

10

| Parcel Number  | Street Address | Sale Date | Sale Price      | Instr. | Terms of Sale   | Adj. Sale \$    | Asd. when Sold           |
|----------------|----------------|-----------|-----------------|--------|-----------------|-----------------|--------------------------|
| 18 070 001 077 | 2326 DELTA DR  | 07/13/22  | \$12,000        | WD     | 03-ARM'S LENGTH | \$12,000        | \$2,400                  |
| 18 070 001 081 | 2305 DELTA DR  | 04/14/23  | \$10,000        | WD     | 03-ARM'S LENGTH | \$10,000        | \$4,100                  |
| <b>Totals:</b> |                |           | <b>\$22,000</b> |        |                 | <b>\$22,000</b> | <b>\$6,500</b>           |
|                |                |           |                 |        |                 |                 | <b>Sale. Ratio =&gt;</b> |
|                |                |           |                 |        |                 |                 | <b>Std. Dev. =&gt;</b>   |

| Asd/Adj. Sale | Cur. Appraisal  | Land Residual   | Est. Land Value | Effec. Front | Depth | Net Acres      | Total Acres | Dollars/FF | Dollars/Acre |
|---------------|-----------------|-----------------|-----------------|--------------|-------|----------------|-------------|------------|--------------|
| 20.00         | \$9,424         | \$12,000        | \$9,424         | 77.7         | 0.0   | 0.00           | 0.00        | \$154      | #DIV/0!      |
| 41.00         | \$9,211         | \$10,000        | \$9,211         | 67.0         | 0.0   | 0.00           | 0.00        | \$149      | #DIV/0!      |
|               | <b>\$18,635</b> | <b>\$22,000</b> | <b>\$18,635</b> | <b>144.7</b> |       | <b>0.00</b>    | <b>0.00</b> |            |              |
| 29.55         |                 |                 | Average         |              |       | Average        |             |            | Average      |
| 14.85         |                 |                 | per FF=>        | \$152        |       | per Net Acre=> | #DIV/0!     |            | per SqFt=>   |

| Dollars/SqFt | Actual Front | ECF Area | Liber/Page | Other Parcels in Sale | Land Table | Gravel | Paved | Inspected Date  | Use Code | Class |
|--------------|--------------|----------|------------|-----------------------|------------|--------|-------|-----------------|----------|-------|
| #DIV/0!      | 77.72        | 4520     | 1830/0881  |                       | LAKE DIANE | 0      | 0     | 0 NOT INSPECTED |          | 402   |
| #DIV/0!      | 66.99        | 4520     | 1847/1225  |                       | LAKE DIANE | 0      | 0     | 0 NOT INSPECTED |          | 402   |

#DIV/0!

Amboy Lake Diane Back Lot ECF Analysis

| Parcel Number  | Street Address      | Sale Date | Sale Price       | Instr. | Terms of Sale                |
|----------------|---------------------|-----------|------------------|--------|------------------------------|
| 18 050 001 016 | 14375 HORN DR       | 05/24/22  | \$350,000        | WD     | 19-MULTI PARCEL ARM'S LENGTH |
| 18 070 001 090 | 14091 WOODBRIDGE RD | 08/31/22  | \$30,000         | WD     | 03-ARM'S LENGTH              |
| 18 071 001 041 | 14934 HEATHER CT    | 06/09/22  | \$250,000        | WD     | 19-MULTI PARCEL ARM'S LENGTH |
| <b>Totals:</b> |                     |           | <b>\$630,000</b> |        |                              |

original: .805

| Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$     | E.C.F. | Floor Area | \$/Sq.Ft.        |
|------------------|------------------|---------------|------------------|-------------|------------------|------------------|--------|------------|------------------|
| \$350,000        | \$116,400        | 33.26         | \$406,135        | \$59,935    | \$290,065        | \$204,729        | 1.417  | 1,540      | \$188.35         |
| \$30,000         | \$4,600          | 15.33         | \$100,464        | \$17,981    | \$12,019         | \$48,933         | 0.246  | 0          | #DIV/0!          |
| \$250,000        | \$83,400         | 33.36         | \$286,579        | \$22,819    | \$227,181        | \$174,443        | 1.302  | 1,458      | \$155.82         |
| <b>\$630,000</b> | <b>\$204,400</b> |               | <b>\$793,178</b> |             | <b>\$529,265</b> | <b>\$428,105</b> |        |            | <b>#DIV/0!</b>   |
|                  | Sale. Ratio =>   | 32.44         |                  |             |                  | E.C.F. =>        | 1.236  |            | Std. Deviation=> |
|                  | Std. Dev. =>     | 10.38         |                  |             |                  | Ave. E.C.F. =>   | 0.988  |            | Ave. Variance=>  |

running w/ ~~900~~ 900

| ECF Area          | Dev. by Mean (%)     | Building Style | Land Value        | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|-------------------|----------------------|----------------|-------------------|-----------------------|------------|----------------|----------------|
| 4520              | 42.8566              | RANCH          | \$59,935          | 18 050 001 026        | LAKE DIANE | 401            | 84             |
| 4520              | 74.2634              |                | \$17,981          | 18 070 001 091        | LAKE DIANE | 401            | 0              |
| 4520              | 31.4068              | RANCH          | \$22,819          | 18 071 001 053        | LAKE DIANE | 401            | 79             |
| <b>24.8041</b>    |                      |                |                   |                       |            |                |                |
| <b>0.64568277</b> |                      |                |                   |                       |            |                |                |
| 49.5089           | Coefficient of Var=> |                | <b>50.0972521</b> |                       |            |                |                |

# Real Estate Summary Sheet

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

01/22/2025 2:58 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

**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 #:** 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

## Most Recent Permit Information

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

**Liber/Page:** 1827/0531

## Physical Property Characteristics

**2025 S.E.V.:** Tentative

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 159,900

**2024 Taxable:** 123,585

**Acreage:** 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): 84

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\*\*\*

01/22/2025 2:58 PM

|                          |                                   |                           |                                  |
|--------------------------|-----------------------------------|---------------------------|----------------------------------|
| <b>Parcel:</b>           | 18 070 001 077                    | <b>Current Class:</b>     | 402.RESIDENTIAL-VACANT           |
| <b>Owner's Name:</b>     | MILLER, SUSAN & TERRENCE (LE)     | <b>Previous Class:</b>    | 402.RESIDENTIAL-VACANT           |
| <b>Property Address:</b> | 2326 DELTA DR<br>CAMDEN, MI 49232 | <b>Taxable Status</b>     | TAXABLE                          |
| <b>Liber/Page:</b>       | 1835/0450                         | <b>Prev. Taxable Stat</b> | TAXABLE                          |
| <b>Split:</b>            | / /                               | <b>Gov. Unit:</b>         | 18 AMBOY TOWNSHIP                |
| <b>Public Impr.:</b>     | None                              | <b>MAP #</b>              | 12 N/A 10-25-11                  |
| <b>Topography:</b>       | None                              | <b>School:</b>            | 30010 CAMDEN FRONTIER SCHOOLS    |
|                          |                                   | <b>Neighborhood:</b>      | 4520 4520 LAKE DIANE - BACK LOTS |

## Mailing Address:

MILLER, SUSAN & TERRENCE (LE)  
14368 HORN DR  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 09/14/2022 for 100 by MILLER, SUSAN A & TERRENCE C.

**Terms of Sale:** 08-ESTATE

**Liber/Page:** 1835/0450

## Most Recent Permit Information

None Found

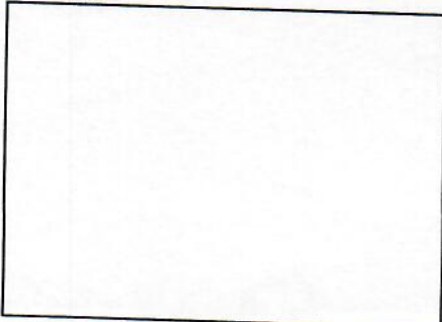
## Physical Property Characteristics

|                     |           |                          |           |                        |      |
|---------------------|-----------|--------------------------|-----------|------------------------|------|
| <b>2025 S.E.V.:</b> | Tentative | <b>2025 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2024 S.E.V.:</b> | 4,700     | <b>2024 Taxable:</b>     | 4,305     | <b>Acreage:</b>        | 0.00 |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 77.7 |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

01/22/2025 2:58 PM

**Parcel:** 18 070 001 081  
**Owner's Name:** SELLERS, CHRIS & MICHELLE  
**Property Address:** 2305 DELTA DR  
CAMDEN, MI 49232

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 402.RESIDENTIAL-VACANT  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 18 AMBOY TOWNSHIP  
**MAP #:** 18 N/A 12-18  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4520 4520 LAKE DIANE - BACK LOTS

**Liber/Page:** 1847/1225  
**Split:** / /  
**Created:** / /

**Public Impr.:** None  
**Topography:** None

**Active:** Active

## Mailing Address:

SELLERS, CHRIS & MICHELLE  
340 SALINE RIVER DR  
SALINE MI 48176

## Most Recent Sale Information

Sold on 04/14/2023 for 10,000 by JONES, JEFFERY A & LYNN A.

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

## Most Recent Permit Information

None Found

**Liber/Page:** 1847/1225

## Physical Property Characteristics

**2025 S.E.V.:** Tentative

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 4,600

**2024 Taxable:** 4,600

**Acreage:** 0.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 67.0

**PRE:** 0.000

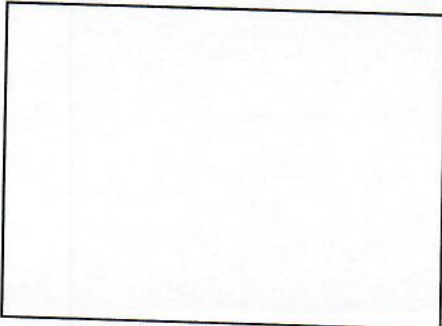
**Land Impr. Value:** Tentative

**Average Depth:** 0.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

01/22/2025 2:58 PM

**Parcel:** 18 070 001 090  
**Owner's Name:** BALEJA, WALTER & LISA  
**Property Address:** 14091 WOODBRIDGE RD  
CAMDEN, MI 49232  
**Liber/Page:** 1834/0452  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None  
**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 #:** 14 N/A 12-18  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4520 4520 LAKE DIANE - BACK LOTS

## Mailing Address:

BALEJA, WALTER & LISA  
2198 MINDY LN  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 08/31/2022 for 30,000 by BINGHAM, EARNIE & BARBARA F.

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

## Most Recent Permit Information

Permit PB22-0641 on 09/08/2022 for \$0 category POLE BUILDING.

**Liber/Page:** 1834/0452

## Physical Property Characteristics

**2025 S.E.V.:** Tentative

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 40,100

**2024 Taxable:** 31,815

**Acreage:** 0.00

**Zoning:**

**Land Value:** Tentative

**Frontage:** 65.0

**PRE:** 0.000

**Land Impr. Value:** Tentative

**Average Depth:** 0.0

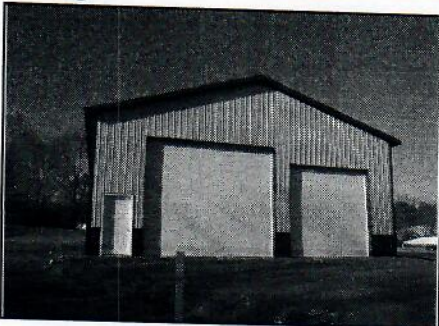
## Improvement Data

# of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

## Image



# Real Estate Summary Sheet

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

01/22/2025 2:58 PM

**Parcel:** 18 071 001 041  
**Owner's Name:** NOGA, STEPHEN & LORI  
**Property Address:** 14934 HEATHER CT  
CAMDEN, MI 49232  
**Liber/Page:** 1828/0836  
**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 02-22  
**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

**2025 S.E.V.:** Tentative

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 138,300

**2024 Taxable:** 107,100

**Acreage:** 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): 79

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

