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Camden Agricultural Land analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bidg Value/PP	Land Residual	Total Acres	Tillable Acres
10/10/22	18 001 200 011 01 9	1	1836/993	\$ 79,900	pta		\$ -	\$ 79,900	13.38	0.00
3/13/23	18 002 400 007 02 9	1	1845/1096	\$ 110,000		X	\$ -	\$ 110,000	20.00	13.00
11/9/23	11 012 300 030 12 7	1	1861/313	\$ 155,000	rps	X	\$ -	\$ 155,000	24.98	8.25
8/5/22	15 012 300 053 12 8	1	1832/438	\$ 150,000	pta		\$ -	\$ 150,000	29.34	0.00
7/6/23	10 036 200 006 36 7	1	1853/347	\$ 150,479	pta	X	\$ -	\$ 150,479	30.71	18.00
11/4/22	15 015 300 006 15 8	1	1838/1169	\$ 364,000	pta	X	\$ -	\$ 364,000	52.00	51.23
6/24/22	14 002 300 007 02 8	1	1830/682	\$ 329,350	rps	X	\$ -	\$ 329,350	65.87	63.84
11/22/22	15 016 100 008 16 8	1	1839/1031	\$ 404,400	pta/rps	X	\$ -	\$ 404,400	66.93	65.93
5/3/22	15 012 300 048 12 8	1	1825/932	\$ 327,500	pta		\$ -	\$ 327,500	69.69	41.00
3/18/24	14 014 200 005 14 8	1	1868/475	\$ 435,000	pta	X	\$ -	\$ 435,000	72.56	39.25
6/13/23	10 014 300 003 14 7	1	1852/450	\$ 450,000		X	\$ -	\$ 450,000	74.00	73.50
9/15/23	14 004 300 001 04 9	1	1858/135	\$ 325,000	rps	X	\$ -	\$ 325,000	80.00	14.00
11/29/22	15 015 100 007 15 8	3	1840/326	\$ 504,000		X	\$ -	\$ 504,000	84.00	57.60
5/8/23	11 031 300 006 31 7	1	1849/449	\$ 475,000	pta	X	\$ -	\$ 475,000	95.00	88.49
11/1/22	15 011 200 003 11 8	2	1838/394	\$ 1,080,000	rps	X	\$ -	\$ 1,080,000	211.00	142.77
Sale Count = 15				\$ 5,339,629			\$ -	\$ 5,339,629	989.46	676.86
								Total AVE/Acre = \$ 5,397	← Includes	

Acreage Analysis	
Sale Count	15
Ave Acres/Sale	65.96
Ave ABS DEV Acres	30.06
C.O.D.	0.4557

Tillable Analysis	
Sale Count	13
Ave Tillable	\$ 5,722
Ave ABS DEV Tillable	\$ 1,191
C.O.D.	0.2081
Use \$ 5,720	

total assessable acres	966.27
total sale price of all sales	#####
Value/Assessable Acre	\$ 5,526
Use	\$ 5,520

Known = Non-Till

Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments		\$ per acre
\$ -	\$ -	12.97	\$ 6,160	\$ 79,900	0.41		\$ 79,900	13.38 \$ 5,972
\$ 6,161	\$ 80,090	6.00	\$ 4,985	\$ 29,910	1.00	pa260	\$ 110,000	20.00 \$ 5,500
\$ 8,951	\$ 73,844	16.28	\$ 4,985	\$ 81,156	0.45	pa260?	\$ 155,000	24.98 \$ 6,205
\$ -	\$ -	28.39	\$ 5,284	\$ 150,000	0.95	some tillable, adj owner	\$ 150,000	29.34 \$ 5,112
\$ 5,499	\$ 98,984	10.33	\$ 4,985	\$ 51,495	2.38	pa260, Cambria 1 Ext #14a	\$ 150,479	30.71 \$ 4,900
\$ 7,105	\$ 364,000	0.00	\$ -	\$ -	0.77	pa260, some non-till	\$ 364,000	52.00 \$ 7,000
\$ 5,159	\$ 329,350	0.00	\$ -	\$ -	2.03	pa260, some non-till, Drain	\$ 329,350	65.87 \$ 5,000
\$ 6,134	\$ 404,400	0.00	\$ -	\$ -	1.00	pa260, some non-till, Drain	\$ 404,400	66.93 \$ 6,042
\$ 4,744	\$ 194,500	26.68	\$ 4,985	\$ 133,000	2.01		\$ 327,500	69.69 \$ 4,699
\$ 6,937	\$ 272,290	32.64	\$ 4,985	\$ 162,710	0.67	pa260	\$ 435,000	72.56 \$ 5,995
\$ 6,122	\$ 450,000	0.00	\$ -	\$ -	0.50	pa260, some non-till	\$ 450,000	74.00 \$ 6,081
\$ 775	\$ 10,845	63.02	\$ 4,985	\$ 314,155	2.98	pa260, 2 cons programs	\$ 325,000	80.00 \$ 4,063
\$ 6,543	\$ 376,883	25.50	\$ 4,985	\$ 127,118	0.90	pa260	\$ 504,000	84.00 \$ 6,000
\$ 5,368	\$ 475,000	0.00	\$ -	\$ -	6.51	pa260, Cambria Drain #1	\$ 475,000	95.00 \$ 5,000
\$ 5,204	\$ 743,014	67.60	\$ 4,985	\$ 336,986	0.63	pa260, Nevins-Hopkins #72	\$ 1,080,000	211.00 \$ 5,118
\$ 5,722	\$ 3,873,200	289.41	\$ 5,067	\$ 1,466,429	23.19			

Non-Tillable Analysis			
Sale Count		10	
Ave Non-Tillable		\$ 5,067	
Ave ABS DEV Non-Tillable		\$ 197	
C.O.D.		0.0388	
Use \$ 5,060			

Sale Count	15
Ave \$/Acre	\$ 5,526
Ave ABS DEV \$/Acre	\$ 594
C.O.D.	0.1074

ACREAGE	SALE PRICE	ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	ABS DEV \$/Acre
ok	ok	52.58 \$	-	1,093	634.3484
ok	ok	45.96 \$	438	82	263.452
ok	ok	40.98 \$	3,229	82	792.7716
ok	ok	36.62 \$	-	217	242.4712
ok	ok	35.25 \$	223	82	214.3733
ok	ok	13.96 \$	1,383	-	1579.19
ok	ok	0.09 \$	563	-	367.0305
ok	ok	0.97 \$	411	-	607.7565
ok	ok	3.73 \$	978	82	687.0737
ok	ok	6.60 \$	1,215	82	524.8894
ok	ok	8.04 \$	400	-	596.4273
ok	ok	14.04 \$	4,948	82	1306.339
ok	ok	18.04 \$	821	82	538.9602
ok	ok	29.04 \$	354	-	158.1835
ok	ok	145.04 \$	518	82	392.2099

Camden Agricultural ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
14 022 400 004 22 8 4	316 E BELL ST	08/15/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,200	36.16
14 028 300 010 28 8 4	8710 AUSTIN RD	06/06/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$57,000	14.25
14 035 300 004 35 8 4	6740 SAMPSON RD	07/11/23	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$0	0.00
Totals:			\$705,000			\$705,000	\$102,200	

Sale. Ratio => 14.50
 Std. Dev. => 18.21

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$137,165	\$48,279	\$76,721	\$95,886	0.800	1,449	\$52.95	4000	29.3339
\$410,814	\$153,944	\$246,056	\$277,098	0.888	1,360	\$180.92	4000	20.5495
\$107,701	\$6,963	\$173,037	\$108,671	1.592	1,340	\$129.13	4000	49.8833
\$655,680		\$495,814	\$481,655			\$121.00		
E.C.F. =>				1.029	Std. Deviation=>		0.43422924	6.4072
Ave. E.C.F. =>				1.093	Ave. Variance=>		33.2555	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
1 3/4 STORY		\$48,279	No	/ /		AG SECTION GROUND	101
1 STORY		\$149,454	No	/ /		AG SECTION GROUND	102
1 3/4 STORY		\$6,963	No	/ /		AG SECTION GROUND	101

30.41289063

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 12:30 PM

Parcel: 14 002 300 007 02 8 4
Owner's Name: MANN, DANIEL J & GLENDA L
Property Address: DIMMERS RD
READING, MI 49274

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Liber/Page: 1830/0682
Split: 10/02/2008
Created: 10/02/2008
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

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

Most Recent Sale Information

Sold on 06/24/2022 for 329,350 by HANDLER, LONNA & WHITNEY, NEVEDA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1830/0682

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 162,400

2024 Taxable: 75,633

Acreage: 65.87

Zoning:

RE: 100.000 (Qual. Ag.)

Land Value: Tentative

Frontage: 0.0

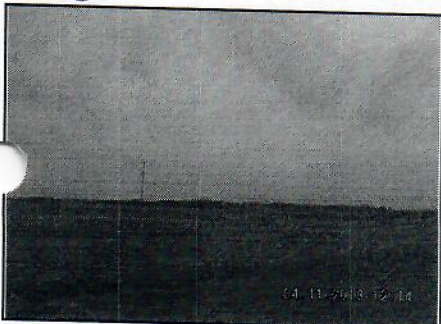
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 12:30 PM

Parcel: 14 004 300 001 04 9 4
Owner's Name: STUTZMAN, NORMAN
Property Address: W TERRITORIAL RD
MONTGOMERY, MI 49255

Liber/Page: 1887/0197

Split: / /

Public Impr.: None
Topography: None

Mailing Address:

STUTZMAN, NORMAN
9698 W TERRITORIAL RD
MONTGOMERY MI 49255

Current Class: 102.AGRICULTURAL-VACANT
Previous Class: 102.AGRICULTURAL-VACANT
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 12 N/A 09-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Created: / /

Active: Active

Most Recent Sale Information

Sold on 01/22/2025 for 489,000 by GRABER, CHRIS & ARLENE.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1887/0197

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 186,200

Zoning:

ARE: 100.000 (Qual. Ag.)

2025 Taxable: Tentative

2024 Taxable: 50,510

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 80.00

Frontage: 0.0

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 12:30 PM

Parcel: 14 014 200 005 14 8 4
Owner's Name: STEURY, MELVIN & BARBARA
Property Address: W MONTGOMERY RD
CAMDEN, MI 49232

Current Class: 101.AGRICULTURAL-IMPROVED
Previous Class: 101.AGRICULTURAL-IMPROVED
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Liber/Page: 1868/0475
Split: 12/08/2021

Created: 01/24/2022

Active: Active

Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 21 N/A 08-04
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4000 4000 AG SECTION GROUND

Public Impr.: None
Topography: None

Mailing Address:

STEURY, MELVIN & BARBARA
7451 E BACON RD
HILLSDALE MI 49242

Most Recent Sale Information

Sold on 03/18/2024 for 435,000 by MILLER, ROBERT P & QINGMEI LVG TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1868/0475

Most Recent Permit Information

Permit PB03-0798 on 11/21/2003 for \$0 category MFG HOME.

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 172,600

2024 Taxable: 75,524

Acreage: 73.56

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 100.000 (Qual. Ag.)

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image

