

9

Neighborhoods Used: 4500.4500 RIBECK LAKE

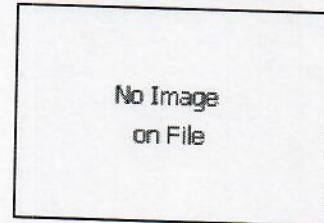
8095 TOPINABEE DR
 Parcel Number 14 060 001 047
 Occupancy Mobile Home
 ** Valid Sale 08/19/2022 4500
 ** Class 401
 AdjSalePrice 150,000
 LandValue 46,322
 %Good 61
 ResidualValue 103,678
 CostByManual 77,126
 E.C.F. 1.344



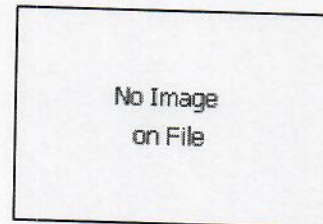
8196 WILDWOOD RD
 Parcel Number 14 055 001 010
 Occupancy Single Family
 Style 1+ STORY
 ** Valid Sale 06/30/2021 4500
 ** Class 401
 AdjSalePrice 310,000
 LandValue 97,873
 %Good 73
 ResidualValue 212,127
 CostByManual 153,348
 E.C.F. 1.383
 !!MULTI-PARCEL SALE!!



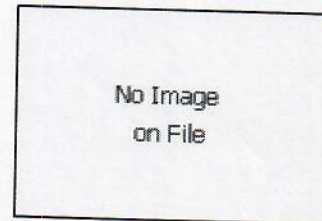
10086 BEACH LN
 Parcel Number 14 060 001 036
 Occupancy Mobile Home
 ** Valid Sale 08/27/2021 4500
 ** Class 401
 AdjSalePrice 109,000
 LandValue 15,088
 %Good 51
 ResidualValue 93,912
 CostByManual 53,576
 E.C.F. 1.753
 !!MULTI-PARCEL SALE!!



8018 WILDWOOD RD
 Parcel Number 14 050 001 029
 Occupancy Mobile Home
 ** Valid Sale 07/15/2021 4500
 ** Class 401
 AdjSalePrice 112,500
 LandValue 49,714
 %Good 57
 ResidualValue 62,786
 CostByManual 45,089
 E.C.F. 1.393



SPRUCE DR
 Parcel Number 14 066 001 004
 Occupancy Mobile Home
 ** Valid Sale 04/29/2021 4500
 ** Class 401
 AdjSalePrice 70,000
 LandValue 46,482
 %Good 46
 ResidualValue 23,518
 CostByManual 19,478
 E.C.F. 1.207



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 2:52 PM

Parcel:	14 050 001 029	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BERGMAN, LANCE A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8018 WILDWOOD RD READING, MI 49274	Taxable Status	TAXABLE
Liber/Page:	1801/280	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	21 N/A 07-21
Topography:	None	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4500 4500 RIBECK LAKE
Mailing Address:	BERGMAN, LANCE A PO BOX 1 FARMER OH 43520		

Most Recent Sale Information

Sold on 07/15/2021 for 112,500 by MARKS, GLENN C & PATRICIA J.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1801/280

Most Recent Permit Information

None Found

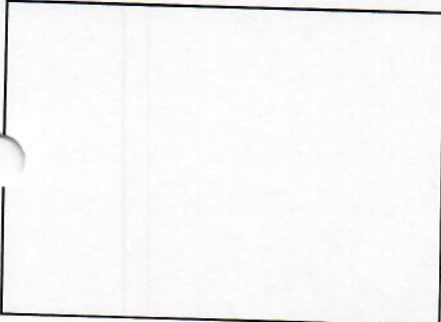
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	51,100	2023 Taxable:	42,945	Acreage:	0.42
Zoning:		Land Value:	Tentative	Frontage:	60.0
AREA:	0.000	Land Impr. Value:	Tentative	Average Depth:	108.0

Improvement Data

of Residential Buildings: 1
Year Built: 1993
Occupancy: Mobile Home
Class: Average
Style: MOBILE HOME
Exterior: Wood Siding
% Good (Physical): 57
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: 480
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 2:52 PM

Parcel: 14 055 001 010
Owner's Name: ELLIOTT, JEREMY S & JENNIFER A
Property Address: 8196 WILDWOOD RD
READING, MI 49274
Liber/Page: 1831/0133
Split: // **Created:** // **Active:** Active
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 08-27
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

ELLIOTT, JEREMY S & JENNIFER A
8196 WILDWOOD RD
READING MI 49274

Most Recent Sale Information

Sold on 06/30/2022 for 310,000 by LUDY, JOHN & FRED A LIVING TRUST.

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

Liber/Page: 1831/0133

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 126,500

2023 Taxable: 126,500

Acreage: 0.50

Zoning:

PRE: 100.000

Land Value: Tentative

Frontage: 154.7

Land Impr. Value: Tentative

Average Depth: 135.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: C+5

Style: 1+ STORY

Exterior: Wood Siding

% Good (Physical): 73

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 864

Ground Area: 864

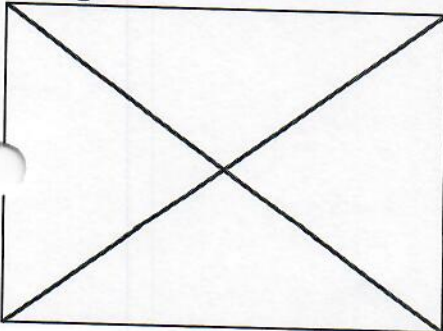
Garage Area: 768

Basement Area: 864

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 2:52 PM

Parcel: 14 060 001 036
Owner's Name: ODORZYNSKI, KENNETH J
Property Address: 10086 BEACH LN
MONTGOMERY, MI 49255
Liber/Page: 1809/0575
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 #: 19 N/A 06-11
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

ODORZYNSKI, KENNETH J
10086 BEACH LN
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 08/27/2021 for 109,000 by GOSIK, MICHAEL S.

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

Liber/Page: 1809/0575

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 40,100

2023 Taxable: 36,645

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 60.0

IRE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1988

Occupancy: Mobile Home

Class: Average

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 51

Heating System: Wall Furnace

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 1,056

Ground Area: 1,056

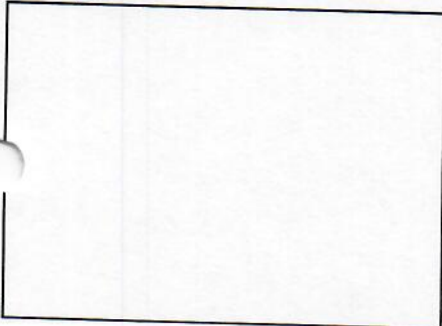
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 2:52 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

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 71,200

2023 Taxable: 71,200

Acres: 0.00

Zoning:

RE: 0.000

Land Value: Tentative

Frontage: 121.6

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): 61

Heating System: Forced Warm Air

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 936

Ground Area: 936

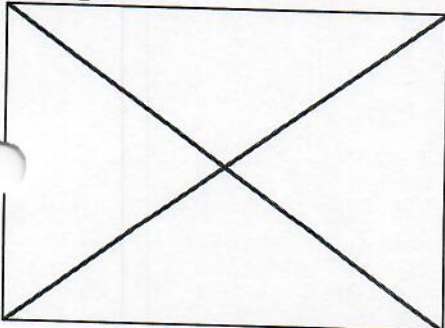
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 2:52 PM

Parcel: 14 066 001 004
Owner's Name: TRUMP, GREG & ANA SHULL
Property Address: 8243 SPRUCE DR
READING, MI 49274
Liber/Page: 1793/1198
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 #: 21 N/A 04-30
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4500 4500 RIBECK LAKE

Mailing Address:

TRUMP, GREG & ANA SHULL
19677 VICTORY CHAPEL RD
NOBLESVILLE IN 46060

Most Recent Sale Information

Sold on 04/29/2021 for 70,000 by LEMLEY, KENNETH G TRUST.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1793/1198

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 32,200

2023 Taxable: 32,200

Acreage: 0.00

Zoning:

RE: 0.000

Land Value: Tentative

Frontage: 122.0

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Mobile Home

Class: Fair

Style: MOBILE HOME

Exterior: Wood Siding

% Good (Physical): 46

Heating System: Wall Furnace

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 480

Ground Area: 480

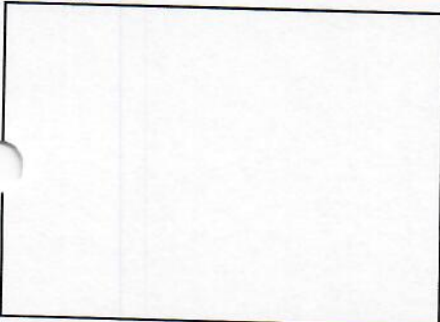
Garage Area: 0

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Image



Camden Ribbeck Lake ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 050 001 029	8018 WILDWOOD RD	07/15/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$50,600
14 055 001 010	8196 WILDWOOD RD	06/30/22	\$310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$129,600
14 060 001 036	10086 BEACH LN	08/27/21	\$109,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$109,000	\$42,000
14 060 001 047	8095 TOPINABEE DR	08/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,100
14 066 001 004	8243 SPRUCE DR	04/29/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,000
Totals:			\$751,500			\$751,500	\$321,300

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
44.98	\$108,194	\$49,714	\$62,786	\$45,089	1.393	980	\$64.07	\$49,714
41.81	\$324,166	\$97,873	\$212,127	\$153,348	1.383	864	\$245.52	\$97,873
38.53	\$91,536	\$15,088	\$93,912	\$53,576	1.753	1,056	\$88.93	\$14,280
44.07	\$146,354	\$46,322	\$103,678	\$77,126	1.344	936	\$110.77	\$46,322
47.14	\$71,745	\$46,482	\$23,518	\$19,478	1.207	480	\$49.00	\$46,482
	\$741,995		\$496,021	\$348,616			\$111.66	
42.75				E.C.F. => \$348,616	1.423		Std. Deviation=>	

Other Parcels in Sale	Building Depr.
14 055 001 009	57
14 060 001 037	73
	51
	61
	46

Camden Ribbeck Lake Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 050 001 029	8018 WILDWOOD RD	07/15/21	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$50,600
14 055 001 010	8196 WILDWOOD RD	06/30/22	\$310,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$129,600
14 060 001 017	8124 TOPINABEE DR	03/11/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$43,800
14 060 001 036	10086 BEACH LN	08/27/21	\$109,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$109,000	\$42,000
14 060 001 047	8095 TOPINABEE DR	08/19/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,100
14 066 001 004	8243 SPRUCE DR	04/29/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$33,000
Totals:						\$881,400	\$365,100

Sale. Ratio =>
Std. Dev. =>

Ascd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
44.98	\$100,154	\$54,020	\$41,674	134.0	108.0	0.42	0.42	\$403	\$127,406
41.81	\$324,166	\$111,108	\$88,285	324.6	217.0	0.82	0.50	\$342	\$136,162
33.72	\$93,564	\$46,158	\$9,822	83.2	0.0	0.00	0.00	\$555	#DIV/0!
38.53	\$91,536	\$38,704	\$14,160	120.0	0.0	0.00	0.00	\$323	#DIV/0!
44.07	\$139,059	\$49,968	\$39,027	121.6	0.0	0.00	0.00	\$411	#DIV/0!
47.14	\$64,425	\$44,737	\$39,162	122.0	0.0	0.00	0.00	\$367	#DIV/0!
41.42	\$812,904	\$344,695	\$232,130	905.4		1.24	0.93		
4.89			Average	\$381		Average	277,979.84		Average
			per FF=>			per Net Acre=>			per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel Paved
\$2.92	60.00	4500	1801/280		RIBECK LK/PINEWOOD/POT	0
\$3.13	316.22	4500	1831/0133	14 055 001 009	RIBECK LK/PINEWOOD/POT	0
#DIV/01	83.24	4500	1821/0753		RIBECK LK/PINEWOOD/POT	0
#DIV/01	120.00	4500	1809/0575	14 060 001 037	RIBECK LK/PINEWOOD/POT	0
#DIV/01	121.58	4500	1833/1055		RIBECK LK/PINEWOOD/POT	0
#DIV/01	122.00	4500	1793/1198		RIBECK LK/PINEWOOD/POT	0

\$6.38

2024 Camden Township Land Value Study Lakefornt Vacant Land

Ribeck Lake

Parcel Number	Date of Sale	Sale Price	Acres	Cost Per Acre	Front Foot
14-060-001-035	10/14/2021	\$9,000.00			75.00
NOT USED					
005-100-009-05-8-4	7/21/2023	\$41,500.00			120.00

\$50,500.00 195.00

Price Per Front Foot Comments
\$120.00 Backlot

\$345.83

\$258.97