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Camden Industrial Land Analysis

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf.	Liber/ Page	Total Acre	Total Sq Ft
Vacant	14 100 001 107	Miller St (Lots 57-58)	11/4/2022	\$15,000		1838/971	0.500	21,780
Vacant	20 110 002 160 23 7 4	Strong St	6/2/2023	\$16,500		1851/550	0.750	32,670
Vacant	07 220 001 014	1491 Vera Dr	10/27/2023	\$15,800		1860/825	1.187	51,706

\$47,300

2.437

19,409.058

Total Front Ft	ROW (Sq Ft)	Indicate		Resid Acre	Resid Sq Ft	Unadjust \$ / acre	Unadjust \$ / Sq Ft	Months		Time Adjust	Adjusted Sale Price	Adjust \$ Per Acre
		Imprmnts	Land					To				
165	0	0	Residual	LB Ratio	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
285	0	0	\$15,800	N/A	1.187	51,706	\$13,311	\$0.31	-7	0.00%	\$15,800	\$13,311

Adjust \$		Adjust \$		Other Parcels In Sale	Comments
Per Sq Ft	Ft	Per Front			
\$0.69	\$90.91		14 100 001 108		Camden Village Com/Res
\$0.51	\$250.00				Reading City/Res Area/Across from School
\$0.31	\$55.37		07 220 001 015, 07 220 001 016		Hillsdale Twp - Commercial

Camden Industrial ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900	48.12
Totals:			\$85,000			\$85,000	\$40,900	
Sale. Ratio =>								48.12
Std. Dev. =>								#DIV/0!

Total Sales = 1

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$106,065	\$9,967	\$75,033	\$144,508	0.519	5,094	\$14.73	CAPP2	0.0000
\$106,065		\$75,033	\$144,508			\$14.73		0.0000
E.C.F. => 0.519								
Std. Deviation=> #DIV/0!								
Ave. E.C.F. => 0.519								
Ave. Variance=> 0.0000								
Coefficient of Var=>								

Standard Deviation Range				# of Sales	% of Sales
Low		High			
1	#DIV/0!		#DIV/0!	1	100.00%
2	#DIV/0!		#DIV/0!	1	100.00%
3	#DIV/0!		#DIV/0!	1	100.00%

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$6,274	No	09/24/21	

0.0000

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 12:37 PM

Parcel: 14 100 001 107
Owner's Name: FARMHOUSE KITCHEN & ALE LLC
Property Address: MILLER ST
CAMDEN, MI 49232
Liberal/Page: 1864/0331
Split: 09/20/2004
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.

Most Recent Permit Information

Terms of Sale: 21-NOT USED/OTHER

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative	2025 Taxable: Tentative	2024 Taxable: 16,275	Land Value: Tentative	Land Impr. Value: Tentative	2025 Taxable: Tentative
2024 S.E.V.: 16,500	2024 Taxable: 16,275	2024 Taxable: 16,275	2024 Taxable: 16,275	2024 Taxable: 16,275	2024 Taxable: 16,275
Zoning: 2024 S.E.V.:	2024 S.E.V.: 16,500	2024 S.E.V.: 16,500	2024 S.E.V.: 16,500	2024 S.E.V.: 16,500	2024 S.E.V.: 16,500
PRE: 0.000	PRE: 0.000	PRE: 0.000	PRE: 0.000	PRE: 0.000	PRE: 0.000
Improvement Data: 0.000	Improvement Data: 0.000	Improvement Data: 0.000	Improvement Data: 0.000	Improvement Data: 0.000	Improvement Data: 0.000

Image

