

4

Amboy Township AG East ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 007 100 015 07 9 2	15435 GRASS LAKE RD	11/04/22	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/19/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 033 300 001 33 8 2	13511 PIONEER RD	03/24/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000
12 004 400 005 04 7 2	2646 S OSSEO RD	06/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
12 018 300 013 18 7 2	4640 DOTY RD	08/02/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
12 019 400 008 19 7 2	5575 DOTY RD	10/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
12 029 200 007 29 7 2	6066 PIONEER RD	10/21/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000
13 006 400 014 06 7 1	9720 BEECHER RD	02/17/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000
13 007 100 008 07 7 1	9353 BEECHER RD	04/27/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000
13 012 400 005 12 7 1	3678 S MERIDIAN RD	02/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900
16 001 400 003 01 8 2	8820 TAMARACK RD	04/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000
16 002 100 010 02 8 2	7231 SQUAWFIELD RD	09/23/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 010 200 006 10 8 2	6611 TAMARACK RD	04/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
17 027 200 002 27 8 1	12651 E CAMDEN RD	11/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000
17 031 100 009 31 8 1	13341 S PITTSFORD RD	08/27/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000
Totals:						\$3,341,200

Due to a lack of sales within Amboy township, sales outside the municipality were used from the SW quadrant of Hillsdale county to conclude these results.

The ECF rendered for

2024 is 0.6/1 for AG land
East.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
\$113,700	30.45	\$446,452	\$152,750	\$220,650	\$293,647	0.751	3,200	\$68.95	\$144,164
\$28,000	46.67	\$89,411	\$52,826	\$7,174	\$15,342	0.468	1,150	\$6.24	\$52,826
\$160,600	45.89	\$414,011	\$118,165	\$231,835	\$364,980	0.635	2,318	\$100.02	\$76,439
\$21,800	66.06	\$47,853	\$11,965	\$21,035	\$54,130	0.389	382	\$55.07	\$11,965
\$34,800	66.92	\$77,661	\$13,545	\$38,455	\$96,706	0.398	2,044	\$18.81	\$13,545
\$77,200	51.47	\$197,170	\$34,076	\$115,924	\$185,124	0.626	1,260	\$92.00	\$9,530
\$136,000	68.00	\$265,362	\$37,905	\$162,095	\$258,180	0.628	2,928	\$55.36	\$32,515
\$75,900	37.95	\$205,820	\$57,515	\$142,485	\$168,337	0.846	1,666	\$85.53	\$41,204
\$99,500	44.22	\$220,848	\$67,115	\$157,885	\$174,498	0.905	1,500	\$105.26	\$53,025
\$60,100	36.42	\$170,190	\$91,449	\$73,551	\$96,260	0.764	1,190	\$61.81	\$47,553
\$72,700	69.24	\$236,047	\$24,336	\$80,664	\$258,815	0.312	3,816	\$21.14	\$21,210
\$71,400	42.00	\$155,190	\$11,648	\$158,352	\$175,479	0.902	1,296	\$122.19	\$5,069
\$36,500	30.96	\$135,026	\$5,501	\$112,399	\$158,344	0.710	2,831	\$39.70	\$4,136
\$99,600	53.84	\$217,435	\$78,708	\$106,292	\$150,627	0.706	2,023	\$52.54	\$57,142
\$69,500	40.91	\$217,559	\$76,944	\$92,956	\$152,676	0.609	2,304	\$40.35	\$63,418
\$76,900	48.06	\$259,259	\$92,186	\$67,814	\$181,404	0.374	2,754	\$24.62	\$43,448
\$69,100	33.71	\$208,714	\$57,370	\$147,630	\$164,326	0.898	1,734	\$85.14	\$16,636
\$62,100	54.00	\$133,582	\$59,884	\$55,116	\$95,712	0.576	821	\$67.13	\$51,965
\$77,500	25.41	\$275,973	\$116,779	\$188,221	\$206,745	0.910	2,254	\$83.51	\$19,025
\$1,442,900		\$3,973,563	\$1,160,667	\$2,180,533	\$3,251,333			\$62.39	

E.C.F. => 0.671

Other Parcels in Sale Building Depr.

18 004 300 003 04 9 3	81
18 007 100 014 07 9 2	58
18 011 200 015 11 9 3	83
	85
	41
	78
	70
	70
	80
	58
	68
	75
	55
	60
	60
	60
	65
	55
	70

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 3:16 PM

Parcel: 18 004 300 002 04 9 3
Owner's Name: RJM & CBYM TRUST
Property Address: 14900 WOODBRIDGE RD
CAMDEN, MI 49232
Liber/Page: 1799/95
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: 18 AMBOY TOWNSHIP
MAP #: 21 DESC-M N/A 06-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Mailing Address:

RJM & CBYM TRUST
MANKEY, GREGORY A TRUSTEE
14900 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1799/95

Most Recent Permit Information

Permit PB22-9221 on 05/20/2022 for \$0 category DEMOLITION.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	125,500	2023 Taxable:	115,710	Acreage:	10.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior: Aluminum
% Good (Physical): 81
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 3,200
Ground Area: 2,400
Garage Area: 2,775
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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11/29/2023 3:16 PM

Parcel: 18 007 100 015 07 9 2
Owner's Name: LOVEBERRY, DOUGLAS & BRENDA
Property Address: 15435 GRASS LAKE RD
CAMDEN, MI 49232

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 13 N/A 04-17
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4010 4010 RESIDENTIAL SECTION GROUND

Liber/Page: 1838/0820
Split: 11/21/2002
Created: 11/21/2002
Active: Active
Public Impr.: None
Topography: None

Mailing Address:

LOVEBERRY, DOUGLAS & BRENDA
19452 COUNTY ROAD 12
PIONEER OH 43554

Most Recent Sale Information

Sold on 11/04/2022 for 60,000 by REHKLAU, WAYNE.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1838/0820

Most Recent Permit Information

Permit PB84-4899 on 02/14/2023 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 18,600

2023 Taxable: 18,600

Acreage: 5.85

Zoning:

Land Value: Tentative

Frontage: 0.0

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 2003

Occupancy: Mobile Home

Class: Fair

Style: RANCH

Exterior: Wood Siding

% Good (Physical): 58

Heating System: Wall Furnace

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 2 Half Baths: 1

Floor Area: 1,150

Ground Area: 1,150

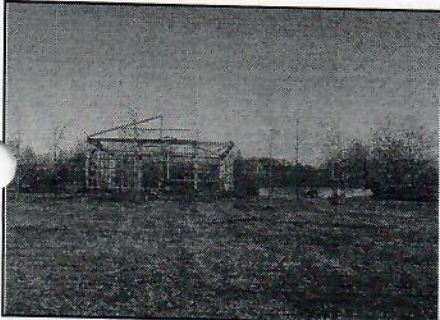
Garage Area: 0

Basement Area: 1,150

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 3:16 PM

Parcel:	18 011 200 016 11 9 3	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RODRIGUEZ, ANTHONY & GRACE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	15170 FRONTIER RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1837/0519	Prev. Taxable Stat	TAXABLE
Split:	06/24/2003	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 12-15
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND
Created:	06/24/2003		
Active:	Active		
Mailing Address:	RODRIGUEZ, ANTHONY & GRACE 15170 FRONTIER RD CAMDEN MI 49232		

Most Recent Sale Information

Sold on 10/19/2022 for 350,000 by GOMEZ, OSCAR.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1837/0519

Most Recent Permit Information

Permit PB23-0368 on 06/16/2023 for \$0 category ROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	154,900	2023 Taxable:	154,900	Acreage:	5.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1997
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Vinyl
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,318
Ground Area: 2,318
Garage Area: 1,216
Basement Area: 2,318
Basement Walls: Poured
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

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11/29/2023 3:16 PM

Parcel:	18 032 400 014 32 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BREHM, DAISY SUE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4900 BUCKEYE RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1806/247	Prev. Taxable Stat	TAXABLE
Split:	09/25/2002	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	Gravel Road, Electric	MAP #	21 N/A 09-09
Topography:	Level	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND

BREHM, DAISY SUE
4900 BUCKEYE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 08/26/2021 for 33,000 by O'KONSKI, FRANK W III & DIANE K.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1806/247

Most Recent Permit Information

Permit PB14-322 on 06/18/2014 for \$7,640 category POLE BUILDING.

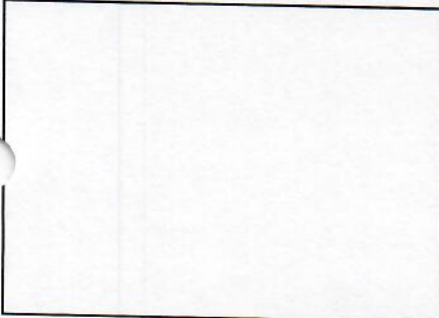
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	24,100	2023 Taxable:	22,260	Acreage:	2.65
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2014
Occupancy: Single Family
Class: D
Style: 1 STORY
Exterior: Wood Siding
% Good (Physical): 85
Heating System: No Heating/Cooling
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 382
Ground Area: 382
Garage Area: 0
Basement Area: 382
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/29/2023 3:16 PM

Parcel:	18 033 300 001 33 8 2	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHEETS, SUNNY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13511 PIONEER RD CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1854/0211	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 06-10
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
Mailing Address:		Neighborhood:	4010 4010 RESIDENTIAL SECTION GROUND

SHEETS, SUNNY
13511 PIONEER RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 07/19/2023 for 55,000 by PARKS, LARRY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1854/0211

Most Recent Permit Information

Permit PB22-+898 on 02/14/2023 for \$0 category MISC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	39,400	2023 Taxable:	36,540	Acreage:	3.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD

Style: TWO-STORY

Exterior: Alum., Vinyl

% Good (Physical): 41

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 2,044

Ground Area: 1,022

Garage Area: 440

Basement Area: 1,022

Basement Walls:

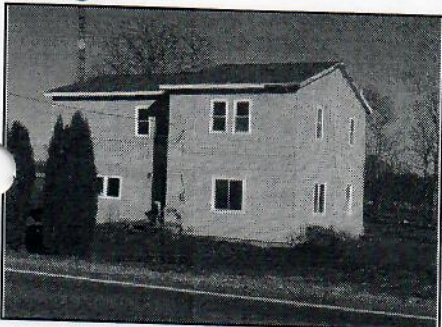
Estimated TCV: Tentative

of Agricultural Buildings: 1

Estimated TCV: Tentative

Cmts:

Image



Amboy Township Ag Land East Analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bldg Value/PP	Land Residual
7/5/22	17 004 300 007 04 8 1	1	1830/370	\$ 10,000			-	\$ 10,000
12/15/22	13 002 200 017 02 7 1	1	1841/601	\$ 16,500	pta		-	\$ 16,500
1/5/22	18 007 100 011 07 9 2	2	1816/1084	\$ 128,700			-	\$ 128,700
12/7/21	12 013 100 027 13 7 2	1	1814/477	\$ 150,000	pta	x	-	\$ 150,000
4/2/21	12 007 400 010 07 7 2	1	1791/554	\$ 140,000	pta/rps	x	-	\$ 140,000
2/7/22	16 026 200 003 26 8 2	1	1820/25	\$ 148,000	rps	x	-	\$ 148,000
9/17/22	13 007 200 009 07 7 1	1	1835/688	\$ 150,000			-	\$ 150,000
5/27/21	16 029 300 001 29 8 2	1	1797/305	\$ 250,000	rps		-	\$ 250,000
12/30/22	12 030 200 007 30 7 2	2	1841/1242	\$ 350,000	pta	x	-	\$ 350,000
5/9/22	13 020 100 004 20 7 1	1	1826/22	\$ 313,650	rps	x	-	\$ 313,650
4/23/21	16 021 100 007 21 8 2	1	1793/754	\$ 415,000	pta	x	-	\$ 415,000
4/30/21	13 005 100 001 05 7 1	2	1794/668	\$ 731,196	rps	x	-	\$ 731,196
				\$ 26,500			\$	\$ 2,803,046

Sale Count = 2

Total AVE/Acre =

Till average \$ per acre = \$4,462

Non-Till average \$ per acre = \$3,460

Due to a lack of sales within Amboy township, sales outside the municipality were used from the SE quadrant of Hillsdale county to conclude these results.

Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres	Comments
1.95	1.77	\$ 5,650	\$ 10,000	0.00	\$ -	\$ -	0.18	adj owner
3.00	2.76	\$ 5,978	\$ 16,500	0.00	\$ -	\$ -	0.24	
28.58	28.32	\$ 4,544	\$ 128,700	0.00	\$ -	\$ -	0.26	
36.43	35.82	\$ 4,188	\$ 150,000	0.00	\$ -	\$ -	0.61	pa260,some non-till
36.73	23.50	\$ 4,108	\$ 96,542	12.56	\$ 3,460	\$ 43,458	0.67	pa260
37.00	35.55	\$ 4,163	\$ 148,000	0.00	\$ -	\$ -	1.45	pa260
37.25	36.59	\$ 4,099	\$ 150,000	0.00	\$ -	\$ -	0.66	
60.00	29.50	\$ 4,956	\$ 146,200	30.00	\$ 3,460	\$ 103,800	0.50	crp?
65.98	63.85	\$ 5,482	\$ 350,000	0.00	\$ -	\$ -	2.13	pa260,some non-till
76.01	53.35	\$ 4,582	\$ 244,450	20.00	\$ 3,460	\$ 69,200	2.66	pa260
94.96	94.05	\$ 4,413	\$ 415,000	0.00	\$ -	\$ -	0.91	pa260,some non-till
192.42	126.55	\$ 4,082	\$ 516,607	62.02	\$ 3,460	\$ 214,589	3.85	Wheatland Twp also,pa260
670.31	531.61	\$ 4,462	\$ 2,371,999	124.58	\$ 3,460	\$ 431,047	14.12	

\$ 4,182 ← Includes ROW Acres

	\$ per acre	ACREAGE	PRICE	SALE			ABS DEV \$/Acre
				ABS DEV Acreage	ABS DEV Tillable	ABS DEV Non-Till	
\$ 10,000	1.95	5,128	ok	#REF!	\$	-	#REF!
\$ 16,500	3.00	5,500	ok	#REF!	\$	-	#REF!
\$ 128,700	28.58	4,503	ok	#REF!	\$	-	4544.491525
\$ 150,000	36.43	4,117	ok	#REF!	\$	-	4187.60469
\$ 140,000	36.73	3,812	ok	#REF!	#REF!	#REF!	3882.418192
\$ 148,000	37.00	4,000	ok	#REF!	\$	-	4163.150492
\$ 150,000	37.25	4,027	ok	#REF!	\$	-	4099.480732
\$ 250,000	60.00	4,167	ok	#REF!	#REF!	#REF!	4201.680672
\$ 350,000	65.98	5,305	ok	#REF!	\$	-	5481.597494
\$ 313,650	76.01	4,126	ok	#REF!	#REF!	#REF!	4276.07362
\$ 415,000	94.96	4,370	ok	#REF!	\$	-	4412.546518
\$ 731,196	192.42	3,800	ok	#REF!	#REF!	#REF!	3877.583921