

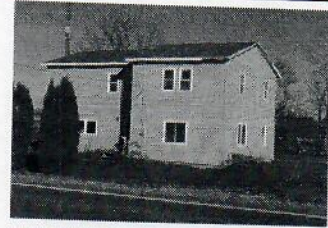
7

12:52 PM

Neighborhoods Used: 4010.4010 RESIDENTIAL SECTION GROUND

13511 PIONEER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 033 300 001 33 8 2	03/24/2023 4010	401	52,000	17,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	41	34,359	95,207
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	541	1499	0.361	



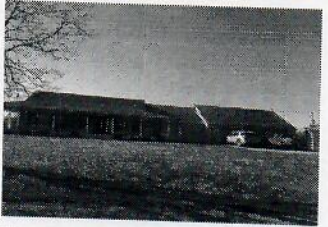
14611 S TRIPP RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 002 300 003 02 9 2	02/17/2023 4010	401	137,500	17,686
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	60	118,890	117,127
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	924	910	1.015	



15170 FRONTIER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 011 200 016 11 9 3	10/19/2022 4010	401	350,000	124,090
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	83	225,910	364,980
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	924	910	1.015	



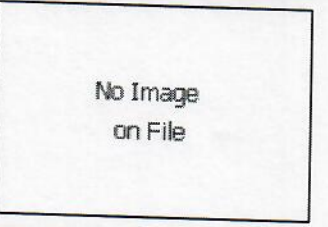
1671 W TERRITORIAL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 010 100 014 10 9 3	10/29/2021 4010	401	150,000	6,612
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	55	132,540	122,986
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	10848	10066	1.078	



BUCKEYE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 032 400 014 32 8 2	08/26/2021 4010	401	33,000	15,105
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	85	17,895	54,130
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	85	17,895	0.331	



14900 WOODBRIDGE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 004 300 002 04 9 3	06/16/2021 4010	401	373,400	164,600
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	81	208,800	293,648
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	81	208,800	0.711	



!!MULTI-PARCEL SALE!!

!!MULTI-PARCEL SALE!!

!!MULTI-PARCEL SALE!!

Neighborhoods Used: 4010.4010 RESIDENTAL SECTION GROUND

Statistics for this Analysis

# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	8	30.28	34.33	1.147
After Application of E.C.F.s		1.79	2.51	1.002

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)	1.000(0)	1.000(0)	1.000(0)	1.015(1)	1.000(0)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STORY	1.000(0)	0.331(1)	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)	0.660(2)	1.000(0)	1.000(0)	1.000(0)	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	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.078(1)	0.361(1)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.705 (6)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.987 (3)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023
 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): 4010 - 4010 RESIDENTAL SECTION GROUND

Max # of Res. Buildings: 300	Minimum E.C.F. (Residential): 0.30
	Maximum E.C.F. (Residential): 1.10
Max # of Ag. Buildings: 300	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 300	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 12:54 PM

Parcel: 18 002 300 003 02 9 2
Owner's Name: BELFIORI, SHELLIE
Property Address: 14611 S TRIPP RD
CAMDEN, MI 49232
Liber/Page: 1844/0658
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 05-19
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

BELFIORI, SHELLIE
14484 ROYAL DR
STERLING HEIGHTS MI 48312

Most Recent Sale Information

Sold on 02/17/2023 for 137,500 by BEEBE, TINA R.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1844/0658

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 41,200

2023 Taxable: 33,737

Acreage: 0.50

Zoning:

PRE: 100.000

Land Value: Tentative

Frontage: 0.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 1 1/2 STORY

Exterior: Wood Siding

% Good (Physical): 60

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,412

Ground Area: 1,052

Garage Area: 816

Basement Area: 1,052

Basement Walls:

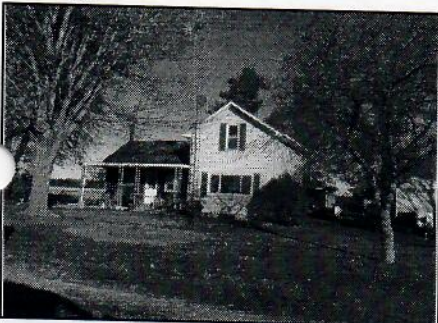
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 12:54 PM

Parcel: 18 004 300 002 04 9 3
Owner's Name: RJM & CBYM TRUST
Property Address: 14900 WOODBRIDGE RD
CAMDEN, MI 49232
Liber/Page: 1799/95
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: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RJM & CBYM TRUST
MANKEY, GREGORY A TRUSTEE
14900 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

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

Liber/Page: 1799/95

Most Recent Permit Information

Permit PB22-9221 on 05/20/2022 for \$0 category DEMOLITION.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 125,500	2023 Taxable: 115,710	Acreage: 10.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Aluminum
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 3,200
Ground Area: 2,400
Garage Area: 2,775
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 12:54 PM

Parcel:	18 010 100 014 10 9 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LANEY, NICKEY J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1671 W TERRITORIAL RD CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1810/1064	Prev. Taxable Stat:	TAXABLE
Split:	09/27/2002	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND
Mailing Address:	LANEY, NICKEY J 1671 W TERRITORIAL RD CAMDEN MI 49232		

Most Recent Sale Information

Sold on 10/29/2021 for 150,000 by SIGLER, JACK III & ASHLEY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1810/1064

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	47,500	2023 Taxable:	43,995	Acreage:	1.16
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: TWO-STORY
Exterior: Wood Siding
% Good (Physical): 55
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,723
Ground Area: 1,123
Garage Area: 576
Basement Area: 1,123
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

11/29/2023 12:54 PM

Parcel: 18 011 200 016 11 9 3
Owner's Name: RODRIGUEZ, ANTHONY & GRACE
Property Address: 15170 FRONTIER RD
CAMDEN, MI 49232

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page: 1837/0519
Split: 06/24/2003
Created: 06/24/2003
Active: Active

Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-15
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Public Impr.: None
Topography: None

Mailing Address:

RODRIGUEZ, ANTHONY & GRACE
15170 FRONTIER RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 10/19/2022 for 350,000 by GOMEZ, OSCAR.

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

Liber/Page: 1837/0519

Most Recent Permit Information

Permit PB23-0368 on 06/16/2023 for \$0 category ROOF.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 154,900

2023 Taxable: 154,900

Acreage: 5.00

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: 1997

Occupancy: Single Family

Class: C+10

Style: RANCH

Exterior: Vinyl

% Good (Physical): 83

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 3

Full Baths: 2 Half Baths: 1

Floor Area: 2,318

Ground Area: 2,318

Garage Area: 1,216

Basement Area: 2,318

Basement Walls: Poured

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 12:54 PM

Parcel:	18 032 400 014 32 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BREHM, DAISY SUE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4900 BUCKEYE RD CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1806/247	Prev. Taxable Stat:	TAXABLE
Split:	09/25/2002	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #:	21 N/A 09-09
Topography:	Level	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND

Most Recent Sale Information

Sold on 08/26/2021 for 33,000 by O'KONSKI, FRANK W III & DIANE K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1806/247

Most Recent Permit Information

Permit PB14-322 on 06/18/2014 for \$7,640 category POLE BUILDING.

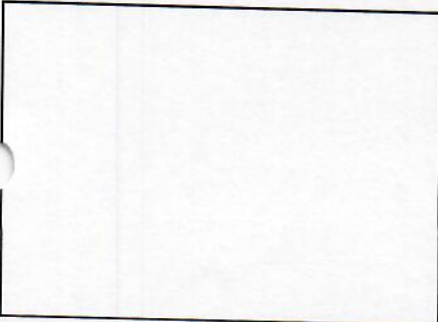
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	24,100	2023 Taxable:	22,260	Acres:	2.65
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: 2014
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: No Heating/Cooling
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 382
Ground Area: 382
Garage Area: 0
Basement Area: 382
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 12:54 PM

Parcel:	18 033 300 001 33 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHEETS, SUNNY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13511 PIONEER RD CAMDEN, MI 49232	Taxable Status:	TAXABLE
Liber/Page:	1854/0211	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #:	21 N/A 06-10
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND

SHEETS, SUNNY
13511 PIONEER RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/19/2023 for 55,000 by PARKS, LARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1854/0211

Most Recent Permit Information

Permit PB22-+898 on 02/14/2023 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	39,400	2023 Taxable:	36,540	Acres:	3.00
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: TWO-STORY

Exterior: Alum., Vinyl

% Good (Physical): 41

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,044

Ground Area: 1,022

Garage Area: 440

Basement Area: 1,022

Basement Walls:

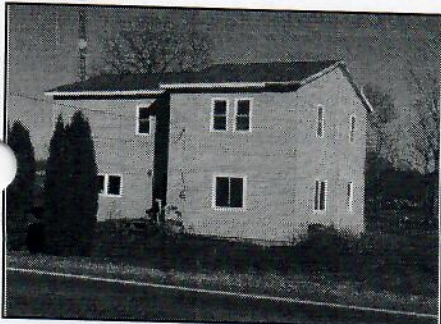
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Amboy Township Section Residential Vacant ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 002 300 003 02 9 2	14611 S TRIPP RD	02/17/23	\$137,500	WD	03-ARM'S LENGTH	\$137,500
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 010 100 014 10 9 3	1671 W TERRITORIAL RD	10/29/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/19/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 033 300 001 33 8 2	13511 PIONEER RD	03/24/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000
Totals:						\$1,095,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
\$41,300	30.04	\$104,270	\$14,724	\$122,776	\$118,036	1.040	1,412	\$86.95	\$14,138
\$113,700	30.45	\$458,302	\$164,600	\$208,800	\$293,647	0.711	3,200	\$65.25	\$156,014
\$44,100	29.40	\$94,826	\$6,612	\$143,388	\$133,053	1.078	1,723	\$83.22	\$6,612
\$160,600	45.89	\$419,936	\$124,090	\$225,910	\$364,980	0.619	2,318	\$97.46	\$82,364
\$21,800	66.06	\$50,993	\$15,105	\$17,895	\$54,130	0.331	382	\$46.85	\$15,105
\$34,800	66.92	\$81,216	\$17,100	\$34,900	\$96,706	0.361	2,044	\$17.07	\$17,100
\$416,300		\$1,209,543		\$753,669	\$1,060,552				
Sale. Ratio =>	37.99					E.C.F. =>			Std. Deviation=>
						0.711			\$66.13

Other Parcels in Sale	Building Depr.
18 002 300 002 02 9 2	60
18 004 300 003 04 9 3	81
	55
18 011 200 015 11 9 3	83
	85
	41

2024 Amboy Township Land Value Study

Residential Vacant Acreage

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot	Price Per Front Comments
001-200-012-01-9-3	10/7/2022	\$32,000	5.76	\$5,555.56		
001-200-009-01-9-3	4/16/2021	\$43,500	8.00	\$5,437.50		
001-200-011-01-9-3	10/10/2022	\$79,900	13.38	\$5,971.60		

\$155,400

27.14

Ave Price/Acre:

\$5,725.87

Outlier

034-300-024-34-8-3	3/23/2023	\$75,000	7.94	\$9,445.84		
--------------------	-----------	----------	------	------------	--	--