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Camden Little Long Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 040 001 026	9947 OAK ST	06/21/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$114,500
14 050 001 030	8040 WILDWOOD ROAD	10/02/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,100
14 060 001 039	10065 BOAT PIER LN	07/22/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$39,700
14 060 001 047	8095 TOPINABEE DR	08/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,100
Totals:			\$694,000			\$694,000	\$280,400

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
50.00	\$223,049	\$81,386	\$75,435	120.9	0.0	0.00	0.00	\$673	#DIV/0!
34.34	\$132,638	\$102,383	\$60,021	171.0	193.0	0.78	0.78	\$599	\$130,925
28.36	\$86,661	\$101,019	\$47,680	135.8	0.0	0.00	0.00	\$744	#DIV/0!
44.07	\$153,057	\$39,618	\$42,675	121.6	0.0	0.00	0.00	\$326	#DIV/0!
	\$595,405	\$324,406	\$225,811	549.3		0.78	0.78		
40.40			Average						Average
9.69			per FF=>	\$591		Average			per SqFt=>
						per Net Acre=>	414,841.43		

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Use Code
#DIV/0!	120.89	4510	1852/0655		HARTS PLAT OAK GROVE	NOT INSPECTED	
\$3.01	160.00	4500	1859/0176		RIBECK LK/PINEWOOD/POT	NOT INSPECTED	
#DIV/0!	135.84	4500	1831/0703		RIBECK LK/PINEWOOD/POT	NOT INSPECTED	
#DIV/0!	121.58	4500	1833/1055		RIBECK LK/PINEWOOD/POT	11/13/2023	

\$9.52

Class Rate Group 1 Rate Group 2

401 LAKE FRONT

401 CHANNEL

401 LAKE FRONT

401 LAKE FRONT

Camden Little Long Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 029 100 059 29 8 4	12180 MEAD RD	03/01/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$141,600
14 040 001 019	12224 MAPLE ST	06/23/23	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$148,700
14 040 001 026	9947 OAK ST	06/21/23	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$114,500
14 050 001 030	8040 WILDWOOD ROAD	10/02/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$60,100
14 060 001 057	8164 TOPINABEE DR	07/10/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$26,400
Totals:			\$1,153,000			\$1,153,000	\$491,300

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
37.26	\$430,547	\$54,053	\$325,947	\$212,949	1.531	1,610	\$202.45	4510
50.58	\$358,012	\$58,403	\$235,597	\$145,295	1.622	1,344	\$175.30	4510
50.00	\$219,060	\$71,446	\$157,554	\$83,492	1.887	916	\$172.00	4510
34.34	\$132,638	\$60,021	\$114,979	\$52,393	2.195	1,766	\$65.11	4500
35.20	\$57,985	\$10,395	\$64,605	\$34,336	1.882	980	\$65.92	4500
	\$1,198,242		\$898,682	\$528,466			\$136.16	
42.61				E.C.F. =>	1.701		Std. Deviation=>	0.26060025
8.12				Ave. E.C.F. =>	1.823		Ave. Variance=>	19.7588

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
29.2421	1+ STORY	\$54,053		LITTLE LONG LAKE	401
20.1549	1+ STORY	\$58,403	14 045 001 001, 14 040 001 030	HARTS PLAT OAK GROVE	401
6.3999	1+ STORY	\$71,446		HARTS PLAT OAK GROVE	401
37.1485	MOBILE HOME	\$60,021		RIBECK LK/PINEWOOD/POT	401
5.8486	MOBILE HOME	\$10,395		RIBECK LK/PINEWOOD/POT	401
12.2506					

Coefficient of Var=> 10.83830222

Building Depr.

66

81

62

49

46

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 1:01 PM

Parcel: 14 040 001 026
Owner's Name: LEA, JOSHUA & MICHELLE
Property Address: 9947 OAK ST
MONTGOMERY, MI 49255
Liber/Page: 1884/0632
Split: / /
Public Impr.: None
Topography: None

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 07-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Created: / /
Active: Active

Mailing Address:

LEA, JOSHUA & MICHELLE
9947 OAK ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 11/21/2024 for 240,000 by MARK W. BOWLING REVOCABLE LIVING TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1884/0632

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	113,200	2024 Taxable:	113,200	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	120.9
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 916
Ground Area: 916
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 1:01 PM

Parcel:	14 050 001 030	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WEST, DARREN & DARIENE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8040 WILDWOOD ROAD READING, MI 49274	Taxable Status	TAXABLE
Liber/Page:	1859/0176	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 08-17
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4500 4500 RIBECK LAKE

Mailing Address:

WEST, DARREN & DARIENE
21540 MAPLEHURST CT
TRENTON MI 48183

Most Recent Sale Information

Sold on 10/02/2023 for 175,000 by WEBSTER, CHRISTINE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1859/0176

Most Recent Permit Information

Permit PB06-0167 on 05/03/2006 for \$44,544 category MOHO.

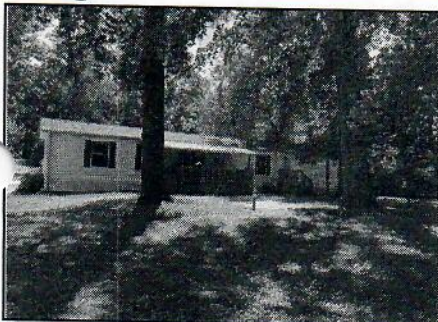
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	70,300	2024 Taxable:	70,300	Acreage:	0.78
Zoning:		Land Value:	Tentative	Frontage:	160.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	193.0

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Mobile Home
Class: Low
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,766
Ground Area: 1,766
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 1:01 PM

Parcel:	14 060 001 039	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHALLENBARGER THOMAS L & WENDY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	10065 BOAT PIER LN MONTGOMERY, MI 49255	Taxable Status	TAXABLE
Liber/Page:	1831/0703	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	14 N/A 06-09
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4500 4500 RIBECK LAKE

Mailing Address:

SHALLENBARGER THOMAS L & WENDY K
6003 GLASGOW RD
SYLVANIA OH 43560

Most Recent Sale Information

Sold on 07/22/2022 for 140,000 by MILLER, CHARLES F & ROBBIN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1831/0703

Most Recent Permit Information

None Found

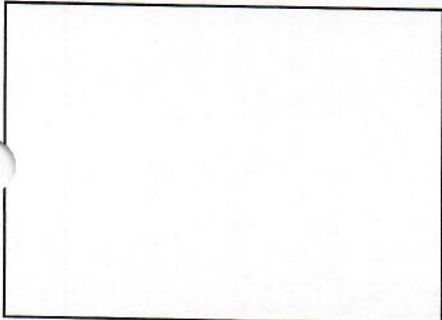
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	46,900	2024 Taxable:	42,315	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	135.8
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 47
Heating System: Wall Furnace
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 784
Ground Area: 784
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

02/27/2025 1:01 PM

Parcel: 14 060 001 047
Owner's Name: POLI, SANDRA
Property Address: 8095 TOPINABEE DR
MONTGOMERY, MI 49255
Liber/Page: 1836/0251
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 15 N/A 04-22
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

POLI, SANDRA
3355 17TH ST
WYANDOTTE MI 48192

Most Recent Sale Information

Sold on 08/29/2022 for 0 by POLI, SANDRA.

Terms of Sale: 08-ESTATE

Liber/Page: 1836/0251

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	82,200	2024 Taxable:	74,760	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	121.6
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Mobile Home
Class: Good
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 59
Heating System: Forced Warm Air
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 936
Ground Area: 936
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image

