

5

Total Front Ft	ROW (Sq Ft)	Value	Imprvmts Land		Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months		Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre
			Residual	LB Ratio					To	Mid-Point			
165	0	0	\$15,000	N/A	0.500	21,780	\$30,000	\$0.69	5	0.00%	\$15,000	\$30,000	
66	0	0	\$16,500	N/A	0.750	32,670	\$22,000	\$0.51	-2	0.00%	\$16,500	\$22,000	

Indicate

Months
To

Adjust \$	Adjust \$	Other Parcels in Sale	Comments
Per Sq Ft	Per Front	Ft	
\$0.69	\$90.91	14 100 001 108	Camden Village Com/Res
\$0.51	\$250.00		Reading City/Res Area/Across from School

Camden Commercial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL	\$140,000	\$56,600
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900
Totals:			\$225,000			\$225,000	\$97,500

Sale. Ratio =>

Std. Dev. =>

Total Sales = 2 .

Ascd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.43	\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2
48.12	\$106,065	\$9,967	\$75,033	\$144,508	0.519	5,094	\$14.73	CAPP2
	\$258,135		\$212,889	\$369,961				
43.33					E.C.F. =>			
5.44					0.575			
					Std. Deviation=>			
					0.065			
					Ave. E.C.F. =>			
					0.565			
					Ave. Variance=>			
					4.6117			

Standard Deviation Range		# of Sales
Low	High	
1	0.500	2
2	0.435	2
3	0.370	2

\$19.15

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
4.6117	M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$3,565	Yes	09/03/24
4.6117	M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$6,274	No	09/24/21
1.0090					

Coefficient of Var=> 8.1572

% of Sales
 100.00%
 100.00%
 100.00%

Other Parcels In Sale

Land Table

Property Class

Building Depr.

19 040 001 176

19-CAPP.COMMERCIAL APPRAISALS

201

0

19-CAPP.COMMERCIAL APPRAISALS

201

45

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 12:35 PM

Parcel: 14 100 001 108
Owner's Name: FARMHOUSE KITCHEN & ALE LLC
Property Address: MILLER ST
CAMDEN, MI 49232

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE

Liber/Page: 1864/0331
Split: 09/20/2004
Created: 09/20/2004
Active: Active

Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 20 N/A 07-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4400 4400 CAMDEN VILLAGE

Public Impr.: None
Topography: None

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.: 4,100

2024 Taxable: 4,095

Acreage: 0.10

Zoning:

Land Value: Tentative

Frontage: 33.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 132.0

Improvement Data

None

Image

