

12

Camden Village Land 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
14 090 001 079	232 MARGARET ST	01/31/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$72,800
14 100 001 107	MILLER ST	11/04/22	\$15,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$15,000	\$10,400
14 135 001 032	216 N MAIN ST	02/27/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$21,300
Totals:			\$401,000			\$401,000	\$137,200

Sale. Ratio =>
Std. Dev. =>

[illegible]

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
\$0.44	250.00	4300	1844/0706		VILLAGE MONTGOMERY	11/13/2023	401
\$2.27	132.00	4400	1865/0259		CAMDEN VILLAGE	NOT INSPECTED	401
\$0.69	165.00	4400	1838/0971	14 100 001 108	CAMDEN VILLAGE	NOT INSPECTED	402
\$2.47	66.00	4300	1845/1104		VILLAGE MONTGOMERY	NOT INSPECTED	401

\$0.98

Rate Group 1

FF VILLAGE

FF/CHESTER&BELL

FF/MILLER

FF VILLAGE

Camden Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 022 300 033 22 8 4	240 N MAIN ST	07/29/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$33,000
14 070 002 009	338 N MAIN ST	11/02/23	\$64,500	PTA	03-ARM'S LENGTH	\$64,500	\$41,300
14 090 001 079	232 MARGARET ST	01/31/24	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$72,800
14 120 001 004	309 W RAILROAD ST	12/13/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$34,500
14 120 001 032	121 HAYWARD ST	09/16/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$28,500
14 120 001 061	127 S MICHIGAN ST	08/30/22	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000	\$33,300
Totals:			\$536,000			\$536,000	\$243,400

Sale. Ratio =>

Std. Dev. =>

Asd/Acf. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
48.18	\$92,738	\$27,900	\$40,600	\$89,186	0.455	1,419	\$28.61	4400
64.03	\$85,280	\$13,385	\$51,115	\$98,893	0.517	1,488	\$34.35	4400
43.33	\$145,751	\$27,190	\$140,810	\$163,083	0.863	1,120	\$125.72	4400
57.50	\$76,528	\$18,743	\$41,257	\$48,200	0.856	720	\$57.30	4300
24.78	\$198,718	\$4,150	\$110,850	\$162,293	0.683	1,372	\$80.79	4300
55.50	\$124,524	\$7,393	\$52,607	\$94,996	0.554	1,217	\$43.23	4300
	\$723,539		\$437,239	\$656,650			\$61.67	
45.41				E.C.F. =>	0.666		Std. Deviation=>	0.17541093
13.85				Ave. E.C.F. =>	0.655		Ave. Variance=>	14.6088

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
19.9486	1 3/4 STORY	\$27,900		CAMDEN VILLAGE	401
13.7843	1 STORY	\$13,385		CAMDEN VILLAGE	401
20.8712	1+ STORY	\$27,190		CAMDEN VILLAGE	401
20.1245	1+ STORY	\$16,170		VILLAGE MONTGOMERY	401
2.8308	1 3/4 STORY	\$4,150		VILLAGE MONTGOMERY	401
10.0935	1+ STORY	\$7,393	14 120 001 060	VILLAGE MONTGOMERY	401
1.1147					

Coefficient of Var=> 22.31321434

Building Depr.

45

43

82

44

79

45

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 6:44 PM

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

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1844/0706

Most Recent Permit Information

None Found

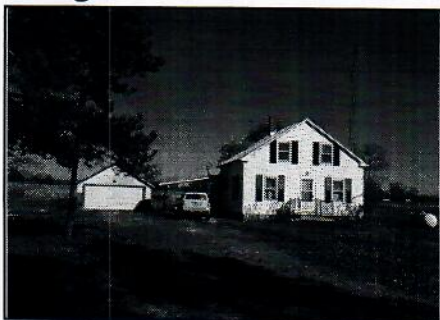
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	51,200	2024 Taxable:	51,200	Acreage:	1.44
Zoning:		Land Value:	Tentative	Frontage:	250.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	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 6:44 PM

Parcel:	14 022 300 033 22 8 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DIAMENTE, WENDI & ELIJAH G	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	240 N MAIN ST CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1831/1270	Prev. Taxable Stat	TAXABLE
Split:	06/23/2015	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	21 DESC-M 08-05
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4400 4400 CAMDEN VILLAGE

Mailing Address:

DIAMENTE, WENDI & ELIJAH G
240 N MAIN ST
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/29/2022 for 68,500 by GILES, LARRY P & MELISSA S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/1270

Most Recent Permit Information

Permit PB11-0502 on 07/28/2011 for \$61,000 category REMODEL.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	52,100	2024 Taxable:	50,085	Acreage:	1.67
Zoning:		Land Value:	Tentative	Frontage:	155.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	468.0

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: 1,419
Ground Area: 795
Garage Area: 384
Basement Area: 795
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

03/02/2025 6:44 PM

Parcel:	14 070 002 009	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ARMSTRONG, JULIE KAY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	338 N MAIN ST CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1860/1169	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	Paved Road, Water, Sewer, Electric, Street Lights	MAP #	18 DESC-M N/A 11-13
Topography:	Level, Low	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4400 4400 CAMDEN VILLAGE

ARMSTRONG, JULIE KAY
7505 N 950 E
FREMONT IN 46737

Most Recent Sale Information

Sold on 11/02/2023 for 64,500 by PORTER, ARLENE E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1860/1169

Most Recent Permit Information

Permit PB09-0193 on 04/30/2009 for \$0 category ADDN.

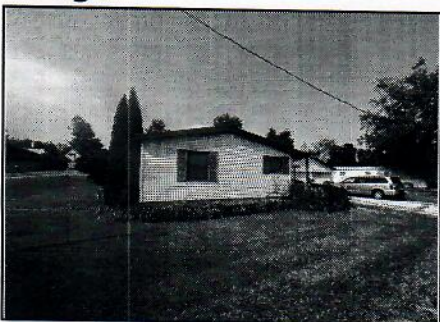
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	45,500	2024 Taxable:	45,500	Acreage:	0.15
Zoning:		Land Value:	Tentative	Frontage:	74.4
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	86.6

Improvement Data

of Residential Buildings: 1
Year Built: 1984
Occupancy: Mobile Home
Class: Very Good
Style: 1 STORY
Exterior: Vinyl
% Good (Physical): 43
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,488
Ground Area: 1,488
Garage Area: 864
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 6:44 PM

Parcel:	14 090 001 079	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	STRINE, AARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	232 MARGARET ST CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1865/0259	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	24 DESC-G 12-27
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4400 4400 CAMDEN VILLAGE

Mailing Address:

STRINE, AARON
232 MARGARET ST
CAMDEN MI 49232

Most Recent Sale Information

Sold on 01/31/2024 for 168,000 by VANAKEN, JENNIFER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1865/0259

Most Recent Permit Information

Permit 98-514 on 08/26/1998 for \$61,344 category SFD/GAR.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	79,300	2024 Taxable:	36,508	Acreage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 82
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,120
Ground Area: 1,120
Garage Area: 576
Basement Area: 1,120
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 6:44 PM

Parcel:	14 100 001 107	Current Class:	402.RESIDENTIAL-VACANT
Owner's Name:	FARMHOUSE KITCHEN & ALE LLC	Previous Class:	402.RESIDENTIAL-VACANT
Property Address:	MILLER ST CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1864/0331	Prev. Taxable Stat	TAXABLE
Split:	09/20/2004	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 07-24
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4400 4400 CAMDEN VILLAGE
Mailing Address:			
FARMHOUSE KITCHEN & ALE LLC 11590 N MERIDIAN ST, STE 230 CARMEL IN 46032			

Most Recent Sale Information

Sold on 12/31/2023 for 0 by FARMHOUSE KITCHEN & ALE LLC.

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1864/0331

Most Recent Permit Information

None Found

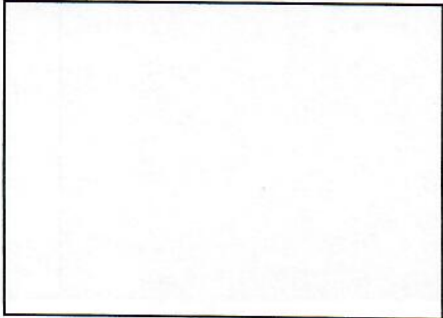
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	16,500	2024 Taxable:	16,275	Acreage:	0.40
Zoning:		Land Value:	Tentative	Frontage:	132.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 6:44 PM

Parcel: 14 120 001 004
Owner's Name: EVANS, MELISSA
Property Address: 309 W RAILROAD ST
MONTGOMERY, MI 49255
Liber/Page: 1841/0239
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 #: 16 N/A 11-05
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

EVANS, MELISSA
309 W RAILROAD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 12/13/2022 for 60,000 by NA CAPITAL GROUP LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1841/0239

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 39,000

2024 Taxable: 23,730

Acreage: 1.46

Zoning:

Land Value: Tentative

Frontage: 330.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 192.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C

Style: 1+ STORY

Exterior: Wood Siding

% Good (Physical): 44

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 720

Ground Area: 720

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 6:44 PM

Parcel: 14 120 001 032
Owner's Name: OLSEN, SKYLAR
Property Address: 121 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1835/1254
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 #: 19 N/A 06-06
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

OLSEN, SKYLAR
121 HAYWARD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 09/16/2022 for 115,000 by SHAFER, BAILEY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1835/1254

Most Recent Permit Information

Permit PB52-8984 on 02/14/2023 for \$0 category REMODEL.

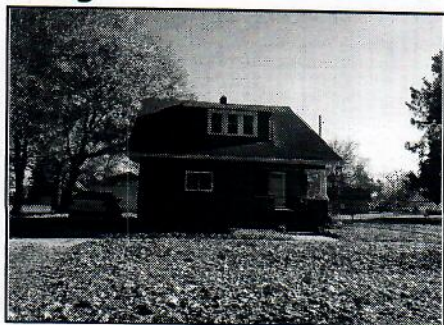
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	54,000	2024 Taxable:	28,035	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	84.7
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,372
Ground Area: 784
Garage Area: 432
Basement Area: 784
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 6:44 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

Liber/Page: 1834/0950

Most Recent Permit Information

None Found

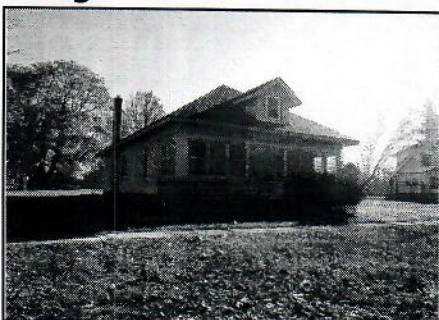
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	58,700	2024 Taxable:	28,455	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	84.7
PRE:	0.000	Land Impr. Value:	Tentative	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 6:44 PM

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

Liber/Page: 1845/1104

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	42,800	2024 Taxable:	42,800	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	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

