

Camden Terrace Beach 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!
40.40	\$595,405	\$324,406	\$225,811	549.3		0.78	0.78		
9.69			Average			Average			Average
			per FF=>	\$591		per Net Acre=>	414,841.43		per SqFt=>

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 Terrace Beach/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			
8.12					Ave. E.C.F. => 1.823			
						Std. Deviation=>		0.26060025
						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

03/02/2025 5:54 PM

Parcel: 14 029 100 059 29 8 4
Owner's Name: BRITSCH, MARK & LEISA
Property Address: 12180 MEAD RD
MONTGOMERY, MI 49255

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE

Prev. Taxable Stat: TAXABLE

Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 18 N/A 05-30
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Liber/Page: 1845/0307
Split: 11/09/2017

Created: 11/09/2017

Active: Active

Public Impr.: None
Topography: None

Mailing Address:

BRITSCH, MARK & LEISA
655 SPRUCE ST
WAUSEON OH 43567

Most Recent Sale Information

Sold on 03/01/2023 for 380,000 by SKK PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1845/0307

Most Recent Permit Information

None Found

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 221,000

2024 Taxable: 221,000

Acreage: 1.50

Zoning:

Land Value: Tentative

Frontage: 91.5

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+10

Style: 1+ STORY

Exterior: Wood Siding

% Good (Physical): 66

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,610

Ground Area: 1,610

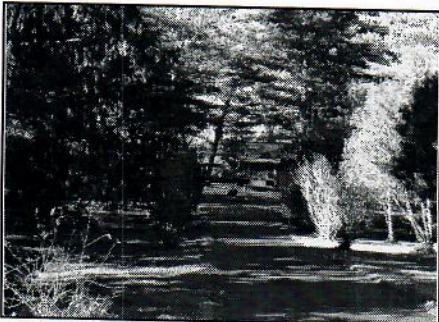
Garage Area: 550

Basement Area: 1,250

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 5:54 PM

Parcel: 14 040 001 019
Owner's Name: DEYOUNG, SANDRA
Property Address: 12224 MAPLE ST
MONTGOMERY, MI 49255

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 06-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Liber/Page: / /
Split: / /
Created: / /

Public Impr.: None
Topography: None

Active: Active

Mailing Address:

DEYOUNG, SANDRA
12224 MAPLE ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 02/20/2025 for 287,000 by GRACE, DIANA.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit PB99-0460 on 05/26/1999 for \$8,640 category MFG HOME.

Liber/Page:

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 139,200

2024 Taxable: 139,200

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 41.3

PRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: D

Style: 1+ STORY

Exterior: Wood Siding

% Good (Physical): 81

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,344

Ground Area: 1,344

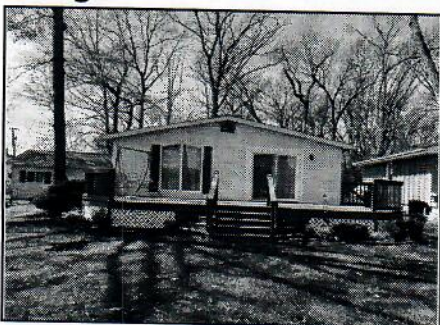
Garage Area: 576

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 5:54 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
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 07-24
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

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

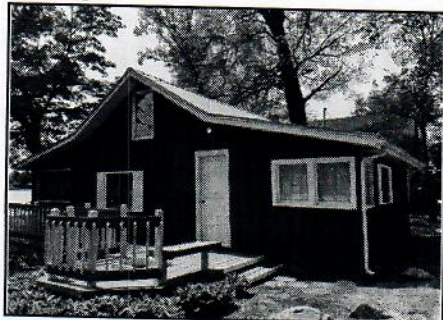
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 5:54 PM

Parcel: 14 050 001 030
Owner's Name: WEST, DARREN & DARIENE
Property Address: 8040 WILDWOOD ROAD
READING, MI 49274
Liber/Page: 1859/0176
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 #: 20 N/A 08-17
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

Most Recent Permit Information

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

Liber/Page: 1859/0176

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 70,300

Zoning:

PRE: 0.000

2025 Taxable: Tentative

2024 Taxable: 70,300

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.78

Frontage: 160.0

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

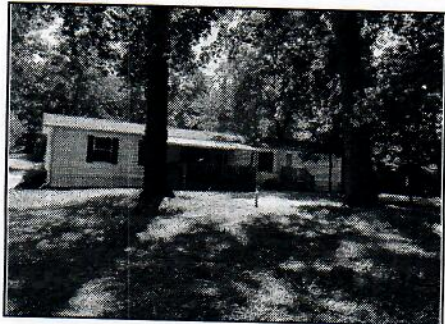
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 5:54 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

03/02/2025 5:54 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

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 #: 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

Most Recent Permit Information

None Found

Liber/Page: 1836/0251

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



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

03/02/2025 5:54 PM

Parcel: 14 060 001 057
Owner's Name: HALL, ROBERT & HEATHER
Property Address: 8164 TOPINABEE DR
MONTGOMERY, MI 49255
Liber/Page: 1853/0600
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: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

HALL, ROBERT & HEATHER
8164 TOPINABEE DR
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 07/10/2023 for 75,000 by MORSE, DONALD L & JANET L.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1853/0600

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 30,300

Zoning:

PRE: 100.000

2025 Taxable: Tentative

2024 Taxable: 30,300

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.00

Frontage: 94.5

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1986

Occupancy: Mobile Home

Class: Fair

Style: MOBILE HOME

Exterior: Alum., Vinyl

% Good (Physical): 46

Heating System: Wall Furnace

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 980

Ground Area: 980

Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image

