

11

## Camden Village of Montgomery Land Analysis

| Parcel Number         | Street Address    | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Ascd/Adj. Sale |
|-----------------------|-------------------|-----------|------------|--------|-----------------|--------------|----------------|----------------|
| 14 017 100 001 17 8 4 | 319 N MICHIGAN ST | 08/01/23  | \$5,000    | WD     | 03-ARM'S LENGTH | \$5,000      | \$4,200        | 84.00          |
| 14 022 400 018 22 8 4 | 130 JASPER ST     | 07/29/22  | \$15,250   | WD     | 03-ARM'S LENGTH | \$15,250     | \$15,800       | 103.61         |
| Totals:               |                   |           | \$20,250   |        |                 | \$20,250     | \$20,000       |                |
| Sale. Ratio =>        |                   |           |            |        |                 |              |                | 98.77          |
| Std. Dev. =>          |                   |           |            |        |                 |              |                | 13.86          |

| Cur. Appraisal | Land Residual | Est. Land Value | Effec. Front | Depth | Net Acres | Total Acres    | Dollars/FF | Dollars/Acre | Dollars/SqFt |
|----------------|---------------|-----------------|--------------|-------|-----------|----------------|------------|--------------|--------------|
| \$10,179       | \$1,693       | \$6,872         | 140.3        | 346.5 | 1.12      | 1.12           | \$12       | \$1,517      | \$0.03       |
| \$37,440       | \$15,250      | \$37,440        | 208.0        | 208.0 | 0.99      | 0.99           | \$73       | \$15,358     | \$0.35       |
| \$47,619       | \$16,943      | \$44,312        | 348.3        |       | 2.11      | 2.11           |            |              |              |
| Average        |               |                 | Average      |       |           | Average        |            |              |              |
| per FF=>       |               |                 | \$49         |       |           | per Net Acre=> |            |              |              |
|                |               |                 |              |       |           | 8,033.67       |            |              |              |
|                |               |                 |              |       |           | Average        |            |              |              |
|                |               |                 |              |       |           | per SqFt=>     |            |              |              |
|                |               |                 |              |       |           | \$0.18         |            |              |              |

| Actual Front | ECF Area | Liber/Page | Gravel | Paved | Inspected Date | Class | Rate Group 1 |
|--------------|----------|------------|--------|-------|----------------|-------|--------------|
| 140.25       | 4300     | 1854/1077  | 0      | 0     | NOT INSPECTED  | 402   | FF VILLAGE   |
| 208.00       | 4400     | 1832/0013  | 0      | 0     | 11/13/2023     | 401   | FF/MILLAGE   |

Camden Village of Montgomery ECF Analysis

| Parcel Number         | Street Address    | Sale Date | Sale Price       | Instr. | Terms of Sale                | Adj. Sale \$     | Asd. when Sold   |
|-----------------------|-------------------|-----------|------------------|--------|------------------------------|------------------|------------------|
| 14 017 100 026 17 8 4 | 460 E MCCALLUM ST | 02/10/23  | \$115,000        | WD     | 03-ARM'S LENGTH              | \$115,000        | \$32,700         |
| 14 090 001 065        | 210 W BELL ST     | 02/29/24  | \$140,000        | PTA    | 03-ARM'S LENGTH              | \$140,000        | \$38,100         |
| 14 120 001 061        | 127 S MICHIGAN ST | 08/30/22  | \$60,000         | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$60,000         | \$33,300         |
| 14 135 001 032        | 216 N MAIN ST     | 02/27/23  | \$103,000        | WD     | 03-ARM'S LENGTH              | \$103,000        | \$21,300         |
| <b>Totals:</b>        |                   |           | <b>\$418,000</b> |        |                              | <b>\$418,000</b> | <b>\$125,400</b> |

Sale. Ratio =>

Std. Dev. =>

| Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. | Floor Area | \$/Sq.Ft.        | ECF Area   |
|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|
| 28.43         | \$99,947       | \$12,250    | \$102,750      | \$73,150       | 1.405  | 1,008      | \$101.93         | 4300       |
| 27.21         | \$69,308       | \$16,550    | \$123,450      | \$79,216       | 1.558  | 1,334      | \$92.54          | 4400       |
| 55.50         | \$121,281      | \$7,393     | \$52,607       | \$94,996       | 0.554  | 1,217      | \$43.23          | 4300       |
| 20.68         | \$85,056       | \$3,234     | \$99,766       | \$68,249       | 1.462  | 704        | \$141.71         | 4300       |
|               | \$375,592      |             | \$378,573      | \$315,611      |        |            | \$94.85          |            |
| 30.00         |                |             |                | E.C.F. =>      | 1.199  |            | Std. Deviation=> | 0.46493164 |
| 15.41         |                |             |                | Ave. E.C.F. => | 1.245  |            | Ave. Variance=>  | 34.5436    |

| Dev. by Mean (%) | Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table |
|------------------|----------------|----------|------------|--------------|------------|-----------------------|------------|
| 15.9999          | 1+ STORY       |          | \$12,250   | No           | //         |                       |            |
| 31.3740          | 1 3/4 STORY    |          | \$16,550   | No           | //         |                       |            |
| 69.0873          | 1+ STORY       |          | \$7,393    | No           | //         | 14 120 001 060        |            |
| 21.7134          | 1+ STORY       |          | \$3,234    | No           | //         |                       |            |
| 4.5162           |                |          |            |              |            |                       |            |

Coefficient of Var=> 27.75361295

| Property Class | Building Depr. | Site Characteristics | Access | Water Supply | Sewer | Property Restrictions | Restriction Notes |
|----------------|----------------|----------------------|--------|--------------|-------|-----------------------|-------------------|
| 401            | 49             |                      |        |              |       |                       |                   |
| 401            | 47             |                      |        |              |       |                       |                   |
| 401            | 45             |                      |        |              |       |                       |                   |
| 401            | 45             |                      |        |              |       |                       |                   |

# Real Estate Summary Sheet

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

03/02/2025 6:39 PM

**Parcel:** 14 017 100 001 17 8 4  
**Owner's Name:** BURNEY, CARI  
**Property Address:** 319 N MICHIGAN ST  
MONTGOMERY, MI 49255  
**Liber/Page:** 1854/1077  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Created:** / /  
**Active:** Active

**Current Class:** 402.RESIDENTIAL-VACANT  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 14 CAMDEN TOWNSHIP  
**MAP #:** 21 N/A 07-30  
**School:** 30070 READING COMMUNITY SCHOOLS  
**Neighborhood:** 4300 4300 VILLAGE MONTGOMERY

## Mailing Address:

BURNEY, CARI  
220 SECTION ST  
MONTGOMERY MI 49255

## Most Recent Sale Information

Sold on 08/01/2023 for 5,000 by BENN ROBERT.

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

## Most Recent Permit Information

Permit PB16-5891 on 02/12/2024 for \$0 category MISC.

**Liber/Page:** 1854/1077

## Physical Property Characteristics

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

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 5,100

**2024 Taxable:** 5,100

**Acreage:** 1.12

**Zoning:**

**Land Value:** Tentative

**Frontage:** 140.3

**PRE:** 0.000

**Land Impr. Value:** Tentative

**Average Depth:** 346.5

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: D  
Style: 1 3/4 STORY  
Exterior: Wood Siding  
% Good (Physical): 41  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 0  
Ground Area: 0  
Garage Area: 0  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

03/02/2025 6:39 PM

|                          |                                           |                           |                                 |
|--------------------------|-------------------------------------------|---------------------------|---------------------------------|
| <b>Parcel:</b>           | 14 017 100 026 17 8 4                     | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED        |
| <b>Owner's Name:</b>     | GORDON, JOHN & FURNEY, HANNAH             | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED        |
| <b>Property Address:</b> | 460 E MCCALLUM ST<br>MONTGOMERY, MI 49255 | <b>Taxable Status</b>     | TAXABLE                         |
| <b>Libor/Page:</b>       | 1844/0706                                 | <b>Prev. Taxable Stat</b> | TAXABLE                         |
| <b>Split:</b>            | / /                                       | <b>Gov. Unit:</b>         | 14 CAMDEN TOWNSHIP              |
| <b>Public Impr.:</b>     | None                                      | <b>MAP #</b>              | 18 N/A 12-05                    |
| <b>Topography:</b>       | None                                      | <b>School:</b>            | 30070 READING COMMUNITY SCHOOLS |
|                          |                                           | <b>Neighborhood:</b>      | 4300 4300 VILLAGE MONTGOMERY    |

## Mailing Address:

GORDON, JOHN & FURNEY, HANNAH  
460 E MCCALLUM ST  
MONTGOMERY MI 49255

## Most Recent Sale Information

Sold on 02/10/2023 for 115,000 by WELLS, MONTE & AUTUMN.

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

**Libor/Page:** 1844/0706

## 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> | 51,200    | <b>2024 Taxable:</b>     | 51,200    | <b>Acreage:</b>        | 1.44  |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 250.0 |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 250.0 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1+ STORY  
Exterior: Wood Siding  
% Good (Physical): 49  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,008  
Ground Area: 864  
Garage Area: 480  
Basement Area: 864  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

03/02/2025 7:12 PM

**Parcel:** 14 022 400 018 22 8 4  
**Owner's Name:** ENGLAND KENNETH & ANNETTE  
**Property Address:** 130 JASPER ST  
CAMDEN, MI 49232  
**Liber/Page:** 1832/0013  
**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:** 14 CAMDEN TOWNSHIP  
**MAP #:** 20 N/A 11-13  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4400 4400 CAMDEN VILLAGE

## Mailing Address:

ENGLAND KENNETH & ANNETTE  
5420 BECKLEY RD #110  
BATTLE CREEK MI 49015

## Most Recent Sale Information

Sold on 07/29/2022 for 15,250 by HOWARD, CECIL.

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

## Most Recent Permit Information

None Found

**Liber/Page:** 1832/0013

## Physical Property Characteristics

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

**2025 Taxable:** Tentative

### Lot Dimensions:

**2024 S.E.V.:** 26,000

**2024 Taxable:** 25,693

**Acreage:** 0.99

**Zoning:**

**Land Value:** Tentative

**Frontage:** 208.0

**PRE:** 0.000

**Land Impr. Value:** Tentative

**Average Depth:** 208.0

## Improvement Data

None

## Image



# Real Estate Summary Sheet

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

03/02/2025 7:12 PM

|                          |                                   |                           |                               |
|--------------------------|-----------------------------------|---------------------------|-------------------------------|
| <b>Parcel:</b>           | 14 090 001 065                    | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED      |
| <b>Owner's Name:</b>     | BARKER, BRANDI & DERBY-CREPS, CO  | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED      |
| <b>Property Address:</b> | 210 W BELL ST<br>CAMDEN, MI 49232 | <b>Taxable Status</b>     | TAXABLE                       |
| <b>Liber/Page:</b>       | 1866/1023                         | <b>Prev. Taxable Stat</b> | TAXABLE                       |
| <b>Split:</b>            | / /                               | <b>Gov. Unit:</b>         | 14 CAMDEN TOWNSHIP            |
| <b>Public Impr.:</b>     | None                              | <b>MAP #</b>              | 24 DESC-G 12-27               |
| <b>Topography:</b>       | None                              | <b>School:</b>            | 30010 CAMDEN FRONTIER SCHOOLS |
|                          |                                   | <b>Neighborhood:</b>      | 4400 4400 CAMDEN VILLAGE      |

## Mailing Address:

BARKER, BRANDI & DERBY-CREPS, COREY  
210 W BELL ST  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 02/29/2024 for 140,000 by MILLER, PAMELA J & MANN, CORINNA.

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

**Liber/Page:** 1866/1023

## Most Recent Permit Information

Permit PB04-0454 on 08/11/2004 for \$17,376 category MFG HOME.

## 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> | 41,100    | <b>2024 Taxable:</b>     | 18,072    | <b>Acreage:</b>        | 0.30  |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 82.5  |
| <b>PRE:</b>         | 100.000   | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 156.5 |

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: 1 3/4 STORY  
Exterior: Wood Siding  
% Good (Physical): 80  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 1,334  
Ground Area: 882  
Garage Area: 0  
Basement Area: 150  
Basement Walls:  
Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

03/02/2025 7:12 PM

**Parcel:** 14 120 001 061  
**Owner's Name:** HARVEY, JOSEPH  
**Property Address:** 127 S MICHIGAN ST  
MONTGOMERY, MI 49255  
**Liber/Page:** 1834/0950  
**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:** 14 CAMDEN TOWNSHIP  
**MAP #:** 17 N/A 04-11  
**School:** 30070 READING COMMUNITY SCHOOLS  
**Neighborhood:** 4300 4300 VILLAGE MONTGOMERY

## Mailing Address:

HARVEY, JOSEPH  
127 S MICHIGAN ST  
MONTGOMERY MI 49255

## Most Recent Sale Information

Sold on 08/30/2022 for 60,000 by MCKIBBIN, SHAWN SCOTT.

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

## Most Recent Permit Information

None Found

**Liber/Page:** 1834/0950

## Physical Property Characteristics

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

**2024 S.E.V.:** 58,700

**Zoning:**

**PRE:** 0.000

**2025 Taxable:** Tentative

**2024 Taxable:** 28,455

**Land Value:** Tentative

**Land Impr. Value:** Tentative

### Lot Dimensions:

**Acreage:** 0.26

**Frontage:** 84.7

**Average Depth:** 132.0

## Improvement Data

# of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C-5

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: 1,217

Ground Area: 1,217

Garage Area: 540

Basement Area: 1,217

Basement Walls:

Estimated TCV: Tentative

## Image



# Real Estate Summary Sheet

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

03/02/2025 6:39 PM

|                          |                                       |                           |                                 |
|--------------------------|---------------------------------------|---------------------------|---------------------------------|
| <b>Parcel:</b>           | 14 135 001 032                        | <b>Current Class:</b>     | 401.RESIDENTIAL-IMPROVED        |
| <b>Owner's Name:</b>     | SMITH, NATHAN & LUFT, ANNMARIE        | <b>Previous Class:</b>    | 401.RESIDENTIAL-IMPROVED        |
| <b>Property Address:</b> | 216 N MAIN ST<br>MONTGOMERY, MI 49255 | <b>Taxable Status</b>     | TAXABLE                         |
| <b>Liber/Page:</b>       | 1845/1104                             | <b>Prev. Taxable Stat</b> | TAXABLE                         |
| <b>Split:</b>            | / /                                   | <b>Gov. Unit:</b>         | 14 CAMDEN TOWNSHIP              |
| <b>Public Impr.:</b>     | None                                  | <b>MAP #</b>              | 20 N/A 02-28                    |
| <b>Topography:</b>       | None                                  | <b>School:</b>            | 30070 READING COMMUNITY SCHOOLS |
|                          |                                       | <b>Neighborhood:</b>      | 4300 4300 VILLAGE MONTGOMERY    |

**Mailing Address:**  
SMITH, NATHAN & LUFT, ANNMARIE  
112 EAST STATE ST  
READING MI 49274

## Most Recent Sale Information

Sold on 02/27/2023 for 103,000 by NEWBAUER, CHARLES.

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

## Most Recent Permit Information

None Found

**Liber/Page:** 1845/1104

## 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> | 42,800    | <b>2024 Taxable:</b>     | 42,800    | <b>Acreage:</b>        | 0.20  |
| <b>Zoning:</b>      |           | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 66.0  |
| <b>PRE:</b>         | 0.000     | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 130.0 |

## 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: 1  
Floor Area: 704  
Ground Area: 704  
Garage Area: 676  
Basement Area: 704  
Basement Walls:  
Estimated TCV: Tentative

## Image

