

10

Neighborhoods Used: 4520.4520 LAKE DIANE - BACK LOTS

14934 HEATHER CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 071 001 041	06/09/2022 4520	401	250,000	22,819
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	227,181	165,457	1.373
!!MULTI-PARCEL SALE!!				



14375 HORN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 050 001 016	05/24/2022 4520	401	350,000	56,845
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	85	293,155	194,021	1.511
!!MULTI-PARCEL SALE!!				



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 12:12 PM

Parcel: 18 050 001 016
Owner's Name: STEPHENS, NICHOLAS W
Property Address: 14375 HORN DR
CAMDEN, MI 49232
Liber/Page: 1827/0531
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 #: 17 N/A 05-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4520 4520 LAKE DIANE - BACK LOTS

Mailing Address:

STEPHENS, NICHOLAS W
ZAERR, KATELYN
14375 HORN DR
CAMDEN MI 49232

Most Recent Sale Information

Sold on 05/24/2022 for 350,000 by CLARK, MICHAEL A & TRACEY L.

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

Liber/Page: 1827/0531

Most Recent Permit Information

Permit PB02-0536 on 07/29/2002 for \$2,304 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	117,700	2023 Taxable:	117,700	Acres:	0.00
Zoning:		Land Value:	Tentative	Frontage:	124.4
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2002
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 85
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,540
Ground Area: 1,540
Garage Area: 288
Basement Area: 1,540
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/30/2023 12:12 PM

Parcel:	18 071 001 041	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NOGA, STEPHEN & LORI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14934 HEATHER CT CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1828/0836	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 02-22
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4520 4520 LAKE DIANE - BACK LOTS

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

Permit 95-647 on 10/17/1995 for \$72,900 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	102,000	2023 Taxable:	102,000	Acres:	0.00
Zoning:		Land Value:	Tentative	Frontage:	118.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1995
Occupancy: Single Family
Class: C+10
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: 1,458
Ground Area: 1,458
Garage Area: 288
Basement Area: 729
Basement Walls:
Estimated TCV: Tentative

Image



Amboy Township Lake Diane Back Lots ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 050 001 016	14375 HORN DR	05/24/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$116,400
18 071 001 041	14934 HEATHER CT	06/09/22	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$83,400
Totals:						\$600,000	\$199,800

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
33.26	\$315,331	\$54,980	\$295,020	\$194,021	1.521	1,540	\$191.57	\$54,980
33.36	\$212,624	\$20,375	\$229,625	\$165,457	1.388	1,458	\$157.49	\$20,375
	\$527,955		\$524,645	\$359,478			\$174.53	
33.30				E.C.F. =>	1.459		Std. Deviation=>	

2024 Amboy Township Land Value Study

Residential Vacant Land Lake Diane

Lake Diane Back Lots

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot	Price Per Front Foot	Comments
060-001-043	8/31/2021	\$5,000			77.00	\$64.94	
060-001-044	8/31/2021	\$5,000			55.00	\$90.91	
070-001-076	10/29/2021	\$10,000			72.57	\$137.80	
045-001-139	7/17/2021	\$15,000			108.00	\$138.89	
060-001-020	5/14/2021	\$7,750			60.00	\$129.17	
045-001-147	11/10/2021	\$10,000			101.00	\$99.01	
085-001-224	5/10/2022	\$8,900			100.00	\$89.00	
070-001-077	7/13/2022	\$12,000			77.72	\$154.40	
060-001-027	5/2/2022	\$6,000			85.20	\$70.42	
045-001-160, 165, 166	12/8/2021	\$45,000			255.54	\$176.10	
Total Paid:		\$124,650			992.03		
				Total Frontage:			

Ave Cost/FF: \$125.65

Outliers

060-001-021	5/3/2021	\$7,300			179.00	\$40.78	
070-001-090, 091	8/31/2022	\$30,000			135.70	\$221.08	
070-001-073	9/22/2023	\$19,000			90.67	\$209.55	
070-001-081	4/14/2023	\$10,000			66.99	\$149.28	