

12

Neighborhoods Used: 4530.4530 MERRY LAKE-BACK LOTS

4075 MEADOWLAWN DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 090 001 005	09/23/2022 4530	401	58,500	13,593
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Home	47	44,907	47,197	0.951

Style RANCH
!!MULTI-PARCEL SALE!!



4185 GRANDVIEW DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 090 001 068	07/29/2022 4530	401	132,750	9,587
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	123,163	113,393	1.086

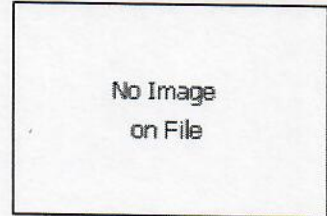
Style RANCH
!!MULTI-PARCEL SALE!!



4515 WYNNEWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 085 001 223	03/24/2022 4530	401	75,000	7,068
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	65	67,932	55,977	1.214

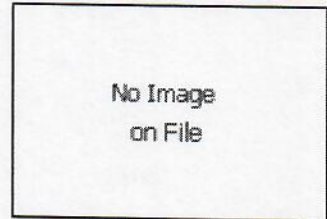
Style RANCH



4480 WYNNEWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
18 085 001 199	04/16/2021 4530	401	125,000	5,922
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Mobile Home	65	119,078	114,561	1.039

Style RANCH



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 2:15 PM

Parcel: 18 085 001 199
Owner's Name: H & S FAMILY TRUST
Property Address: 4480 WYNNEWOOD DR
CAMDEN, MI 49232
Liber/Page: 1792/1137
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 04-19
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4530 4530 MERRY LAKE-BACK LOTS

Mailing Address:

H & S FAMILY TRUST
SIMPSON, SHAWN L SR TRUSTEE
10040 PROVIDENCE NEAPOLIS SWAN RD
GRAND RAPIDS OH 43522-9662

Most Recent Sale Information

Sold on 04/16/2021 for 125,000 by SPRINGING ACRES INC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1792/1137

Most Recent Permit Information

Permit PB21-0344 on 05/26/2021 for \$19,979 category ROOF.

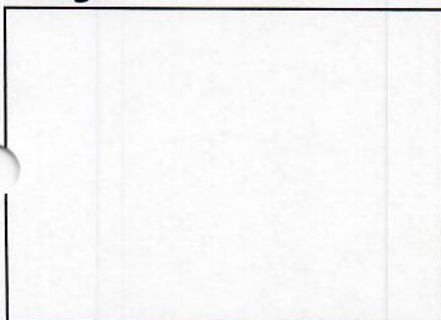
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 49,200	2023 Taxable: 49,200	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 77.9
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1999
Occupancy: Mobile Home
Class: Good
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 65
Heating System: Warm & Cool Air
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 2,052
Ground Area: 2,052
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 2:15 PM

Parcel: 18 085 001 223
Owner's Name: PARSON, JOE & SANDRA
Property Address: 4515 WYNNEWOOD DR
CAMDEN, MI 49232
Liber/Page: 1822/1013 **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 #:
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4530 4530 MERRY LAKE-BACK LOTS

Mailing Address:

PARSON, JOE & SANDRA
740 MEADOWBROOK DR
HUDSON MI 49247

Most Recent Sale Information

Sold on 03/24/2022 for 75,000 by SHERMAN, DARLENE R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1822/1013

Most Recent Permit Information

Permit PB00-0178 on 04/03/2000 for \$49,792 category BUILDING.

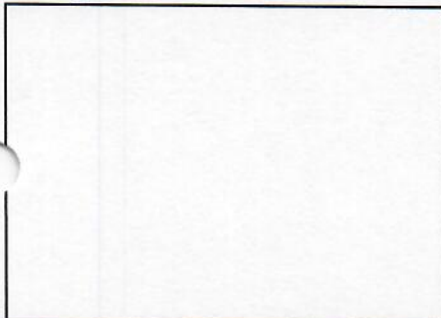
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 26,000	2023 Taxable: 26,000	Acres: 0.00
Zoning:	Land Value: Tentative	Frontage: 93.7
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Mobile Home
Class: Average
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 65
Heating System: Forced Warm Air
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,026
Ground Area: 1,026
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 2:15 PM

Parcel:	18 090 001 005	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	LIVENSARGER, KEEAN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4075 MEADOWLAWN DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1835/1186	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 06-04
Topography:	None	School:	30080 WALDRON AREA SCHOOLS
		Neighborhood:	4530 4530 MERRY LAKE-BACK LOTS

Mailing Address:

LIVENSARGER, KEEAN
15992 COUNTY ROAD
MONTPELIER OH 43543

Most Recent Sale Information

Sold on 09/23/2022 for 58,500 by ALWOOD, KOREY.

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

Liber/Page: 1835/1186

Most Recent Permit Information

Permit PB11-0487 on 07/25/2011 for \$5,425 category ROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	20,600	2023 Taxable:	20,600	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	70.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	164.2

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 47
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,104
Ground Area: 1,104
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 2:15 PM

Parcel:	18 090 001 068	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOOD, ELLEN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4185 GRANDVIEW DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Libers/Page:	1831/1290	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	
Topography:	None	School:	30080 WALDRON AREA SCHOOLS
		Neighborhood:	4530 4530 MERRY LAKE-BACK LOTS

Mailing Address:

WOOD, ELLEN
4185 GRANDVIEW DR
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/29/2022 for 132,750 by BINDER, JAMES E & LILLIAN R.

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

Libers/Page: 1831/1290

Most Recent Permit Information

Permit 95-484 on 08/23/1995 for \$2,600 category .

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	47,000	2023 Taxable:	47,000	Acreage:	0.31
Zoning:		Land Value:	Tentative	Frontage:	71.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	188.0

Improvement Data

of Residential Buildings: 1
Year Built: 1971
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Alum., Vinyl
% Good (Physical): 70
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,120
Ground Area: 1,120
Garage Area: 392
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 085 001 199	4480 WYNNWOOD DR	04/16/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$49,600
18 085 001 223	4515 WYNNWOOD DR	03/24/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,900
18 090 001 005	4075 MEADOWLAWN DR	09/23/22	\$58,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$58,500	\$30,400
18 090 001 068	4185 GRANDVIEW DR	07/29/22	\$132,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,750	\$53,800
Totals:						\$391,250	\$160,700

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Building	Depr.
39.68	\$128,458	\$5,649	\$119,351	\$114,561	1.042	2,052	\$58.16	\$5,649		65
35.87	\$66,749	\$6,742	\$68,258	\$55,977	1.219	1,026	\$66.53	\$6,742		65
51.97	\$64,188	\$13,593	\$44,907	\$47,197	0.951	1,104	\$40.68	\$13,230		47
40.53	\$135,629	\$9,549	\$123,201	\$113,393	1.086	1,120	\$110.00	\$9,549		70
	\$395,024		\$355,717	\$331,127			\$68.84			
41.07				E.C.F. =>	1.074					

2024 Amboy Township Land Value Study

Residential Vacant Land Merry Lake

Merry Lake Back Lots

Parcel Number	Date of Sale	Sale Price	Front Foot	Price Per Front Foot	Comments
075-001-049	9/14/2021	\$5,100.00	60.00	\$85.00	
075-001-080	10/5/2021	\$4,200.00	80.35	\$52.27	
085-001-041, 042, 043	10/22/2021	\$11,000.00	180.00	\$61.11	
085-001-198, 200	9/21/2021	\$7,000.00	150.00	\$46.67	
075-001-062	7/2/2021	\$3,999.00	72.00	\$55.54	
085-001-222	12/23/2021	\$5,000.00	60.00	\$83.33	
085-001-203	7/13/2022	\$2,500.00	60.00	\$41.67	
085-001-020, 021, 023	3/15/2022	\$13,000.00	180.00	\$72.22	
085-001-213, 095-001-025 & 026	1/13/2023	\$9,500.00	200.00	\$47.50	
075-001-064	10/27/2022	\$3,750.00	74.02	\$50.66	
085-001-224	5/7/2022	\$8,900.00	100.00	\$89.00	
		Ave Cost/Front Foot		\$62.27	

Not Used					
085-001-214	10/14/2022	1200	60	\$20.00	
075-001-079	5/16/2022	\$8,000.00	61.24	\$130.63	