------------------|------------------|---------------|
| 14 050 001 029 | 8018 WILDWOOD RD | 07/15/21 | \$112,500 | WD | 03-ARM'S LENGTH | \$112,500 | \$50,600 | 44.98 |
| 14 050 001 030 | 9818 CHERRY DR | 08/13/20 | \$102,500 | WD | 03-ARM'S LENGTH | \$102,500 | \$49,700 | 48.49 |
| 14 060 001 017 | 8124 TOPINABEE DR | 03/11/22 | \$129,900 | WD | 03-ARM'S LENGTH | \$129,900 | \$43,800 | 33.72 |
| 14 060 001 023 | 8184 TOPINABEE DR | 09/21/20 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$23,600 | 67.43 |
| 14 060 001 036 | 10086 BEACH LN | 08/27/21 | \$109,000 | WD | 03-ARM'S LENGTH | \$109,000 | \$42,000 | 38.53 |
| 14 060 001 043 | 8133 TOPINABEE DR | 10/23/20 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$25,600 | 39.38 |
| 14 060 001 044 | 8123 TOPINABEE DR | 07/30/20 | \$59,900 | LC | 03-ARM'S LENGTH | \$59,900 | \$19,700 | 32.89 |
| 14 066 001 003 | 8251 SPRUCE DR | 03/29/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$76,600 | 51.07 |
| 14 066 001 004 | 8243 SPRUCE DR | 04/29/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$33,000 | 47.14 |
| Totals: | | | | | | \$833,800 | \$364,600 | |

Sale. Ratio => 43.73
 Std. Dev. => 10.63

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|------------------|-------------|------------------|------------------|--------|------------|----------------|----------|------------------|
| \$98,614 | \$41,674 | \$70,826 | \$46,672 | 1.518 | 980 | \$72.27 | 4500 | 16.2048 |
| \$116,311 | \$53,181 | \$49,319 | \$51,746 | 0.953 | 1,766 | \$27.93 | 4500 | 40.2374 |
| \$91,240 | \$9,822 | \$120,078 | \$66,736 | 1.799 | 1,144 | \$104.96 | 4500 | 44.3823 |
| \$58,605 | \$10,269 | \$24,731 | \$38,742 | 0.638 | 980 | \$25.24 | 4500 | 71.7119 |
| \$84,980 | \$13,336 | \$95,664 | \$55,675 | 1.718 | 1,056 | \$90.59 | 4500 | 36.2771 |
| \$65,943 | \$15,600 | \$49,400 | \$37,453 | 1.319 | 924 | \$53.46 | 4500 | 3.6497 |
| \$49,621 | \$23,931 | \$35,969 | \$21,057 | 1.708 | 846 | \$42.52 | 4500 | 35.2669 |
| \$180,119 | \$37,478 | \$112,522 | \$116,919 | 0.962 | 1,456 | \$77.28 | 4500 | 39.3080 |
| \$62,925 | \$39,162 | \$30,838 | \$19,478 | 1.583 | 480 | \$64.25 | 4500 | 22.7759 |
| \$808,358 | | \$589,347 | \$454,479 | | | \$62.06 | | 5.8720 |

E.C.F. => **1.297** Std. Deviation=> **0.41278022**
 Ave. E.C.F. => **1.355** Ave. Variance=> **34.4238** Coefficient of Var=>

| Building Style | Land Value | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|------------|-----------------------|-----------------------|----------------|----------------|
| MOBILE HOME | \$41,674 | | PINEWOOD/RIBECK LK | 408 | 59 |
| MOBILE HOME | \$53,181 | | PINEWOOD/RIBECK LK | 408 | 52 |
| MOBILE HOME | \$9,822 | | POTOWATOMI WOODS NO.2 | 401 | 61 |
| MOBILE HOME | \$10,269 | 14 060 001 058 | POTOWATOMI WOODS NO.2 | 401 | 46 |
| MOBILE HOME | \$12,480 | 14 060 001 037 | POTOWATOMI WOODS NO.2 | 401 | 53 |
| MOBILE HOME | \$15,600 | 14 060 001 042 | POTOWATOMI WOODS NO.2 | 401 | 47 |
| MOBILE HOME | \$23,931 | | POTOWATOMI WOODS NO.2 | 408 | 38 |
| MOBILE HOME | \$37,478 | | PINEWOOD 66-67 | 408 | 59 |
| MOBILE HOME | \$39,162 | | PINEWOOD 66-67 | 408 | 46 |

25.39613025

Ribeck Lake Land Analysis All

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|------------------------------|
| 14 050 001 029 | 8018 WILDWOOD RD | 07/15/21 | \$112,500 | WD | 03-ARM'S LENGTH | \$112,500 | \$50,600 | 44.98 |
| 14 050 001 030 | 9818 CHERRY DR | 08/13/20 | \$102,500 | WD | 03-ARM'S LENGTH | \$102,500 | \$49,700 | 48.49 |
| 14 060 001 023 | 8184 TOPINABEE DR | 09/21/20 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$23,600 | 67.43 |
| 14 060 001 035 | 8153 TOPINABEE DR | 06/15/20 | \$4,500 | WD | 03-ARM'S LENGTH | \$4,500 | \$3,800 | 84.44 |
| 14 060 001 035 | 8153 TOPINABEE DR | 10/14/21 | \$9,000 | WD | 03-ARM'S LENGTH | \$9,000 | \$7,100 | 78.89 |
| 14 060 001 036 | 10086 BEACH LN | 08/27/21 | \$109,000 | WD | 03-ARM'S LENGTH | \$109,000 | \$42,000 | 38.53 |
| 14 060 001 043 | 8133 TOPINABEE DR | 10/23/20 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$25,600 | 39.38 |
| 14 060 001 044 | 8123 TOPINABEE DR | 07/30/20 | \$59,900 | LC | 03-ARM'S LENGTH | \$59,900 | \$19,700 | 32.89 |
| 14 060 001 046 | 8111 TOPINABEE DR | 11/08/19 | \$83,900 | WD | 03-ARM'S LENGTH | \$83,900 | \$21,000 | 25.03 |
| 14 066 001 003 | 8251 SPRUCE DR | 03/29/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$76,600 | 51.07 |
| 14 066 001 004 | 8243 SPRUCE DR | 04/29/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$33,000 | 47.14 |
| Totals: | | | \$801,300 | | | \$801,300 | \$352,700 | 44.02 |
| | | | | | | | | Std. Dev. => 18.75 |

Ribeck Lake Land Analysis Lake Front

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|-------------------|-----------|------------------|--------|-----------------|------------------|------------------|------------------------------|
| 14 060 001 044 | 8123 TOPINABEE DR | 07/30/20 | \$59,900 | LC | 03-ARM'S LENGTH | \$59,900 | \$19,700 | 32.89 |
| 14 060 001 046 | 8111 TOPINABEE DR | 11/08/19 | \$83,900 | WD | 03-ARM'S LENGTH | \$83,900 | \$21,000 | 25.03 |
| 14 066 001 003 | 8251 SPRUCE DR | 03/29/21 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$76,600 | 51.07 |
| 14 066 001 004 | 8243 SPRUCE DR | 04/29/21 | \$70,000 | WD | 03-ARM'S LENGTH | \$70,000 | \$33,000 | 47.14 |
| Totals: | | | \$363,800 | | | \$363,800 | \$150,300 | 41.31 |
| | | | | | | | | Std. Dev. => 12.17 |

Ribeck Lake Land Analysis Backlots

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|-------------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|
| 14 060 001 023 | 8184 TOPINABEE DR | 09/21/20 | \$35,000 | WD | 03-ARM'S LENGTH | \$35,000 | \$23,600 | 67.43 |
| 14 060 001 035 | 8153 TOPINABEE DR | 06/15/20 | \$4,500 | WD | 03-ARM'S LENGTH | \$4,500 | \$3,800 | 84.44 |
| 14 060 001 035 | 8153 TOPINABEE DR | 10/14/21 | \$9,000 | WD | 03-ARM'S LENGTH | \$9,000 | \$7,100 | 78.89 |

| | | | | | | | | |
|----------------|-------------------|----------|------------------|----|-----------------|------------------|------------------|-------|
| 14 060 001 036 | 10086 BEACH LN | 08/27/21 | \$109,000 | WD | 03-ARM'S LENGTH | \$109,000 | \$42,000 | 38.53 |
| 14 060 001 043 | 8133 TOPINABEE DR | 10/23/20 | \$65,000 | WD | 03-ARM'S LENGTH | \$65,000 | \$25,600 | 39.38 |
| Totals: | | | \$222,500 | | | \$222,500 | \$102,100 | |

Sale. Ratio => 45.89
Std. Dev. => 21.68

Ribeck Lake Land Analysis Channel

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|------------------|-----------|------------------|--------|-----------------|------------------|------------------|---------------|
| 14 050 001 029 | 8018 WILDWOOD RD | 07/15/21 | \$112,500 | WD | 03-ARM'S LENGTH | \$112,500 | \$50,600 | 44.98 |
| 14 050 001 030 | 9818 CHERRY DR | 08/13/20 | \$102,500 | WD | 03-ARM'S LENGTH | \$102,500 | \$49,700 | 48.49 |
| Totals: | | | \$215,000 | | | \$215,000 | \$100,300 | |

Sale. Ratio => 46.65
Std. Dev. => 2.48

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|------------------|------------------|------------------|----------------|-------|-------------|-------------------|------------|--------------|---------------|
| \$85,616 | \$55,560 | \$28,676 | 134.0 | 108.0 | 0.42 | 0.42 | \$415 | \$131,038 | \$3.01 |
| \$99,724 | \$39,370 | \$36,594 | 171.0 | 193.0 | 0.78 | 0.78 | \$230 | \$50,345 | \$1.16 |
| \$58,605 | (\$12,265) | \$8,505 | 94.5 | 0.0 | 0.00 | 0.00 | (\$130) | #DIV/0! | #DIV/0! |
| \$6,750 | \$4,500 | \$6,750 | 75.0 | 0.0 | 0.00 | 0.00 | \$60 | #DIV/0! | #DIV/0! |
| \$6,750 | \$9,000 | \$6,750 | 75.0 | 0.0 | 0.00 | 0.00 | \$120 | #DIV/0! | #DIV/0! |
| \$84,980 | \$40,220 | \$10,800 | 120.0 | 0.0 | 0.00 | 0.00 | \$335 | #DIV/0! | #DIV/0! |
| \$65,943 | \$19,307 | \$13,500 | 150.0 | 0.0 | 0.00 | 0.00 | \$129 | #DIV/0! | #DIV/0! |
| \$51,335 | \$34,210 | \$25,645 | 74.6 | 0.0 | 0.00 | 0.00 | \$459 | #DIV/0! | #DIV/0! |
| \$72,974 | \$39,863 | \$28,937 | 84.1 | 0.0 | 0.00 | 0.00 | \$474 | #DIV/0! | #DIV/0! |
| \$182,804 | \$7,359 | \$40,163 | 116.8 | 157.9 | 0.42 | 0.42 | \$63 | \$17,647 | \$0.41 |
| \$65,731 | \$46,237 | \$41,968 | 122.0 | 0.0 | 0.00 | 0.00 | \$379 | #DIV/0! | #DIV/0! |
| \$781,212 | \$283,361 | \$248,288 | 1,216.9 | | 1.62 | 1.62 | | | |
| Average | | | | | | | | | |
| per FF=> | | | \$233 | | | | | | |
| Average | | | | | | | | | |
| per Net Acre=> | | | | | | 174,590.88 | | | \$4.01 |

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|------------------|------------------|------------------|--------------|-------|-------------|-------------------|------------|--------------|---------------|
| \$51,335 | \$34,210 | \$25,645 | 74.6 | 0.0 | 0.00 | 0.00 | \$459 | #DIV/0! | #DIV/0! |
| \$72,974 | \$39,863 | \$28,937 | 84.1 | 0.0 | 0.00 | 0.00 | \$474 | #DIV/0! | #DIV/0! |
| \$182,804 | \$7,359 | \$40,163 | 116.8 | 157.9 | 0.42 | 0.42 | \$63 | \$17,647 | \$0.41 |
| \$65,731 | \$46,237 | \$41,968 | 122.0 | 0.0 | 0.00 | 0.00 | \$379 | #DIV/0! | #DIV/0! |
| \$372,844 | \$127,669 | \$136,713 | 397.4 | | 0.42 | 0.42 | | | |
| Average | | | | | | | | | |
| per FF=> | | | \$321 | | | | | | |
| Average | | | | | | | | | |
| per Net Acre=> | | | | | | 306,160.67 | | | \$7.03 |

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|----------------|---------------|-----------------|--------------|-------|-----------|-------------|------------|--------------|--------------|
| \$58,605 | (\$12,265) | \$8,505 | 94.5 | 0.0 | 0.00 | 0.00 | (\$130) | #DIV/0! | #DIV/0! |
| \$6,750 | \$4,500 | \$6,750 | 75.0 | 0.0 | 0.00 | 0.00 | \$60 | #DIV/0! | #DIV/0! |
| \$6,750 | \$9,000 | \$6,750 | 75.0 | 0.0 | 0.00 | 0.00 | \$120 | #DIV/0! | #DIV/0! |

| | | | | | | | | | |
|------------------|-----------------|-----------------|--------------|----------------|-------------|-------------|-------|------------|---------|
| \$84,980 | \$40,220 | \$10,800 | 120.0 | 0.0 | 0.00 | 0.00 | \$335 | #DIV/0! | #DIV/0! |
| \$65,943 | \$19,307 | \$13,500 | 150.0 | 0.0 | 0.00 | 0.00 | \$129 | #DIV/0! | #DIV/0! |
| \$223,028 | \$60,762 | \$46,305 | 514.5 | | 0.00 | 0.00 | | | |
| Average | | Average | | Average | | Average | | Average | |
| per FF=> | | \$118 | | per Net Acre=> | | #DIV/0! | | per SqFt=> | |
| | | | | | | | | #DIV/0! | |

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|------------------|-----------------|-----------------|--------------|----------------|-------------|-------------|------------|--------------|--------------|
| \$85,616 | \$55,560 | \$28,676 | 134.0 | 108.0 | 0.42 | 0.42 | \$415 | \$131,038 | \$3.01 |
| \$99,724 | \$39,370 | \$36,594 | 171.0 | 193.0 | 0.78 | 0.78 | \$230 | \$50,345 | \$1.16 |
| \$185,340 | \$94,930 | \$65,270 | 305.0 | | 1.21 | 1.21 | | | |
| Average | | Average | | Average | | Average | | Average | |
| per FF=> | | \$311 | | per Net Acre=> | | 78,714.76 | | per SqFt=> | |
| | | | | | | | | \$1.81 | |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------|----------|------------|-----------------------|-----------------------|-------|--------------|--------------|
| 60.00 | 4500 | 1801/280 | | PINEWOOD/RIBECK LK | 408 | CHANNEL | |
| 160.00 | 4500 | 1769/1073 | | PINEWOOD/RIBECK LK | 408 | CHANNEL | |
| 94.50 | 4500 | 1781/885 | 14 060 001 058 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS | |
| 75.00 | 4500 | 1765/118 | | POTOWATOMI WOODS NO.2 | 402 | BACK LOTS | |
| 75.00 | 4500 | 1809/0866 | | POTOWATOMI WOODS NO.2 | 402 | BACK LOTS | |
| 120.00 | 4500 | 1809/0575 | 14 060 001 037 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS | |
| 150.00 | 4500 | 1778/182 | 14 060 001 042 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS | |
| 74.55 | 4500 | 1768/667 | | POTOWATOMI WOODS NO.2 | 408 | LK FRONT | |
| 84.12 | 4500 | 1741/89 | | POTOWATOMI WOODS NO.2 | 408 | LK FRONT | |
| 120.00 | 4500 | 1790/991 | | PINEWOOD 66-67 | 408 | LK FRONT | |
| 122.00 | 4500 | 1793/1198 | | PINEWOOD 66-67 | 408 | LK FRONT | |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------|----------|------------|-----------------------|-----------------------|-------|--------------|--------------|
| 74.55 | 4500 | 1768/667 | | POTOWATOMI WOODS NO.2 | 408 | LK FRONT | |
| 84.12 | 4500 | 1741/89 | | POTOWATOMI WOODS NO.2 | 408 | LK FRONT | |
| 120.00 | 4500 | 1790/991 | | PINEWOOD 66-67 | 408 | LK FRONT | |
| 122.00 | 4500 | 1793/1198 | | PINEWOOD 66-67 | 408 | LK FRONT | |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------|----------|------------|-----------------------|-----------------------|-------|--------------|--------------|
| 94.50 | 4500 | 1781/885 | 14 060 001 058 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS | |
| 75.00 | 4500 | 1765/118 | | POTOWATOMI WOODS NO.2 | 402 | BACK LOTS | |
| 75.00 | 4500 | 1809/0866 | | POTOWATOMI WOODS NO.2 | 402 | BACK LOTS | |

| | | | | | | |
|--------|------|-----------|----------------|-----------------------|-----|-----------|
| 120.00 | 4500 | 1809/0575 | 14 060 001 037 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS |
| 150.00 | 4500 | 1778/182 | 14 060 001 042 | POTOWATOMI WOODS NO.2 | 401 | BACK LOTS |

| Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Class | Rate Group 1 | Rate Group 2 |
|--------------|----------|------------|-----------------------|--------------------|-------|--------------|--------------|
| 60.00 | 4500 | 1801/280 | | PINEWOOD/RIBECK LK | 408 | CHANNEL | |
| 160.00 | 4500 | 1769/1073 | | PINEWOOD/RIBECK LK | 408 | CHANNEL | |