

7

Neighborhoods Used: 4510 - 4510 LITTLE LONG LAKE, 4520 - 4520 TERRACE BEACH/LITTLE LONG

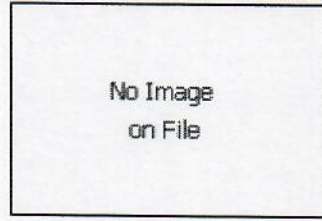
Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
12180 MEAD RD				
14 029 100 059	03/01/2023 4510	401	380,000	57,071
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	67	322,929	202,454	1.595
Style				
1+ STORY				



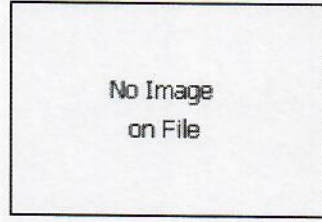
Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
9845 LAKE DR				
14 065 001 016	01/24/2022 4520	401	264,900	36,608
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	83	228,292	149,285	1.529
Style				
1+ STORY				



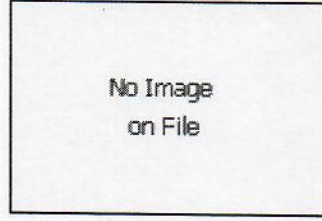
Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
9983 OAK ST				
14 040 001 022	10/29/2021 4510	402	285,000	119,259
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	24	165,741	71,246	2.326
Style				
!!MULTI-PARCEL SALE!!				



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
12238 CHERRY ST				
14 045 001 009	10/29/2021 4510	401	285,000	126,154
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	48	158,846	71,246	2.230
Style				
1+ STORY				
!!MULTI-PARCEL SALE!!				



Parcel Number	Valid Sale	Class	AdjSalePrice	LandValue
W CAMDEN RD				
14 029 100 008	10/07/2021 4510	401	280,000	89,357
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	20	190,643	87,454	2.180
Style				
1+ STORY				



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/14/2023 10:17 AM

Parcel:	14 029 100 008 29 8 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NAGEL, MARGARET M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	9761 W CAMDEN RD MONTGOMERY, MI 49255	Taxable Status	TAXABLE
Liber/Page:	1809/0869	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	15 N/A 07-15
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LITTLE LONG LAKE

Mailing Address:
NAGEL, MARGARET M
18120 TOEPFER DR
EASTPOINTE MI 48021

Most Recent Sale Information

Sold on 10/07/2021 for 280,000 by DEYOUNG, MICHAEL J & SANDRA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1809/0869

Most Recent Permit Information

None Found

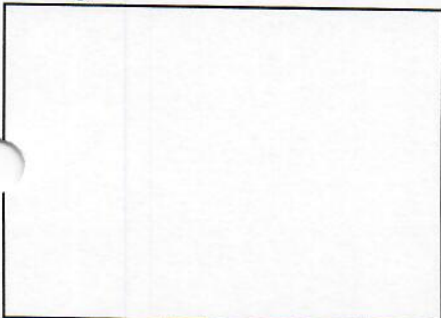
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	111,200	2023 Taxable:	82,425	Acreage:	1.45
Zoning:		Land Value:	Tentative	Frontage:	143.2
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	440.0

Improvement Data

of Residential Buildings: 2
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 20
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 3,272
Ground Area: 3,272
Garage Area: 1,600
Basement Area: 1,664
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/14/2023 10:17 AM

Parcel: 14 029 100 059 29 8 4
Owner's Name: BRITSCH, MARK & LEISA
Property Address: 12180 MEAD RD
MONTGOMERY, MI 49255
Liber/Page: 1845/0307
Split: 11/09/2017
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 #: 18 N/A 05-30
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Created: 11/09/2017

Active: Active

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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 200,400

2023 Taxable: 123,614

Acreage: 1.50

Zoning:

Land Value: Tentative

Frontage: 91.5

ARE: 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): 67

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

12/14/2023 10:17 AM

Parcel: 14 040 001 022
Owner's Name: MCQUILLIN, KENTON E & KORI L
Property Address: 9983 OAK ST
MONTGOMERY, MI 49255
Liber/Page: 1811/0285
Split: / /
Public Impr.: None
Topography: None

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 14 CAMDEN TOWNSHIP
MAP #: 18 N/A 04-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

MCQUILLIN, KENTON E & KORI L
23343 NAGEL RD
DEFIANCE OH 43512

Most Recent Sale Information

Sold on 10/29/2021 for 285,000 by THORMEIER, RICHARD M & CHRISTINE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1811/0285

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 22,000

2023 Taxable: 12,180

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 59.4

ARE: 0.000

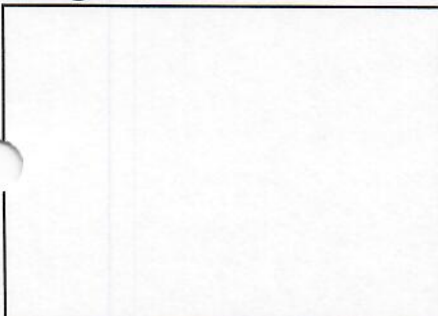
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/14/2023 10:17 AM

Parcel: 14 045 001 009
Owner's Name: MCQUILLIN, KENTON E & KORI L
Property Address: 12238 CHERRY ST
MONTGOMERY, MI 49255
Liber/Page: 1811/0285
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 #: 18 N/A 04-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LITTLE LONG LAKE

Mailing Address:

MCQUILLIN, KENTON E & KORI L
23343 NAGEL RD
DEFIANCE OH 43512

Most Recent Sale Information

Sold on 10/29/2021 for 285,000 by THORMEIER, RICHARD M & CHRISTINE M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1811/0285

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 86,200

2023 Taxable: 69,510

Acreage: 0.38

Zoning:

Land Value: Tentative

Frontage: 189.0

IRE: 0.000

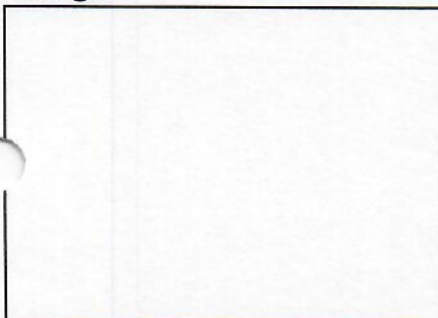
Land Impr. Value: Tentative

Average Depth: 78.1

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 48
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 968
Ground Area: 968
Garage Area: 720
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/14/2023 10:17 AM

Parcel: 14 065 001 016
Owner's Name: GREGG, JAMIE & JACALYN
Property Address: 9845 LAKE DR
MONTGOMERY, MI 49255
Liber/Page: 1818/0064
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 #: 20 N/A 11-18
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4520 4520 TERRACE BEACH/LITTLE LONG

Mailing Address:

GREGG, JAMIE & JACALYN
1602 BRIARCREST
BRYAN OH 43506

Most Recent Sale Information

Sold on 01/24/2022 for 264,900 by NOTARIO, DEREK M & APRIL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1818/0064

Most Recent Permit Information

Permit PB04-0419 on 07/28/2004 for \$41,404 category MFG HOME.

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 136,300	2023 Taxable: 100,485	Acreage: 0.00
Zoning:	Land Value: Tentative	Frontage: 54.7
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,440
Ground Area: 960
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Camden Little Long Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
14 029 100 008 29 8 4	9761 W CAMDEN RD	10/07/21	\$280,000	\$280,000	\$71,400	25.50	\$240,565	\$89,357
14 029 100 059 29 8 4	12180 MEAD RD	03/01/23	\$380,000	\$380,000	\$141,600	37.26	\$407,114	\$57,071
14 040 001 011	12168 MAPLE ST	11/22/21	\$200,000	\$200,000	\$55,800	27.90	\$249,349	\$70,701
14 045 001 009	12238 CHERRY ST	10/29/21	\$285,000	\$285,000	\$69,300	24.32	\$257,916	\$126,154
14 065 001 016	9845 LAKE DR	01/24/22	\$264,900	\$264,900	\$81,900	30.92	\$272,628	\$36,608
Totals:			\$1,409,900	\$1,409,900	\$420,000			

Sale. Ratio =>

29.79

\$1,427,572

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value	Other Parcels in Sale
\$190,643	\$87,454	2.180	3,272	\$58.26	\$89,357	
\$322,929	\$202,454	1.595	1,610	\$200.58	\$57,071	
\$129,299	\$71,990	1.796	551	\$234.66	\$70,701	14 040 001 012, 14 040 001 037, 14 040 001 038
\$158,846	\$71,246	2.230	968	\$164.10	\$124,919	14 040 001 022
\$228,292	\$149,285	1.529	1,440	\$158.54	\$34,108	
\$1,030,009	\$582,429			\$163.23		
E.C.F. =>		1.768	Std. Deviation=>			

Land Table	Building Depr.
LITTLE LONG LAKE	20
LITTLE LONG LAKE	67
HARTS PLAT OAK GROVE	63
HARTS PLAT OAK GROVE	48
TERRACE BEACH/LITTLE LONG	83

Camden Little Long Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
14 029 100 008 29 8 4	9761 W CAMDEN RD	10/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$71,400	25.50
14 029 100 059 29 8 4	12180 MEAD RD	03/01/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$141,600	37.26
14 040 001 011	12168 MAPLE ST	11/22/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$55,800	27.90
14 045 001 009	12238 CHERRY ST	10/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$69,300	24.32
14 065 001 016	9845 LAKE DR	01/24/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$81,900	30.92
Totals:			\$1,409,900			\$1,409,900		

Sale. Ratio => **29.79**
 Std. Dev. => **5.18**

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$222,378	\$128,792	\$71,170	143.2	440.0	1.45	1.45	\$899	\$89,068	\$2.04
\$395,499	\$29,957	\$45,456	91.5	0.0	3.00	1.50	\$328	\$9,986	\$0.23
\$249,349	\$75,529	\$70,701	124.0	276.0	0.20	0.10	\$609	\$387,328	\$8.89
\$257,916	\$160,581	\$89,511	261.8	78.1	0.38	0.38	\$613	\$428,216	\$9.83
\$269,731	\$26,380	\$31,211	54.7	0.0	0.00	0.00	\$483	#DIV/0!	#DIV/0!
\$1,394,873	\$421,239	\$308,049	675.1		5.02	3.42			
Average									
per FF=>			\$624		Average				
					per Net Acre=>		83,979.07		
								Average	
								per SqFt=>	\$1.93

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
143.20	4510	1809/0869		LITTLE LONG LAKE	0	0
91.46	4510	1845/0307		LITTLE LONG LAKE	0	0
124.01	4510	1817/0634	14 040 001 012, 14 040 001 037, 14 040 001 038	HARTS PLAT OAK GROVE	0	0
248.44	4510	1811/0285	14 040 001 022	HARTS PLAT OAK GROVE NO.1	0	0
54.66	4520	1818/0064		TERRACE BEACH/LITTLE LONG	0	0

Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer
NOT INSPECTED		401	LAKE FRONT						
11/13/2023		401	LAKE FRONT						
NOT INSPECTED		401	BACK LOTS						
NOT INSPECTED		401	BACK LOT			BACK LOT			
NOT INSPECTED		401	BACK LOT						