

4

Camden Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
14 003 200 002 03 9 4	7211 SAMPSON RD	03/30/23	\$564,000	\$564,000	\$201,400	35.71	\$472,137
14 004 100 004 04 9 4	14491 GRANGE RD	04/08/21	\$375,000	\$375,000	\$166,000	44.27	\$383,846
14 006 200 009 06 8 4	10471 BRUSH	09/24/21	\$190,000	\$190,000	\$70,200	36.95	\$183,079
14 015 200 005 15 8 4	10380 S EDON RD	08/25/21	\$450,000	\$442,576	\$184,800	41.76	\$417,618
14 036 200 002 36 8 4	13260 GILMORE RD	12/16/21	\$260,000	\$260,000	\$80,600	31.00	\$190,092
Totals:			\$1,839,000	\$1,831,576	\$703,000	38.38	\$1,646,772

Sale. Ratio =>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Other Parcels in Sale
\$398,800	\$165,200	\$124,511	1.327	1,960	\$84.29	\$398,800	
\$323,792	\$51,208	\$101,959	0.502	2,008	\$25.50	\$323,792	
\$115,400	\$74,600	\$114,905	0.649	988	\$75.51	\$115,400	
\$329,800	\$112,776	\$153,511	0.735	2,753	\$40.96	\$329,800	14 015 200 006 15 8 4
\$164,400	\$95,600	\$43,620	2.192	1,724	\$55.45	\$164,400	
	\$499,384	\$538,506			\$56.34		

E.C.F. => 0.927

Std. Deviation=>

Building Depr.

45
45
45
45
20

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 9:34 AM

Parcel: 14 003 200 002 03 9 4
Owner's Name: MANN, DANIEL & GLENDA
Property Address: 7211 SAMPSON RD
CAMDEN, MI 49232
Liber/Page: 1846/0975
Split: // **Created:** //
Public Impr.: None **Active:** Active
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 10-14
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

MANN, DANIEL & GLENDA
12603 S EDON RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 03/30/2023 for 564,000 by GIER, MARELLA ANN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1846/0975

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 234,200

2023 Taxable: 100,317

Acreage: 94.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: 1 3/4 STORY

Exterior: Wood Siding

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,960

Ground Area: 1,120

Garage Area: 672

Basement Area: 840

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 9:34 AM

Parcel: 14 004 100 004 04 9 4
Owner's Name: AVE33 LLC
Property Address: 14491 GRANGE RD
MONTGOMERY, MI 49255
Liber/Page: 1793/717
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 DESC-M N/A 04-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

AVE33 LLC
2 GLENEAGLES CT
DEARBORN MI 48120

Most Recent Sale Information

Sold on 04/21/2021 for 1 by AVERY, STEVE.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1793/717

Most Recent Permit Information

None Found

Physical Property Characteristics

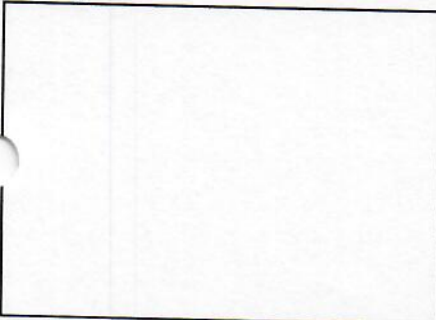
2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 190,600	2023 Taxable: 98,427	Acres: 80.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 82.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,008
Ground Area: 1,326
Garage Area: 0
Basement Area: 910
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

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12/07/2023 9:34 AM

Parcel: 14 006 200 009 06 8 4
Owner's Name: EICHER, HENRY J & RACHEL J
Property Address: 10471 BRUSH RD
MONTGOMERY, MI 49255

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 DESC-M 09-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

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

Mailing Address:

EICHER, HENRY J & RACHEL J
SCHWARTZ, EMANUEL M & SUSIE J
10471 BRUSH RD
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 11/16/2021 for 0 by HARTMAN, JAY C.

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page:

Most Recent Permit Information

None Found

Physical Property Characteristics

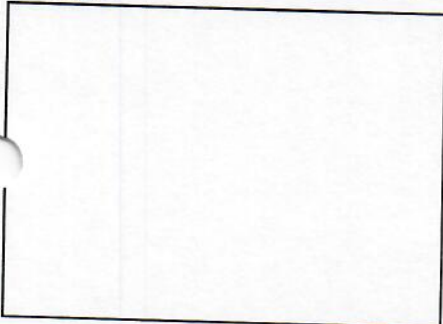
2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 91,500	2023 Taxable: 88,410	Acreage: 28.00
Zoning:	Land Value: Tentative	Frontage: 0.0
PRE: 100.000 (Qual. Ag.)	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 988
Ground Area: 988
Garage Area: 0
Basement Area: 988
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 4
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 9:34 AM

Parcel: 14 015 200 005 15 8 4
Owner's Name: STEURY, PAUL & EDNA L
Property Address: 10380 S EDON RD
CAMDEN, MI 49232
Liber/Page: 1805/332
Split: / /
Public Impr.: None
Topography: None

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 08-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

STEURY, PAUL & EDNA L
5900 W BURT RD
CAMDEN MI 49232-9016

Most Recent Sale Information

Sold on 08/25/2021 for 450,000 by GRATE, GERALD L & CONSTANCE Y.

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

Liber/Page: 1805/332

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 208,800

2023 Taxable: 110,066

Acreage: 79.00

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 74.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: 1 3/4 STORY

Exterior: Wood Siding

% Good (Physical): 45

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 1

Floor Area: 2,753

Ground Area: 2,149

Garage Area: 2,170

Basement Area: 2,149

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 9:34 AM

Parcel: 14 036 200 002 36 8 4
Owner's Name: STEURY, ENOS & REBECCA
Property Address: 13260 GILMORE RD
CAMDEN, MI 49232
Liber/Page: 1815/0421
Split: // **Created:** // **Active:** Active
Public Impr.: Gravel Road, Electric
Topography: Rolling, Wooded, CORNER

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 17 N/A 11-07
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Mailing Address:

STEURY, ENOS & REBECCA
12321 GILMORE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 12/16/2021 for 260,000 by REHKLAU, PAUL ERIC & JOYCE ELAINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1815/0421

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 94,300

2023 Taxable: 84,630

Acres: 40.00

Zoning:

Land Value: Tentative

Frontage: 1,320.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 1,320.0

Improvement Data

of Residential Buildings: 1

Year Built: 1900

Occupancy: Single Family

Class: CD

Style: 2 STORY

Exterior: Lap Siding

% Good (Physical): 20

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,724

Ground Area: 1,372

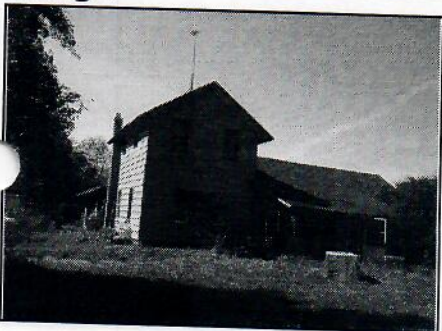
Garage Area: 672

Basement Area: 748

Basement Walls:

Estimated TCV: Tentative

Image



Camden Township Agricultural Land Analysis

Sale Date	Parcel Number	# of Pcls	Libere/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual	Total Acres
6/10/21	14 006 100 016 06 8 4	1	1798/302	\$ 35,000	pta		\$ -	\$ 35,000	5.10
3/13/23	18 002 400 007 02 9 3	1	1845/1096	\$ 110,000		X	\$ -	\$ 110,000	20.00
2/16/22	14 009 300 008 09 8 4	1	1819/658	\$ 139,900	rps		\$ -	\$ 139,900	24.09
8/26/21	18 010 200 006 10 9 3	1	1805/242	\$ 185,000	rps		\$ -	\$ 185,000	38.91
11/24/21	11 027 200 008 27 7 3	1	1814/655	\$ 223,720	rps	X	\$ -	\$ 223,720	51.43
6/24/22	14 002 300 007 02 8 4	1	1830/682	\$ 329,350	rps	X	\$ -	\$ 329,350	65.87
11/22/22	15 016 100 008 16 8 3	1	1839/1031	\$ 404,400	pta/rps	X	\$ -	\$ 404,400	66.93
5/3/22	15 012 300 048 12 8 3	1	1825/932	\$ 327,500	pta		\$ -	\$ 327,500	69.69
11/29/22	15 015 100 007 15 8 3	3	1840/326	\$ 504,000		X	\$ -	\$ 504,000	84.00
5/20/22	10 019 300 001 19 7 4	1	1827/1061	\$ 590,000	rps	X	\$ -	\$ 590,000	123.31
11/1/22	15 011 200 003 11 8 3	2	1838/394	\$ 1,080,000	rps	X	\$ -	\$ 1,080,000	211.00
				\$ 3,928,870			\$ -	\$ 3,928,870	760.33

Sale Count = 1

Total AVE/Acre = \$ 5,167

Due to a lack of vacant Agricultural sales within Camden township, vacant sales outside the municipality but within the county of Hillsdale were used in this Analysis.

Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments
4.74	\$ 7,384	\$ 35,000	0.00	\$ -	\$ -	0.36	
13.00	\$ 6,520	\$ 84,764	6.00	\$ 4,206	\$ 25,236	1.00	pa260
13.75	\$ 7,411	\$ 101,903	9.03	\$ 4,206	\$ 37,997	1.31	Joe#69
14.50	\$ 5,959	\$ 86,411	23.44	\$ 4,206	\$ 98,589	0.97	
50.93	\$ 4,393	\$ 223,720	0.00	\$ -	\$ -	0.50	pa260,some non-till
63.84	\$ 5,159	\$ 329,350	0.00	\$ -	\$ -	2.03	pa260,some non-till, Drain
65.93	\$ 6,134	\$ 404,400	0.00	\$ -	\$ -	1.00	pa260,some non-till, Drain
41.00	\$ 5,251	\$ 215,284	26.68	\$ 4,206	\$ 112,216	2.01	
57.60	\$ 6,888	\$ 396,747	25.50	\$ 4,206	\$ 107,253	0.90	pa260
72.00	\$ 5,501	\$ 396,103	46.10	\$ 4,206	\$ 193,897	5.21	pa260,Murray JtCo #126
142.77	\$ 5,573	\$ 795,674	67.60	\$ 4,206	\$ 284,326	0.63	pa260,Nevins-Hopkins #72
540.06	\$ 6,016	\$ 3,069,357	204.35	\$ 2,677	\$ 859,513	15.92	

\$ 35,000
 \$ 110,000
 \$ 139,900
 \$ 185,000
 \$ 223,720
 \$ 329,350
 \$ 404,400
 \$ 327,500
 \$ 504,000
 \$ 590,000
 \$ 1,080,000
 \$ 3,928,870

← Includes ROW Acres

AVE-> \$ 5,167.32

Non-Till AVE-> \$ 4,206.00

	\$	per	acre
5.10	\$		6,863
20.00	\$		5,500
24.09	\$		5,807
38.91	\$		4,755
51.43	\$		4,350
65.87	\$		5,000
66.93	\$		6,042
69.69	\$		4,699
84.00	\$		6,000
123.31	\$		4,785
211.00	\$		5,118
760.33	\$		5,356