

11

Neighborhoods Used: 4300.4300 VILLAGE MONTGOMERY

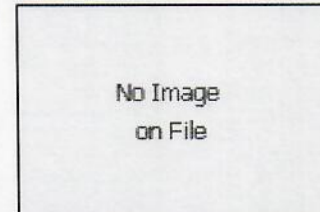
202 S MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 120 001 078 12/10/2021 4300 401 61,300 3,817
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 49 57,483 63,618 0.904



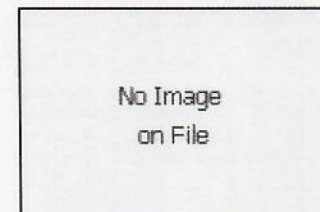
302 HAYWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 120 001 017 06/18/2021 4300 401 28,000 11,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 45 16,477 56,620 0.291
!!MULTI-PARCEL SALE!!



207 WEAVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 140 001 012 12/21/2020 4300 401 25,000 6,468
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ STORY 45 18,532 45,555 0.407



114 HAYWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 120 001 024 09/14/2020 4300 401 53,000 3,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 45 49,752 89,430 0.556



HAYWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 120 001 015 07/07/2020 4300 401 70,000 11,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 45 58,475 92,706 0.631
!!MULTI-PARCEL SALE!!



121 W HAKES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
14 120 001 056 05/07/2020 4300 401 75,000 9,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 63 65,877 120,896 0.545
!!MULTI-PARCEL SALE!!



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 012
Owner's Name: RUTZ, BEVERLY
Property Address: 324 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1258/783
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 11-23
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

RUTZ, BEVERLY
8458 STEAMBURG RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 04/14/2006 for 50,000 by WILLIS, ROBERT/PATRICIA/MATTHEW.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1258/783

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 27,600	2022 Taxable: 15,737	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.3
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 46
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,512
Ground Area: 1,200
Garage Area: 0
Basement Area: 696
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 015
Owner's Name: TELLER, BRIAN & ASHLEY
Property Address: 312 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1766/572
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 07-09
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

TELLER, BRIAN & ASHLEY
312 HAYWARD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 07/07/2020 for 70,000 by SMITH, LEONARD L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1766/572

Most Recent Permit Information

None Found

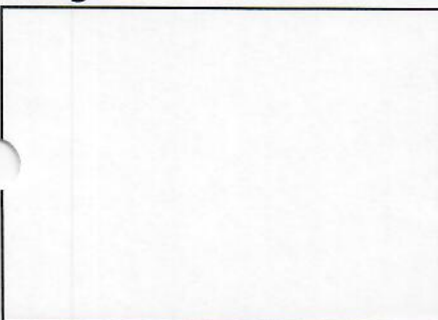
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 29,000	2022 Taxable: 24,792	Acreeage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.3
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 132.0

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: 1,864
Ground Area: 1,168
Garage Area: 0
Basement Area: 1,168
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 017
Owner's Name: MILLER, APRIL
Property Address: 302 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1799/357
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 08-16
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

MILLER, APRIL
PO BOX 51
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 06/18/2021 for 28,000 by DANGERFIELD, DYLAN.

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

Liber/Page: 1799/357

Most Recent Permit Information

None Found

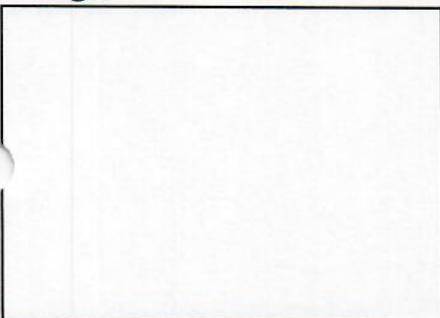
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 19,300	2022 Taxable: 19,300	Acreeage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.3
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 940
Ground Area: 748
Garage Area: 0
Basement Area: 608
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 024
Owner's Name: ECHARD, CHRISTINE
Property Address: 114 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1797/509
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 06-04
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

ECHARD, CHRISTINE
GRIBBINS, BILLY
114 HAYWARD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 05/28/2021 for 53,000 by CHURCH, CHERYL K.

Terms of Sale: 16-LC PAYOFF

Liber/Page: 1797/509

Most Recent Permit Information

None Found

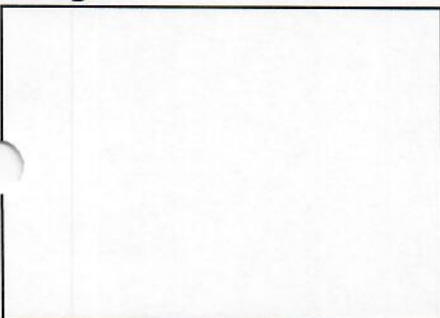
Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 28,100	2022 Taxable: 24,068	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.3
ARE: 100.000	Land Impr. Value: Tentative	Average Depth: 132.0

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: 1,614
Ground Area: 884
Garage Area: 0
Basement Area: 884
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 056
Owner's Name: DAVIS, DALTON
Property Address: 121 W HAKES ST
MONTGOMERY, MI 49255
Liber/Page: 1762/161 **Created:** / /
Split: / / **Active:** Active
Public Impr.: Paved Road, Sidewalk, Electric
Topography: Level

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 09-24
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

DAVIS, DALTON
D SQUARED HOLDINGS LLC
PO BOX 38
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 05/07/2020 for 75,000 by D SQUARED HOLDINGS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1762/161

Most Recent Permit Information

Permit PB22-0852 on 07/12/2022 for \$0 category REMODEL.

Physical Property Characteristics

2023 S.E.V.: Tentative	2023 Taxable: Tentative	Lot Dimensions:
2022 S.E.V.: 39,300	2022 Taxable: 34,192	Acreeage: 0.16
Zoning:	Land Value: Tentative	Frontage: 102.0
PRE: 56.000	Land Impr. Value: Tentative	Average Depth: 66.2

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,864
Ground Area: 1,292
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/31/2022 11:40 AM

Parcel: 14 120 001 078
Owner's Name: OSBORNE, CODY
Property Address: 202 S MAIN ST
MONTGOMERY, MI 49255
Liber/Page: 1815/0093 **Created:** / /
Split: / / **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 06-22
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

OSBORNE, CODY
MCRAE, ANDREW GILES
600 BLACKBERYY DR
COLDWATER MI 49036

Most Recent Sale Information

Sold on 12/10/2021 for 61,300 by MCRAE, ANDREW GILES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1815/0093

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	21,800	2022 Taxable:	21,800	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.1
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,002
Ground Area: 624
Garage Area: 224
Basement Area: 336
Basement Walls:
Estimated TCV: Tentative

Image



Village of Montgomery ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 120 001 015	312 HAYWARD ST	07/07/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$27,300
14 120 001 017	302 HAYWARD ST	06/18/21	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$22,200
14 120 001 024	114 HAYWARD ST	09/14/20	\$53,000	MLC	03-ARM'S LENGTH	\$53,000	\$22,000
14 120 001 056	121 W HAKES ST	05/07/20	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$31,900
14 120 001 078	202 S MAIN ST	12/10/21	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$19,500
14 140 001 012	207 WEAVER ST	12/21/20	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$18,600
Totals:						\$312,300	\$141,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
39.00	\$79,999	\$11,525	\$58,475	\$92,706	0.631	1,864	\$31.37	4300
79.29	\$45,213	\$11,523	\$16,477	\$56,622	0.291	940	\$17.53	4300
41.51	\$56,459	\$3,248	\$49,752	\$89,430	0.556	1,614	\$30.83	4300
42.53	\$92,933	\$9,123	\$65,877	\$120,896	0.545	1,864	\$35.34	4300
31.81	\$41,670	\$3,817	\$57,483	\$63,618	0.904	1,002	\$57.37	4300
74.40	\$33,573	\$6,468	\$18,532	\$45,555	0.407	829	\$22.35	4300
	\$349,847		\$266,596	\$468,827			\$32.46	
45.31				E.C.F. =>	0.569		Std. Deviation=>	0.2092798
20.10				Ave. E.C.F. =>	0.556		Ave. Variance=>	14.1320

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
7.5199	1 3/4 STORY	\$11,525	14 120 001 009	VILLAGE MONTGOMERY	401	45
26.4558	1 1/2 STORY	\$11,523	14 120 001 007	VILLAGE MONTGOMERY	401	45
0.0763	1 3/4 STORY	\$3,247		VILLAGE MONTGOMERY	401	45
1.0652	2 STORY	\$9,123	14 120 001 084	VILLAGE MONTGOMERY	401	63
34.7999	1 3/4 STORY	\$3,241		VILLAGE MONTGOMERY	401	49
14.8751	1+ STORY	\$6,468		VILLAGE MONTGOMERY	401	45

1.3086

Coefficient of Var=> 25.43749193

Village of Montgomery Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 120 001 015	312 HAYWARD ST	07/07/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$27,300
14 120 001 017	302 HAYWARD ST	06/18/21	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$22,200
14 120 001 024	114 HAYWARD ST	09/14/20	\$53,000	MLC	03-ARM'S LENGTH	\$53,000	\$22,000
14 120 001 056	121 W HAKES ST	05/07/20	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$31,900
14 120 001 078	202 S MAIN ST	12/10/21	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$19,500
14 140 001 012	207 WEAVER ST	12/21/20	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$18,600
Totals:						\$312,300	\$141,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
39.00	\$71,721	\$14,840	\$16,561	132.5	264.0	0.40	0.20	\$112	\$36,915
79.29	\$50,249	(\$5,690)	\$16,559	132.5	264.0	0.40	0.20	(\$43)	(\$14,154)
41.51	\$61,496	(\$212)	\$8,284	66.3	132.0	0.20	0.20	(\$3)	(\$1,055)
42.53	\$88,808	\$3,067	\$16,875	135.0	132.3	0.21	0.16	\$23	\$14,961
31.81	\$46,697	\$22,871	\$8,268	66.1	132.0	0.20	0.20	\$346	\$114,355
74.40	\$43,605	(\$2,105)	\$16,500	132.0	169.0	0.51	0.51	(\$16)	(\$4,111)
45.31	\$362,576	\$32,771	\$83,047	664.4	Average	1.92	1.47	Average	Average
20.10				\$49	per FF=>		17,050.47	per Net Acre=>	per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.85	132.48	4300	1766/572	14 120 001 009	VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.32)	132.47	4300	1799/357	14 120 001 007	VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.02)	66.27	4300	1773/228		VILLAGE MONTGOMERY	401	FF VILLAGE
\$0.34	135.00	4300	1762/161	14 120 001 084	VILLAGE MONTGOMERY	401	FF VILLAGE
\$2.63	66.14	4300	1815/0093		VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.09)	132.00	4300	1782/1088		VILLAGE MONTGOMERY	401	FF VILLAGE

\$0.39