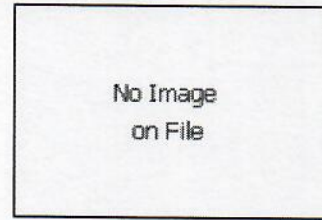


12

Neighborhoods Used: 4400.4400 CAMDEN VILLAGE

217 MILLER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
14 100 001 057	07/16/2021 4400	401	89,217	17,501	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	45	71,716	65,592	1.093



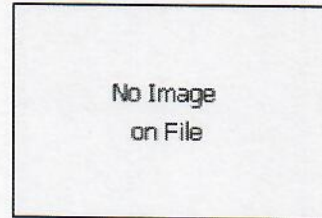
307 HILLCREST DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
14 027 200 019 27 8 4	05/07/2021 4400	401	130,000	48,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	78	81,250	126,643	0.642



114 E BELL ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
14 100 001 051	04/13/2021 4400	401	79,000	18,052	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	45	60,948	102,021	0.597





# Real Estate Summary Sheet

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

12/07/2023 1:25 PM

<b>Parcel:</b>	14 027 200 019 27 8 4	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	ALVERAZ, FERNANDO	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	307 HILLCREST DR CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1796/1144	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	14 CAMDEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 05-28
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4400 4400 CAMDEN VILLAGE

## Mailing Address:

ALVERAZ, FERNANDO  
RITTER, MCKENZIE  
113 E ELM ST  
READING MI 49274

## Most Recent Sale Information

Sold on 05/07/2021 for 130,000 by HIBBARD(CALLIGAN), RACHEL Y.

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

**Liber/Page:** 1796/1144

## Most Recent Permit Information

None Found

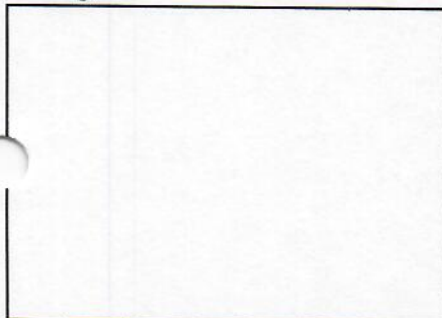
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	68,100	<b>2023 Taxable:</b>	50,715	<b>Acreage:</b>	2.10
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	195.0
<b>AREA:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	470.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1986  
Occupancy: Single Family  
Class: CD  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 78  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 1,248  
Ground Area: 1,248  
Garage Area: 624  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

12/07/2023 1:25 PM

**Parcel:** 14 100 001 051  
**Owner's Name:** THORNE, JASON J & APRIL A  
**Property Address:** 114 E BELL ST  
CAMDEN, MI 49232  
**Liber/Page:** 1792/795  
**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:** 14 CAMDEN TOWNSHIP  
**MAP #:** 21 N/A 04-15  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4400 4400 CAMDEN VILLAGE

## Mailing Address:

THORNE, JASON J & APRIL A  
114 E BELL ST  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 04/13/2021 for 79,000 by RAS PROPERTY MANAGEMENT.

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

**Liber/Page:** 1792/795

## Most Recent Permit Information

None Found

## Physical Property Characteristics

**2024 S.E.V.:** Tentative

**2024 Taxable:** Tentative

### Lot Dimensions:

**2023 S.E.V.:** 44,400

**2023 Taxable:** 34,545

**Acreage:** 0.24

**Zoning:**

**Land Value:** Tentative

**Frontage:** 66.0

**AREA:** 100.000

**Land Impr. Value:** Tentative

**Average Depth:** 158.0

## 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: 1

Floor Area: 1,832

Ground Area: 1,510

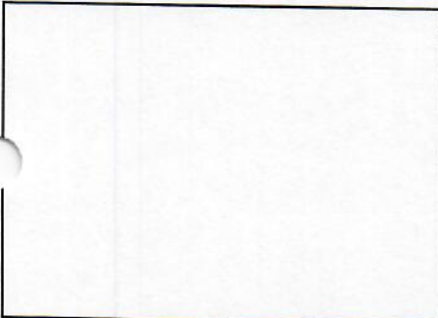
Garage Area: 0

Basement Area: 790

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

12/07/2023 1:25 PM

<b>Parcel:</b>	14 100 001 057	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	WALLER, JENNY L	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	217 MILLER ST CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1824/0030	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	14 CAMDEN TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	22 DESC-G 04-14
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4400 4400 CAMDEN VILLAGE

## Mailing Address:

WALLER, JENNY L  
217 MILLER ST  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 02/09/2022 for 0 by VILLAGE OF CAMDEN.

**Terms of Sale:** 01-ABANDONMENT

**Liber/Page:** 1824/0030

## Most Recent Permit Information

None Found

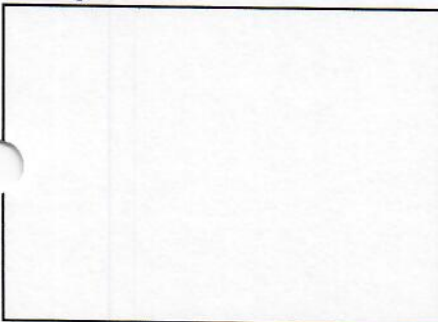
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	31,300	<b>2023 Taxable:</b>	23,820	<b>Acreage:</b>	0.23
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	66.0
<b>AREA:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	148.5

## 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: 1,200  
Ground Area: 850  
Garage Area: 160  
Basement Area: 350  
Basement Walls:  
Estimated TCV: Tentative

## Image



Camden Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
14 027 200 019 27 8 4	307 HILLCREST DR	05/07/21	\$130,000	LC	03-ARM'S LENGTH	\$130,000	\$47,100	36.23
14 100 001 051	114 E BELL ST	04/13/21	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$30,200	38.23
14 100 001 057	217 MILLER ST	07/16/21	\$89,217	WD	03-ARM'S LENGTH	\$89,217	\$20,400	22.87
<b>Totals:</b>						<b>\$298,217</b>	<b>\$97,700</b>	<b>32.76</b>

Sale. Ratio =>

32.76

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Building Depr.
\$137,907	\$48,750	\$81,250	\$126,643	0.642	1,248	\$65.10	\$48,750	78
\$89,875	\$18,052	\$60,948	\$102,021	0.597	1,832	\$33.27	\$18,052	45
\$63,678	\$17,501	\$71,716	\$65,592	1.093	1,200	\$59.76	\$17,501	45
<b>\$291,460</b>		<b>\$213,914</b>	<b>\$294,257</b>			<b>\$52.71</b>		
E.C.F. =>				<b>0.727</b>	Std. Deviation=>			



# 2024 Camden Township Land Value Study

## Village Vacant Land

### Camden Village (RES)

Parcel Number	Date Of Sale	Sale Price	Acres	Price Per Acre	Front Feet	Price Per Front Foot
070-002-003	6/23/2021	\$50,000.00			95.04	\$526.09
100-001-107,108	11/4/2022	\$15,000.00			165	\$90.91
		\$65,000.00			260.04	\$249.96