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Amboy Merry Lake Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 085 001 081	14768 MERRY DR E	06/30/23	\$252,000	WD	03-ARM'S LENGTH	\$252,000
18 085 001 117	14524 MERRY DR E	05/25/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000
18 090 001 051	4180 GRANDVIEW DR	06/21/23	\$265,500	PTA	03-ARM'S LENGTH	\$265,500
Totals:			\$703,500			\$703,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$74,200	29.44	\$177,971	\$29,708	\$222,292	\$143,666	1.547	1,372	\$162.02
\$56,500	30.38	\$146,430	\$35,487	\$150,513	\$107,503	1.400	816	\$184.45
\$93,100	35.07	\$222,582	\$41,029	\$224,471	\$175,923	1.276	1,104	\$203.33
\$223,800		\$546,983		\$597,276	\$427,092			\$183.27
Sale. Ratio =>	31.81				E.C.F. =>	1.398		Std. Deviation=>
Std. Dev. =>	3.01				Ave. E.C.F. =>	1.408		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
4500	13.9511	1 3/4 STORY	\$29,708	MERRY LAKE	401	79
4500	0.7693	RANCH	\$34,500	MERRY LAKE	401	69
4500	13.1818	RANCH	\$34,500	MERRY LAKE	401	74
0.9305						
0.13582755						
9.3007	Coefficient of Var=>		6.606662366			

Amboy Merry Lake Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 085 001 117	14524 MERRY DR E	05/25/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000
18 090 001 051	4180 GRANDVIEW DR	06/21/23	\$265,500	PTA	03-ARM'S LENGTH	\$265,500
Totals:						\$451,500

Original: 420

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Net Acres	Total Acres	Dollars/FF
\$56,500	30.38	\$140,910	\$74,070	\$28,980	60.0	0.00	0.00	\$1,235
\$93,100	35.07	\$217,062	\$77,418	\$28,980	60.0	0.00	0.00	\$1,290
\$149,600		\$357,972	\$151,488	\$57,960	120.0	0.00	0.00	
Sale. Ratio =>	33.13		Average			Average		
Std. Dev. =>	3.32		per FF=>		\$1,262	per Net Acre=>	#DIV/0!	

Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1
#DIV/0!	#DIV/0!	60.00	4500	1830/0801	MERRY LAKE	11/14/2023	401	LAKE FRONT
#DIV/0!	#DIV/0!	60.00	4500	1852/1262	MERRY LAKE	NOT INSPECTED	401	LAKE FRONT

Average
per SqFt=> **#DIV/0!**

L-4023

COUNTY: 30 HILLSDALE

ANALYSIS FOR EQUALIZED VALUATION
18 - AMBOY TOWNSHIP1/22/2025 12:47 PM
Assessment Year: 2024/2025

		#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
100	REAL PROPERTY					
101	Agricultural	242	32,946,200	41.56	79,273,821	
102	LOSS		391,300	41.56	941,530	
103	SUBTOTAL		32,554,900	41.56	78,332,291	
104	ADJUSTMENT		6,243,700			
105	SUBTOTAL		38,798,600	49.53	78,332,291	
106	NEW		444,500	49.53	897,436	
107					0	
108	TOTAL Agricultural	241	39,243,100	49.53	79,229,727	
109	Computed 50% of TCV Agricultural		39,614,864	Recommended CEV Agricultural		39,243,100
	Computed Factor =	1.00000				
200	REAL PROPERTY					
201	Commercial	14	650,300	49.88	1,303,729	
202	LOSS		0	49.88	0	
203	SUBTOTAL		650,300	49.88	1,303,729	
204	ADJUSTMENT		-17,200			
205	SUBTOTAL		633,100	48.56	1,303,729	
206	NEW		0	48.56	0	
207					0	
208	TOTAL Commercial	14	633,100	48.56	1,303,729	
209	Computed 50% of TCV Commercial		651,865	Recommended CEV Commercial		651,865
	Computed Factor =	1.02964				
300	REAL PROPERTY					
301	Industrial	0	0	50.00	0	
302	LOSS		0	50.00	0	
303	SUBTOTAL		0	50.00	0	
304	ADJUSTMENT		0		0	
305	SUBTOTAL		0		0	
306	NEW		0	50.00	0	
307				50.00	0	
308	TOTAL Industrial	0	0	50.00	0	
309	Computed 50% of TCV Industrial		0	Recommended CEV Industrial		0
	Computed Factor =	1.00000				
400	REAL PROPERTY					
401	Residential	1,525	107,788,110	44.65	241,406,741	
402	LOSS		215,000	44.65	481,523	
403	SUBTOTAL		107,573,110	44.65	240,925,218	
404	ADJUSTMENT		7,859,990			
405	SUBTOTAL		115,433,100	47.91	240,925,218	
406	NEW		236,800	47.91	494,260	
407					0	
408	TOTAL Residential	1,523	115,669,900	47.91	241,419,478	
409	Computed 50% of TCV Residential		120,709,739	Recommended CEV Residential		120,709,739
	Computed Factor =	1.04357				
500	REAL PROPERTY					
501	Timber-Cutover	0	0	50.00	0	
502	LOSS		0	50.00	0	
503	SUBTOTAL		0	50.00	0	
504	ADJUSTMENT		0		0	
505	SUBTOTAL		0		0	
506	NEW		0	50.00	0	
507				50.00	0	
508	TOTAL Timber-Cutover	0	0	50.00	0	
509	Computed 50% of TCV Timber-Cutover		0	Recommended CEV Timber-Cutover		0
	Computed Factor =	1.00000				
600	REAL PROPERTY					
601	Developmental	0	0	50.00	0	
602	LOSS		0	50.00	0	
603	SUBTOTAL		0	50.00	0	
604	ADJUSTMENT		0		0	
605	SUBTOTAL		0		0	
606	NEW		0	50.00	0	
607				50.00	0	
608	TOTAL Developmental	0	0	50.00	0	
609	Computed 50% of TCV Developmental		0	Recommended CEV Developmental		0
	Computed Factor =	1.00000				
800	TOTAL REAL	1,778	155,546,100	48.31	321,952,934	
809	Computed 50% of TCV REAL		160,976,467	Recommended CEV REAL		160,604,704

ANALYSIS FOR EQUALIZED VALUATION
18 - AMBOY TOWNSHIP1/22/2025 12:47 PM
Assessment Year: 2024/2025

150	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
151	Ag. Personal	0	0	50.00	0	
152	LOSS		0	50.00	0	
153	SUBTOTAL		0	50.00	0	
154	ADJUSTMENT		0		0	
155	SUBTOTAL		0		0	
156	NEW		0	50.00	0	
157			0	50.00	0	
158	TOTAL Ag. Personal	0	0	50.00	0	

250	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
251	Com. Personal	21	2,443	50.00	4,886	
252	LOSS		18	50.00	36	
253	SUBTOTAL		2,425	50.00	4,850	
254	ADJUSTMENT		0			
255	SUBTOTAL		2,425		4,850	
256	NEW		0	50.00	0	
257			0	50.00	0	
258	TOTAL Com. Personal	20	2,425	50.00	4,850	

350	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
351	Ind. Personal	0	0	50.00	0	
352	LOSS		0	50.00	0	
353	SUBTOTAL		0	50.00	0	
354	ADJUSTMENT		0		0	
355	SUBTOTAL		0		0	
356	NEW		0	50.00	0	
357			0	50.00	0	
358	TOTAL Ind. Personal	0	0	50.00	0	

450	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
451	Res. Personal	0	0	50.00	0	
452	LOSS		0	50.00	0	
453	SUBTOTAL		0	50.00	0	
454	ADJUSTMENT		0		0	
455	SUBTOTAL		0		0	
456	NEW		0	50.00	0	
457			0	50.00	0	
458	TOTAL Res. Personal	0	0	50.00	0	

550	PERSONAL PROPERTY	#Pcls.	Assessed Value	% Ratio	True Cash Value	Remarks
551	Util. Personal	2	1,820,743	50.00	3,641,486	
552	LOSS		55,484	50.00	110,968	
553	SUBTOTAL		1,765,259	50.00	3,530,518	
554	ADJUSTMENT		0			
555	SUBTOTAL		1,765,259		3,530,518	
556	NEW		0	50.00	0	
557			0	50.00	0	
558	TOTAL Util. Personal	2	1,765,259	50.00	3,530,518	

850	TOTAL PERSONAL	22	1,767,684	50.00	3,535,368	
859	Computed 50% of TCV PERSONAL		1,767,684			
	Computed Factor = 1.00000			Recommended CEV PERSONAL		1,767,684
900	Total Real and Personal	1,800	157,313,784		325,488,302	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:59 PM

Parcel:	18 085 001 081	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ROTH, KENNETH & GAIL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	14768 MERRY DR E	Taxable Status:	TAXABLE
	CAMDEN, MI 49232	Prev. Taxable Stat	TAXABLE
Liber/Page:	1853/0100	Gov. Unit:	18 AMBOY TOWNSHIP
Split:	//	MAP #	20 N/A 11-12
Public Impr.:	None	School:	30080 WALDRON AREA SCHOOLS
Topography:	None	Neighborhood:	4500 4500 MERRY LAKE - LAKE FRONT
Mailing Address:	ROTH, KENNETH & GAIL 14768 MERRY DR E CAMDEN MI 49232		

Most Recent Sale Information

Sold on 06/30/2023 for 252,000 by KUMMEROW, JACK A & SHARON K.
Terms of Sale: 03-ARM'S LENGTH
Most Recent Permit Information
None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	0.00
2024 S.E.V.:	88,100	2024 Taxable:	88,100	Acres:	0.00
Zoning:		Land Value:	Tentative	Frontage:	52.1
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,372
Ground Area: 784
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:59 PM

Parcel:	18 085 001 117
Owner's Name:	RUHL, HAROLD R & DIANA L
Property Address:	14524 MERRY DR E CAMDEN, MI 49232
Librer/Page:	1830/0801
Split:	//
Public Impr.:	None
Topography:	None
Mailing Address:	RUHL, HAROLD R & DIANA L 109 BURT ST TECUMSEH MI 49286
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

Most Recent Sale Information

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

Most Recent Permit Information

Terms of Sale: 03-ARM'S LENGTH

None Found

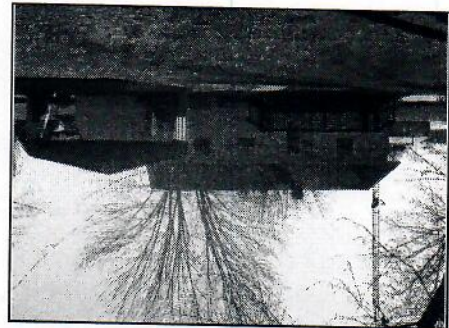
Physical Property Characteristics

2025 S.E.V.:	Tentative
2024 S.E.V.:	71,700
Zoning:	
PRE:	0.000
2025 Taxable:	Tentative
2024 Taxable:	66,255
Land Value:	Tentative
Land Impr. Value:	Tentative
Lot Dimensions:	
Acreage:	0.00
Frontage:	60.0
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): 69
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

01/22/2025 2:59 PM

Parcel: 18 090 001 051
Owner's Name: GLIDEN, MAYNARD & LUCINDA
Property Address: 4180 GRANDVIEW DR
CAMDEN, MI 49232
Mailing Address: GLIDEN, MAYNARD & LUCINDA
4180 GRANDVIEW DR
CAMDEN MI 49232

Liber/Page: 1852/1262
Split: / /
Public Impr.: None
Topography: None
Active: Active
Created: / /

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 07-21
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4500 4500 MERRY LAKE - LAKE FRONT

Most Recent Sale Information

Sold on 06/21/2023 for 265,500 by MILLIGAN, GAIL LIFE ESTATE.

Most Recent Permit Information

Permit PB12-0866 on 11/26/2012 for \$0 category GARAGE.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	2025 Taxable:	110,500	Acres:	0.00
2024 S.E.V.:	110,500	2024 Taxable:	110,500	Frontage:	60.0	Average Depth:	0.0
Zoning:		Land Value:	Tentative				
PRE:	100.000	Land Impr. Value:	Tentative				

Improvement Data

of Residential Buildings: 1

Year Built: 1975

Occupancy: Single Family

Class: C

Style: RANCH

Exterior: Alum., Vinyl

% Good (Physical): 74

Heating System: Electric Baseboard

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 1,104

Ground Area: 1,104

Garage Area: 912

Basement Area: 1,104

Basement Walls:

Estimated TCV: Tentative

Image

