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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 075 001 013	4003 HAZEL PARK DR	09/28/23	\$143,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$143,000	\$50,700
18 075 001 077	14720 LAURA LN	05/05/23	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,300
18 085 001 224	14547 MERRY DR E	05/10/22	\$8,900	WD	03-ARM'S LENGTH	\$8,900	\$4,600
18 090 001 066	4231 GRANDVIEW DR	08/11/23	\$6,000	WD	03-ARM'S LENGTH	\$6,000	\$2,800
18 090 001 068	4185 GRANDVIEW DR	07/29/22	\$132,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,750	\$53,800
18 095 001 029	4645 WYNNEWOOD DR	08/11/23	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,000	\$6,200
Totals:			\$310,150			\$310,150	\$120,400
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
35.45	\$141,172	\$16,117	\$10,011	140.4	0.0	0.00	0.00	\$115	#DIV/0!
51.11	\$4,688	\$4,500	\$4,688	66.3	0.0	0.00	0.00	\$68	#DIV/0!
51.69	\$5,005	\$8,900	\$5,005	80.7	201.0	0.33	0.33	\$110	\$27,134
46.67	\$5,515	\$6,000	\$5,515	76.7	0.0	0.00	0.00	\$78	#DIV/0!
40.53	\$141,792	\$4,578	\$9,342	131.0	376.0	0.57	0.31	\$35	\$8,088
41.33	\$12,524	\$15,000	\$12,524	202.0	600.0	0.93	0.30	\$74	\$16,181
38.82	\$310,696	\$55,095	\$47,085	697.1		1.82	0.93		
6.44		Average	Average	Average		Average		Average	
		per FF=>	per Net Acre=>	per Net Acre=>		per Net Acre=>	30,255.35	per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
#DIV/0!	140.40	4530	1859/0522	18 075 001 014	MERRY LAKE	NOT INSPECTED	401	BACK LOTS
#DIV/0!	66.32	4530	1849/0422		MERRY LAKE	NOT INSPECTED	402	BACK LOTS
\$0.62	100.00	4530	1826/1188		MERRY LAKE	NOT INSPECTED	402	BACK LOTS
#DIV/0!	76.68	4530	1855/0839		MERRY LAKE	NOT INSPECTED	402	BACK LOTS
\$0.19	131.02	4530	1831/1290	18 090 001 069	MERRY LAKE	11/14/2023	401	BACK LOTS
\$0.37	202.00	4530	1855/0881	18 095 001 030, 18 095 001 032	MERRY LAKE	NOT INSPECTED	402	BACK LOTS

\$0.69

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 075 001 013	4003 HAZEL PARK DR	09/28/23	\$143,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$143,000	\$50,700
18 090 001 068	4185 GRANDVIEW DR	07/29/22	\$132,750	WD	19-MULTI PARCEL ARM'S LENGTH	\$132,750	\$53,800
Totals:						\$275,750	\$104,500
						Sale. Ratio =>	
						Std. Dev. =>	

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
35.45	\$141,449	\$11,582	\$131,418	\$118,141	1.112	1,144	\$114.88	4530
40.53	\$142,037	\$10,730	\$122,020	\$119,341	1.022	1,120	\$108.95	4530
	\$283,486		\$253,438	\$237,481			\$111.91	
37.90				E.C.F. =>	1.067		Std. Deviation=>	0.06359457
3.59				Ave. E.C.F. =>	1.067		Ave. Variance=>	4.4968

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
4.4968	RANCH	\$11,582	18 075 001 014	MERRY LAKE	401	63
4.4968	RANCH	\$10,730	18 090 001 069	MERRY LAKE	401	69
0.0227						

Coefficient of Var=> 4.212795423

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 3:03 PM

Parcel:	18 075 001 013	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARROWS, SHANNON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4003 HAZEL PARK DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1859/0522	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	09 N/A 10-22
Topography:	None	School:	30080 WALDRON AREA SCHOOLS
		Neighborhood:	4530 4530 MERRY LAKE-BACK LOTS

Mailing Address:

BARROWS, SHANNON
8300 W HALLETT
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/28/2023 for 143,000 by SHUELL, MICHAEL W.

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

Most Recent Permit Information

Permit PB04-0152 on 04/20/2004 for \$1,536 category BUILDING.

Liber/Page: 1859/0522

Physical Property Characteristics

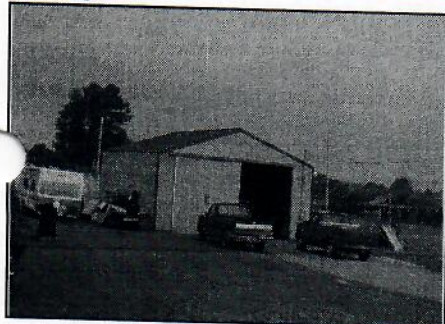
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	58,200	2024 Taxable:	58,200	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	80.4
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2000
Occupancy: Mobile Home
Class: Good
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 63
Heating System: Forced Warm Air
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,144
Ground Area: 1,144
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

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01/22/2025 3:03 PM

Parcel: 18 075 001 077
Owner's Name: GRAM, NICHOLAS
Property Address: 14720 LAURA LN
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 02-21
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4530 4530 MERRY LAKE-BACK LOTS

Liber/Page: 1849/0422
Split: / /
Created: / /

Active: Active

Public Impr.: None
Topography: None

Mailing Address:

GRAM, NICHOLAS
2312 WHITE HALL DR
FORT WAYNE IN 46845

Most Recent Sale Information

Sold on 05/05/2023 for 4,500 by BARNES, RICHARD W & JODY A.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1849/0422

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 2,300

2024 Taxable: 2,300

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 66.3

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

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01/22/2025 3:03 PM

Parcel: 18 085 001 224
Owner's Name: HERNDON, CHRYSTAL
Property Address: 14547 MERRY DR E
CAMDEN, MI 49232

Liber/Page: 1874/0145
Split: / /

Public Impr.: None
Topography: None

Mailing Address:

HERNDON, CHRYSTAL
740 MEADOWBROOK DR
HUDSON MI 49247

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 21 N/A 07-06
School: 30080 WALDRON AREA SCHOOLS
Neighborhood: 4530 4530 MERRY LAKE-BACK LOTS

Created: / /
Active: Active

Most Recent Sale Information

Sold on 06/28/2024 for 130,000 by PARSON, JOE & SANDRA.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1874/0145

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 2,500

Zoning:

PRE: 100.000

2025 Taxable: Tentative

2024 Taxable: 2,500

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.33

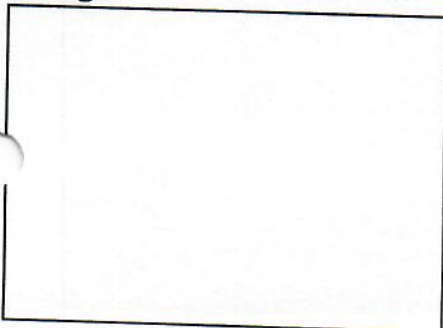
Frontage: 100.0

Average Depth: 201.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 3:03 PM

Parcel:	18 090 001 066	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	JOHNSON, JAMES JR & BROWN, TRACY	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	4231 GRANDVIEW DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1872/0421	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:

JOHNSON, JAMES JR & BROWN, TRACY
1467 MILL STREET
LINCOLN PARK MI 48146

Most Recent Sale Information

Sold on 06/06/2024 for 0 by BROWN, TRACY & JOHNSON, JAMES.

Terms of Sale: 09-FAMILY

Most Recent Permit Information

Liber/Page: 1872/0421

None Found

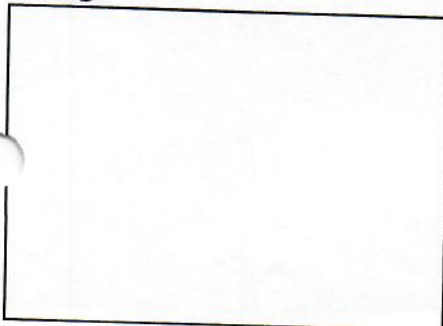
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	2,800	2024 Taxable:	2,800	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	76.7
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

None

Image



Real Estate Summary Sheet

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01/22/2025 3:03 PM

Parcel: 18 090 001 068
Owner's Name: WOOD, ELLEN
Property Address: 4185 GRANDVIEW DR
CAMDEN, MI 49232
Liber/Page: 1831/1290
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 #
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

Liber/Page: 1831/1290

Most Recent Permit Information

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

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 68,000

2024 Taxable: 49,350

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): 69

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

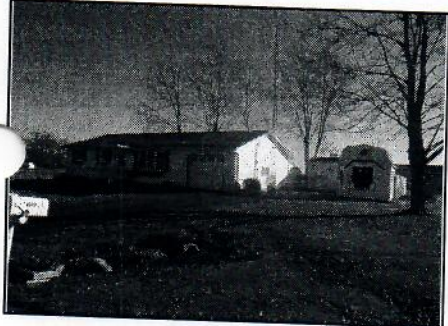
Garage Area: 392

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 3:03 PM

Parcel:	18 095 001 029	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	ANTHONY, NICOLE	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	4645 WYNNEWOOD DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1855/0881	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:

ANTHONY, NICOLE
6190 W TEMPERANCE ROAD
OTTAWA LAKE MI 49267

Most Recent Sale Information

Sold on 08/11/2023 for 15,000 by BRACKMAN, AARON.

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

Liber/Page: 1855/0881

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	2,000	2024 Taxable:	2,000	Acreage:	0.30
Zoning:		Land Value:	Tentative	Frontage:	65.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	200.0

Improvement Data

None

Image

