

11

Neighborhoods Used: 4500.4500 MERRY LAKE - LAKE FRONT

14524 MERRY DR E  
Parcel Number  
18 085 001 117  
Occupancy  
Single Family  
Style  
RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2022 4500	401	186,000	29,918
%Good	ResidualValue	CostByManual	E.C.F.
70	156,082	102,177	1.528



14786 MERRY DR E  
Parcel Number  
18 085 001 072  
Occupancy  
Single Family  
Style  
RANCH  
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
12/23/2021 4500	401	140,000	70,007
%Good	ResidualValue	CostByManual	E.C.F.
70	69,993	119,585	0.585



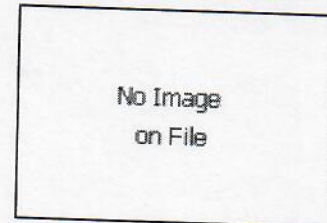
4334 OAKGLEN DR  
Parcel Number  
18 085 001 136  
Occupancy  
Single Family  
Style  
RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/30/2021 4500	401	244,500	44,024
%Good	ResidualValue	CostByManual	E.C.F.
80	200,476	176,349	1.137



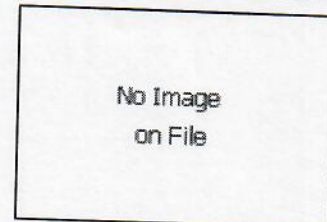
14626 MERRY DR E  
Parcel Number  
18 085 001 105  
Occupancy  
Single Family  
Style  
RANCH  
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
11/30/2021 4500	401	200,000	59,663
%Good	ResidualValue	CostByManual	E.C.F.
80	140,337	215,638	0.651



14511 MERRY DR W  
Parcel Number  
18 075 001 132  
Occupancy  
Single Family  
Style  
RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
11/16/2021 4500	401	212,000	30,194
%Good	ResidualValue	CostByManual	E.C.F.
70	181,806	96,131	1.891



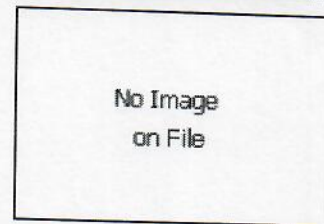
14596 MERRY DR E  
Parcel Number  
18 085 001 111  
Occupancy  
Single Family  
Style  
RANCH  
Agricultural Buildings:  
!!MULTI-PARCEL SALE!!

** Valid Sale	** Class	AdjSalePrice	LandValue
09/28/2021 4500	401	334,000	184,697
%Good	ResidualValue	CostByManual	E.C.F.
86	146,239	195,330	0.749
ResidualValue	CostByManual	E.C.F.	
3064	4093	0.749	



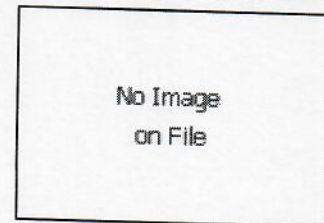
14796 LARK DR  
Parcel Number  
18 085 001 067  
Occupancy  
Single Family  
Style  
RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
08/25/2021 4500	401	158,000	31,575
%Good	ResidualValue	CostByManual	E.C.F.
79	126,425	83,879	1.507



14798 LARK DR  
Parcel Number  
18 085 001 066  
Occupancy  
Single Family  
Style  
RANCH

** Valid Sale	** Class	AdjSalePrice	LandValue
05/25/2021 4500	401	180,000	12,600
%Good	ResidualValue	CostByManual	E.C.F.
75	167,400	122,850	1.363



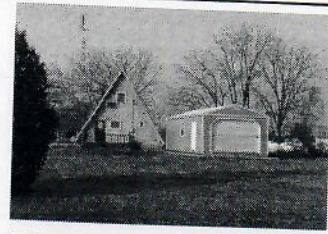
11/29/2023

02:45 PM

Neighborhoods Used: 4500.4500 MERRY LAKE - LAKE FRONT

14764 MERRY DR E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 085 001 085	04/20/2021 4500	401	130,000	22,539
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	107,461	102,570	1.048
Style	1 1/4 STORY			



14667 ROBERTS CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 075 001 123	04/16/2021 4500	401	245,000	90,046
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	154,954	185,284	0.836
Style	RANCH			



!!MULTI-PARCEL SALE!!

Neighborhoods Used: 4500.4500 MERRY LAKE - LAKE FRONT

Statistics for this Analysis

# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
10	2	23.65	27.11	0.990
After Application of E.C.F.s				
		21.21	27.15	1.010

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)	1.000 (0)	1.000 (0)
1 1/4 STORY	1.000 (0)	1.000 (0)	1.048 (1)	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)	1.000 (0)	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)	0.749 (1)	1.007 (5)	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)	1.000 (0)	1.000 (0)
	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)	1.000 (0)

Single Family E.C.F. : 1.037 (10)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 0.749 (1)  
 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): 4500 - 4500 MERRY LAKE - LAKE FRONT

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.55  
Maximum E.C.F. (Residential): 1.90

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 2:44 PM

**Parcel:** 18 075 001 123  
**Owner's Name:** DUFFY, DAVID  
**Property Address:** 14667 ROBERTS CT  
CAMDEN, MI 49232  
**Liber/Page:** 1793/300  
**Split:** / /  
**Public Impr.:** Paved Road, Water, Sewer, Electric, Gas  
**Topography:** Rolling, Waterfront  
**Created:** / /  
**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 04-21  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

DUFFY, DAVID  
13256 TELEGRPAH RD  
FLAT ROCK MI 48134

## Most Recent Sale Information

Sold on 04/16/2021 for 245,000 by MILLER, SANDRA J.

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

**Liber/Page:** 1793/300

## Most Recent Permit Information

Permit PB17-0600 on 08/22/2017 for \$16,800 category GARAGE.

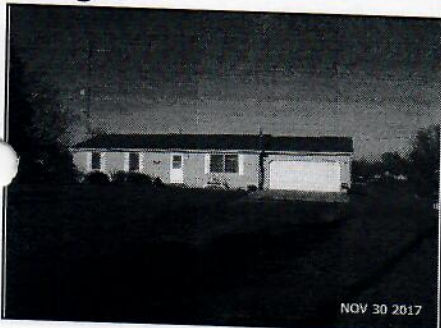
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 126,800	<b>2023 Taxable:</b> 119,700	<b>Acres:</b> 0.64
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 143.5
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 193.8

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1995  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 1,320  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 075 001 132  
**Owner's Name:** SNYDER, MATTHEW & ANDREA M  
**Property Address:** 14561 MERRY DR W  
CAMDEN, MI 49232  
**Liber/Page:** 1812/0802  
**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 #:** 20 N/A 11-06  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

SNYDER, MATTHEW & ANDREA M  
4001 HOLLYHOCK LN  
MAUMEE OH 43537

## Most Recent Sale Information

Sold on 11/16/2021 for 212,000 by MCNEIL, THOMAS E & ROCHELLE.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1812/0802

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 60,800

**2023 Taxable:** 57,330

**Acres:** 0.00

### Zoning:

**Land Value:** Tentative

**Frontage:** 61.2

**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: Wood Siding

% Good (Physical): 70

Heating System: Electric Baseboard

Electric - Amps Service: 100

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,008

Ground Area: 1,008

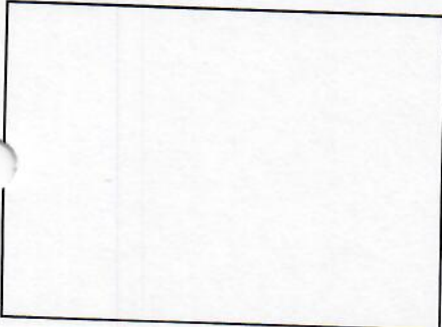
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 066  
**Owner's Name:** SHEWMAN, SUSAN MARIE  
**Property Address:** 14798 LARK DR  
CAMDEN, MI 49232  
**Liber/Page:** 1796/1050  
**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 N/A 05-28  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

**Created:** / /  
**Active:** Active

## Mailing Address:

SHEWMAN, SUSAN MARIE  
14798 LARK DR  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 05/25/2021 for 180,000 by TEMPE, STEPHEN A LIVING TRUST.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1796/1050

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 60,300

**2023 Taxable:** 55,230

**Acres:** 0.13

**Zoning:**

**Land Value:** Tentative

**Frontage:** 30.0

**PRE:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 181.3

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 75

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 960

Ground Area: 960

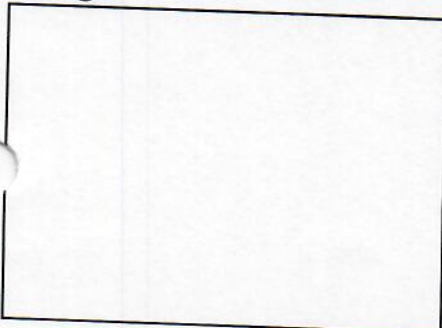
Garage Area: 528

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

<b>Parcel:</b>	18 085 001 067	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	PRICE, KEVIN A	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	14796 LARK DR CAMDEN, MI 49232	<b>Taxable Status:</b>	TAXABLE
<b>Liber/Page:</b>	1805/133	<b>Prev. Taxable Stat:</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #:</b>	21 N/A 08-27
<b>Topography:</b>	None	<b>School:</b>	30080 WALDRON AREA SCHOOLS
		<b>Neighborhood:</b>	4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

PRICE, KEVIN A  
7807 SOUTHMOOR DR  
MONROE MI 48161

## Most Recent Sale Information

Sold on 08/25/2021 for 158,000 by BEARD, CHRISTINE.

**Terms of Sale:** 03-ARM'S LENGTH

## Most Recent Permit Information

None Found

**Liber/Page:** 1805/133

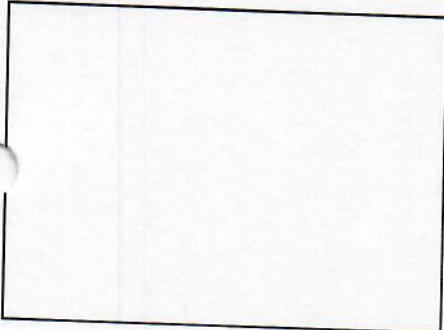
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	56,300	<b>2023 Taxable:</b>	53,235	<b>Acreeage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	61.2
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 79  
Heating System: Electric Baseboard  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 720  
Ground Area: 720  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 072  
**Owner's Name:** MENENDEZ ALEX & NIKOLE  
**Property Address:** 14786 MERRY DR E  
CAMDEN, MI 49232  
**Liber/Page:** 1815/1279  
**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 #:** 13 N/A 09-09  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

MENENDEZ ALEX & NIKOLE  
723 CHIPPEWA DR  
DEFIANCE OH 43512

## Most Recent Sale Information

Sold on 12/23/2021 for 140,000 by WITKER, JAMES.

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

**Liber/Page:** 1815/1279

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 69,400

**2023 Taxable:** 64,890

**Acres:** 0.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 63.1

**PRE:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 1966

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 70

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

# of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,328

Ground Area: 1,328

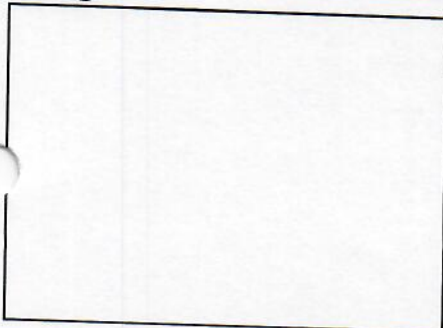
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 085  
**Owner's Name:** TOBEY, BRIAN & BETH  
**Property Address:** 14764 MERRY DR E  
CAMDEN, MI 49232  
**Liber/Page:** 1793/712  
**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 N/A 04-26  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

TOBEY, BRIAN & BETH  
4112 WEBSTER WAY  
BRITTON MI 49229

## Most Recent Sale Information

Sold on 04/20/2021 for 130,000 by SMITH, CARL M & CAROL J.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1793/712

## Most Recent Permit Information

Permit PB23-0474 on 07/14/2023 for \$0 category ROOF.

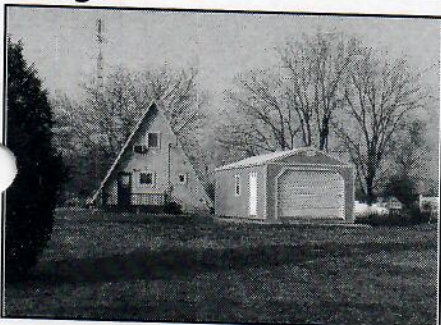
## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 57,000	<b>2023 Taxable:</b> 52,920	<b>Acres:</b> 0.16
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 34.1
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 206.9

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: 1 1/4 STORY  
Exterior: Wood Siding  
% Good (Physical): 80  
Heating System: Electric Baseboard  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 960  
Ground Area: 768  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 105  
**Owner's Name:** ORMSBY, AMY K TRUST  
**Property Address:** 14626 MERRY DR E  
CAMDEN, MI 49232  
**Liber/Page:** 1813/1183  
**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 #:** 15 N/A 12-10  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

ORMSBY, AMY K TRUST  
5911 PORSHA DR  
SYLVANIA OH 43560

## Most Recent Sale Information

Sold on 11/30/2021 for 200,000 by HOOGENDOORN, RUSSELL & JENIFER TR.

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

**Liber/Page:** 1813/1183

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 107,400

**2023 Taxable:** 98,700

**Acres:** 0.00

### Zoning:

**Land Value:** Tentative

**Frontage:** 50.7

**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: 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: 1,776

Ground Area: 1,776

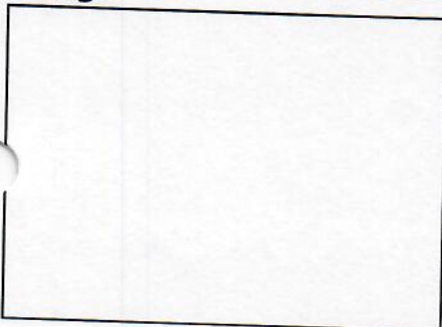
Garage Area: 896

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 111  
**Owner's Name:** YOUNG, DOUG & LINDA  
**Property Address:** 14596 MERRY DR E  
CAMDEN, MI 49232  
**Liber/Page:** // **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:** 18 AMBOY TOWNSHIP  
**MAP #:** 17 N/A 04-19  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

## Mailing Address:

YOUNG, DOUG & LINDA  
14596 MERRY DR E  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 09/28/2021 for 334,000 by BERGMAN, KIRK A TRUST.

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

**Liber/Page:**

## Most Recent Permit Information

Permit PB15-0500 on 08/10/2015 for \$8,700 category ADDITION.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 99,000	<b>2023 Taxable:</b> 92,820	<b>Acreeage:</b> 0.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 88.0
<b>PRE:</b> 100.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 75  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,264  
Ground Area: 1,264  
Garage Area: 480  
Basement Area: 1,104  
Basement Walls:  
Estimated TCv: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

**Parcel:** 18 085 001 117  
**Owner's Name:** RUHL, HAROLD R & DIANA L  
**Property Address:** 14524 MERRY DR E  
CAMDEN, MI 49232  
**Liber/Page:** 1830/0801  
**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 #:** 20 N/A 03-20  
**School:** 30080 WALDRON AREA SCHOOLS  
**Neighborhood:** 4500 4500 MERRY LAKE - LAKE FRONT

**Created:** / /  
**Active:** Active

## Mailing Address:

RUHL, HAROLD R & DIANA L  
109 BURT ST  
TECUMSEH MI 49286

## Most Recent Sale Information

Sold on 05/25/2022 for 186,000 by POWERS, JANET E.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1830/0801

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 63,100

**2023 Taxable:** 63,100

**Acres:** 0.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 60.0

**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: Wood Siding  
% Good (Physical): 70  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 816  
Ground Area: 816  
Garage Area: 0  
Basement Area: 816  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 2:44 PM

<b>Parcel:</b>	18 085 001 136	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WILCOX, ROBBIN N	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4334 OAKGLEN DR CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1814/0672	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	20 N/A 08-11
<b>Topography:</b>	None	<b>School:</b>	30080 WALDRON AREA SCHOOLS
		<b>Neighborhood:</b>	4500 4500 MERRY LAKE - LAKE FRONT

**Mailing Address:**  
WILCOX, ROBBIN N  
6611 CAMDEN ROAD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 11/30/2021 for 244,500 by WALLACE, RICHARD L & HEIDI J.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1814/0672

## Most Recent Permit Information

Permit 97-0182 on 05/01/1997 for \$5,808 category .

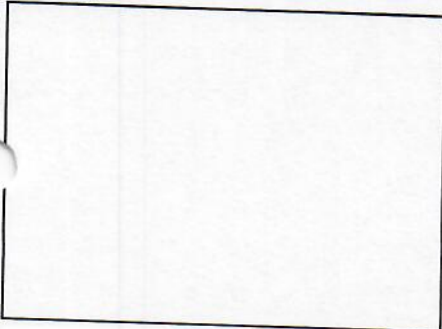
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	103,900	<b>2023 Taxable:</b>	97,125	<b>Acreeage:</b>	0.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	95.3
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: C+5  
Style: RANCH  
Exterior: Alum., Vinyl  
% Good (Physical): 80  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,232  
Ground Area: 1,232  
Garage Area: 672  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



Amboy Township Merry Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 075 001 123	14667 ROBERTS CT	04/16/21	\$245,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$245,000	\$115,900
18 075 001 132	14561 MERRY DR W	11/16/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$52,700
18 085 001 066	14798 LARK DR	05/25/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,200
18 085 001 067	14796 LARK DR	08/25/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$48,600
18 085 001 072	14786 MERRY DR E	12/23/21	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$77,500
18 085 001 085	14764 MERRY DR E	04/20/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$51,700
18 085 001 105	14626 MERRY DR E	11/30/21	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$108,600
18 085 001 111	14596 MERRY DR E	09/28/21	\$334,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$334,000	\$149,000
18 085 001 117	14524 MERRY DR E	05/25/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$56,500
18 085 001 136	4334 OAKGLEN DR	11/30/21	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$90,200
<b>Totals:</b>			<b>\$2,029,500</b>			<b>\$2,029,500</b>	<b>\$812,900</b>

Sale. Ratio =>  
Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
47.31	\$278,455	\$90,046	\$154,954	\$185,284	0.836	1,248	\$124.16	\$73,713
24.86	\$110,175	\$30,194	\$181,806	\$96,131	1.891	1,008	\$180.36	\$29,812
34.56	\$114,811	\$12,600	\$167,400	\$122,850	1.363	960	\$174.38	\$12,600
30.76	\$101,362	\$31,575	\$126,425	\$83,879	1.507	720	\$175.59	\$29,807
55.36	\$220,795	\$70,007	\$69,993	\$119,585	0.585	1,328	\$52.71	\$69,507
39.77	\$107,877	\$22,539	\$107,461	\$102,570	1.048	960	\$111.94	\$14,330
54.30	\$282,571	\$59,663	\$140,337	\$215,638	0.651	1,776	\$79.02	\$59,663
44.61	\$504,502	\$184,697	\$149,303	\$199,422	0.749	1,264	\$118.12	\$183,697
30.38	\$114,929	\$29,918	\$156,082	\$102,177	1.528	816	\$191.28	\$28,980
36.89	\$190,746	\$44,024	\$200,476	\$176,349	1.137	1,232	\$162.72	\$44,024
<b>40.05</b>	<b>\$2,026,223</b>		<b>\$1,454,237</b>	<b>\$1,403,884</b>	<b>1.036</b>		<b>\$137.03</b>	
<b>10.34</b>				<b>Ave. E.C.F. =&gt; 1.129</b>			<b>Std. Deviation=&gt;</b>	
							<b>Ave. Variance=&gt;</b>	



18 075 001 139

Other Parcels in Sale

Building Depr.

80

70

75

18 085 001 073

79

70

18 085 001 106

80

18 085 001 225, 18 085 001 226, 18 085 001 227, 18 085 001 110, 18 085 001 109

86

70

80

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# 2024 Amboy Township Land Value Study Residential Vacant Land Merry Lake

## Merry Lake Lake Front

Parcel Number	Date of Sale	Sale Price	Front Foot	Price Per Front Foot	Comments
085-001-068	6/29/2021	\$32,000.00	60.00	\$533.33	
085-001-075	4/30/2021	\$28,400.00	77.65	\$365.74	
090-001-061	12/8/2021	\$50,000.00	140.00	\$357.14	
			<b>Ave. Cost/Front Foot</b>	<b>\$418.74</b>	