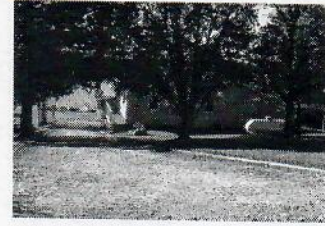


9

Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

13642 MONTE CARLO DR
 Parcel Number 18 060 001 060
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/09/2022 4510	401	330,000	114,078
%Good	ResidualValue	CostByManual	E.C.F.
66	215,922	144,902	1.490



2307 DELTA DR
 Parcel Number 18 070 001 055
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/05/2022 4510	401	260,000	80,174
%Good	ResidualValue	CostByManual	E.C.F.
70	177,630	118,535	1.499

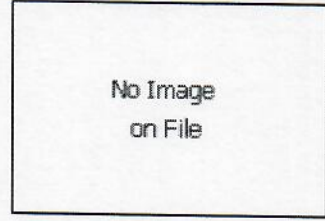
Agricultural Buildings: ResidualValue 2196 CostByManual 1465 E.C.F. 1.499



MINDY LN
 Parcel Number 18 071 001 053
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
06/09/2022 4510	402	250,000	20,783
%Good	ResidualValue	CostByManual	E.C.F.
40	229,217	165,457	1.385

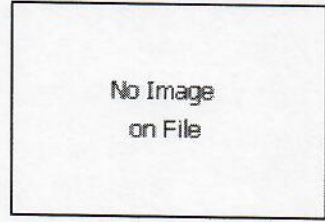
!!MULTI-PARCEL SALE!!



14214 DIANE DR W
 Parcel Number 18 070 001 008
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
02/04/2022 4510	401	440,000	127,471
%Good	ResidualValue	CostByManual	E.C.F.
80	312,529	229,247	1.363

!!MULTI-PARCEL SALE!!



18000 DIANE DR W
 Parcel Number 18 048 001 022
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
12/30/2021 4510	401	535,000	70,500
%Good	ResidualValue	CostByManual	E.C.F.
84	464,500	311,895	1.489



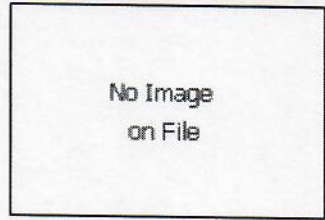
14620 DIANE DR W
 Parcel Number 18 048 001 021
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/10/2021 4510	401	559,000	70,000
%Good	ResidualValue	CostByManual	E.C.F.
85	489,000	428,975	1.140



2280 FLORIDA LN
 Parcel Number 18 070 001 039
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
09/03/2021 4510	401	275,000	67,497
%Good	ResidualValue	CostByManual	E.C.F.
80	207,503	187,444	1.107



14698 DIANE DR W
 Parcel Number 18 048 001 010
 Occupancy Style
 Single Family RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
04/28/2021 4510	401	340,000	72,010
%Good	ResidualValue	CostByManual	E.C.F.
85	267,990	196,043	1.367



11/30/2023
11:32 AM

Neighborhoods Used: 4510.4510 LAKE DIANE - LAKE FRONT

2207 MINDY LN						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
18 071 001 026	04/13/2021 4510	401	350,000	82,080		
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.		
le Family	85	267,920	193,972	1.381		
Style						
RANCH						

No Image
on File

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 11:34 AM

Parcel: 18 048 001 010
Owner's Name: WEILER, MICHAEL J
Property Address: 14698 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1794/399
Split: // **Created:** //
Public Impr.: Paved Road, Sewer, Electric
Topography: Rolling, Waterfront
Active: Active

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 05-05
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 151,800

2023 Taxable: 132,090

Acreage: 0.21

Zoning:

Land Value: Tentative

Frontage: 70.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 130.0

Improvement Data

of Residential Buildings: 1

Year Built: 2010

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Vinyl

% Good (Physical): 85

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

11/30/2023 11:34 AM

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: // **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: 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 288,200

2023 Taxable: 288,200

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): 85

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

11/30/2023 11:34 AM

Parcel: 18 048 001 022
Owner's Name: GREGG, FRANCIS & ELIZABETH
Property Address: 14600 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1817/0684
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 #: 14 N/A 11-25
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Created: / /
Active: Active

Mailing Address:

GREGG, FRANCIS & ELIZABETH
14600 DIANE DR W
CAMDEN MI 49232

Most Recent Sale Information

Sold on 12/30/2021 for 535,000 by GIALLORATI, ROGER & PATRICIA FAM TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1817/0684

Most Recent Permit Information

Permit PB01-3216 on 01/20/2022 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 150,700

2023 Taxable: 131,460

Acreage: 0.51

Zoning:

Land Value: Tentative

Frontage: 120.0

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 186.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: BC

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 84

Heating System: Forced Heat & Cool

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 3 Half Baths: 0

Floor Area: 1,440

Ground Area: 1,440

Garage Area: 1,024

Basement Area: 1,152

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 11:34 AM

Parcel: 18 060 001 060
Owner's Name: RICHARDSON, SALLY J/JAGGERS MARY JO
Property Address: 13642 MONTE CARLO DR
CAMDEN, MI 49232
Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Liber/Page: 1839/0115
Split: 07/19/2010
Created: 07/19/2010
Active: Active
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 18 N/A 01-09
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT
Public Impr.: Paved Road, Electric
Topography: Rolling

Mailing Address:

RICHARDSON, SALLY J/JAGGERS MARY JO
BARANSKI, PAUL R & SHERRY L
8260 ARQUETTE RD
OREGON OH 43616

Most Recent Sale Information

Sold on 11/09/2022 for 330,000 by KORN, DONNA P.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1839/0115

Most Recent Permit Information

Permit PB10-0469 on 08/12/2010 for \$3,600 category ROOF.

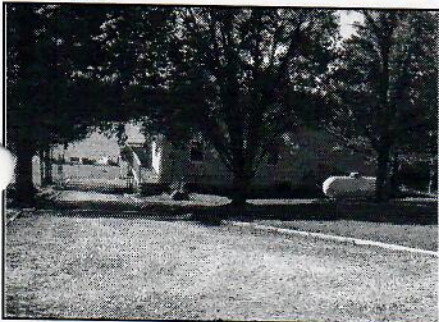
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 139,300	2023 Taxable: 139,300	Acreage: 0.00
Zoning:	Land Value: Tentative	Frontage: 116.9
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 66
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,024
Ground Area: 1,024
Garage Area: 690
Basement Area: 1,024
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 11:34 AM

Parcel:	18 070 001 008	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PETTIT KEVIN & STACY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14214 DIANE DR W CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1818/1250	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	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

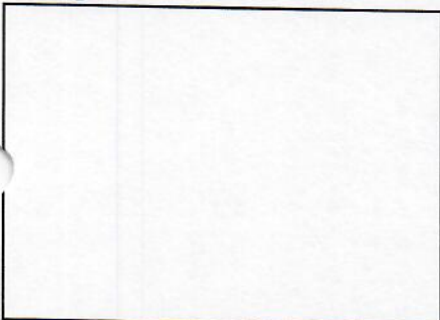
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	164,600	2023 Taxable:	164,600	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	62.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 80
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

11/30/2023 11:34 AM

Parcel: 18 070 001 039
Owner's Name: MICHAELSON, MARC & JENNIFER D
Property Address: 2280 FLORIDA LN
CAMDEN, MI 49232
Liber/Page: 1805/1177
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: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 09-07
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 142,100

2023 Taxable: 126,315

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 105.1

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1993

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 80

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

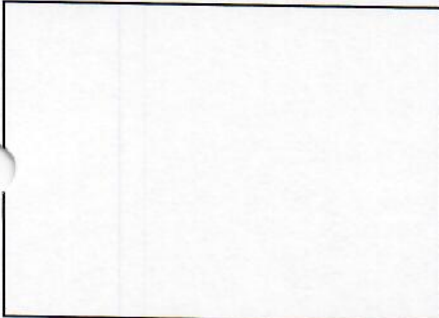
Garage Area: 576

Basement Area: 1,400

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 11:34 AM

Parcel: 18 070 001 055
Owner's Name: CHENEY, RODNEY E & LISA M
Property Address: 2307 DELTA DR
CAMDEN, MI 49232
Liber/Page: 1833/0683
Split: / /
Public Impr.: Paved Road, Sewer, Electric
Topography: Rolling, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
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:

CHENEY, RODNEY E & LISA M
505 STAMM ST
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 08/05/2022 for 260,000 by BINGHAM, EARNIE & BARBARA F.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1833/0683

Most Recent Permit Information

Permit PB09-0638 on 10/02/2009 for \$0 category GARAGE.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 108,500

2023 Taxable: 108,500

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 80.0

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: Vinyl

% Good (Physical): 70

Heating System: Forced Air w/o Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,008

Ground Area: 1,008

Garage Area: 900

Basement Area: 0

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

11/30/2023 11:34 AM

Parcel:	18 071 001 026	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EVANS, MARK & KAREN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	2207 MINDY LN CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1793/676	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 04-26
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	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 .

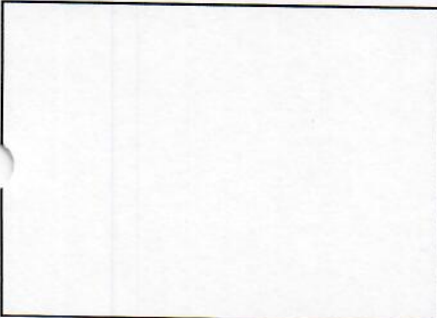
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	152,700	2023 Taxable:	136,710	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	102.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 85
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

11/30/2023 11:34 AM

Parcel:	18 071 001 053	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	NOGA, STEPHEN & LORI	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	MINDY LN CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1828/0836	Prev. Taxable Stat	TAXABLE
Split:	09/15/2008	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 02-22
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

NOGA, STEPHEN & LORI
4226 BUTTERNUT COURT
SYLVANIA OH 43560

Most Recent Sale Information

Sold on 06/09/2022 for 250,000 by WEISEMAN, JAY D & ALYSSA.

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

Liber/Page: 1828/0836

Most Recent Permit Information

None Found

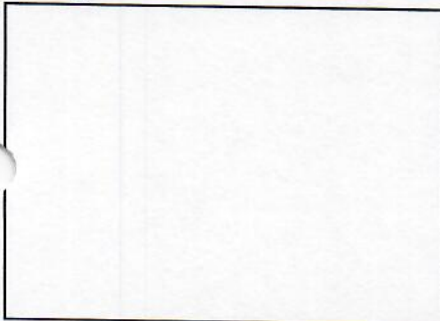
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	1,000	2023 Taxable:	1,000	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	29.7
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Amboy Township Lake Diane Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
18 048 001 022	14600 DIANE DR W	12/30/21	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$118,300
18 060 001 060	13642 MONTE CARLO DR	11/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,600
18 070 001 008	14214 DIANE DR W	02/04/22	\$440,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$440,000	\$151,500
18 070 001 039	2280 FLORIDA LN	09/03/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$110,300
18 070 001 055	2307 DELTA DR	08/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,600
18 071 001 026	2207 MINDY LN	04/13/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$118,100
18 071 001 053	MINDY LN	06/09/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$83,400

Totals: \$3,339,000

\$3,339,000

Sale. Ratio =>

\$1,218,500

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
34.85	\$300,792	\$72,010	\$267,990	\$196,043	1.367	1,168	\$229.44	\$70,000
53.88	\$570,614	\$70,000	\$489,000	\$428,975	1.140	2,312	\$211.51	\$70,000
22.11	\$434,481	\$70,500	\$464,500	\$311,895	1.489	1,440	\$322.57	\$70,000
37.15	\$283,179	\$114,078	\$215,922	\$144,902	1.490	1,024	\$210.86	\$106,240
34.43	\$460,228	\$127,471	\$312,529	\$229,247	1.363	1,437	\$217.49	\$122,006
40.11	\$286,244	\$67,497	\$207,503	\$187,444	1.107	1,400	\$148.22	\$67,247
36.38	\$220,214	\$80,174	\$179,826	\$120,000	1.499	1,008	\$178.40	\$75,208
33.74	\$308,445	\$82,080	\$267,920	\$193,972	1.381	1,400	\$191.37	\$80,580
33.36	\$207,584	\$20,783	\$229,217	\$165,457	1.385	1,458	\$157.21	\$20,783
36.49	\$3,071,781		\$2,634,407	\$1,977,934	1.332		\$207.45	

E.C.F. => 1.332 Std. Deviation=>

Other Parcels in Sale	Building Depr.
85	85
85	84
84	66
18 070 001 009	80
	80
	70
18 071 001 041	85
	40

2024 Amboy Township Land Value Study Residential Vacant Land Lake Diane

Lake Diane Lake Front

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot	Price Per Front Foot	Comments
050-001-030, 031	8/4/2021	\$148,000			171.00	\$865.50	
045-001-027	7/15/2021	\$50,000			82.00	\$609.76	
071-001-021	5/28/2021	\$75,000			128.00	\$585.94	
048-001-016	6/21/2021	\$60,000			93.00	\$645.16	
045-001-020	5/5/2021	\$77,900			60.00	\$1,298.33	
045-001-040, 041	11/10/2021	\$170,000			121.00	\$1,404.96	
070-001-013	5/11/2022	\$71,000			61.26	\$1,158.99	
045-001-191	7/5/2022	\$90,000			155.59	\$578.44	
048-001-016	6/21/2021	\$60,000			91.04	\$659.05	
073-001-028, 029, 030	2/7/2022	\$140,000			231.22	\$605.48	

Total Paid: \$941,900 Total Frontage: 1194.11

Ave Cost/FF: \$788.79

Sales not used/outliers

060-001-042, 043, 044	8/31/2021	\$45,000			192.00	\$234.38	Lake Front
034-300-009-34-8-3	2/5/2021	\$125,000	12.38	\$10,096.93			
047-001-004	5/6/2022	\$75,000	0.4	\$187,500.00			