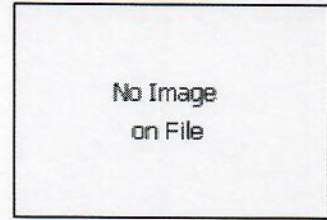


11

Neighborhoods Used: 4300.4300 VILLAGE MONTGOMERY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 135 001 032	02/27/2023 4300	401	103,000	3,234
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	45	99,766	63,910
				E.C.F. 1.561



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 017 100 026 17 8 4	02/10/2023 4300	401	115,000	12,250
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	45	102,750	63,360
				E.C.F. 1.622



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 017 300 001 17 8 4	01/10/2023 4300	401	120,000	7,350
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STORY	48	112,650	77,047
				E.C.F. 1.462



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 120 001 004	12/13/2022 4300	401	60,000	18,637
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ STORY	45	41,363	45,930
				E.C.F. 0.901



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 120 001 032	09/16/2022 4300	401	115,000	4,150
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	45	110,850	86,564
				E.C.F. 1.281



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 120 001 078	12/10/2021 4300	401	61,300	3,805
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 STORY	48	57,495	62,316
				E.C.F. 0.923



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
14 120 001 017	06/18/2021 4300	401	28,000	6,491
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 1/2 STORY	45	21,509	56,620
				E.C.F. 0.380

!!MULTI-PARCEL SALE!!



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel:	14 017 100 026 17 8 4	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	GORDON, JOHN & FURNEY, HANNAH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	460 E MCCALLUM ST MONTGOMERY, MI 49255	Taxable Status	TAXABLE
Liber/Page:	1844/0706	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	18 N/A 12-05
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	4300 4300 VILLAGE MONTGOMERY

Mailing Address:

GORDON, JOHN & FURNEY, HANNAH
460 E MCCALLUM ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 02/10/2023 for 115,000 by WELLS, MONTI & AUTUMN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1844/0706

Most Recent Permit Information

None Found

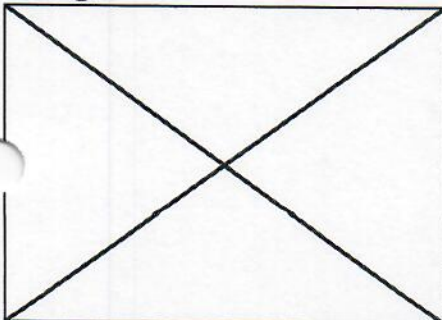
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	24,200	2023 Taxable:	18,234	Acreage:	1.44
Zoning:		Land Value:	Tentative	Frontage:	250.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	250.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 864
Garage Area: 480
Basement Area: 864
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel: 14 017 300 001 17 8 4
Owner's Name: BAILEY, SAMUEL
Property Address: 221 W MCCALLUM ST
MONTGOMERY, MI 49255
Liber/Page: 1842/0556 **Created:** / /
Split: / / **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 #: 10 N/A 12-22
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

BAILEY, SAMUEL
221 W MCCALLUM ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 01/10/2023 for 120,000 by BACKES, GARY & STEPHANIE.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1842/0556

Most Recent Permit Information

Permit PB94-949 on 02/14/2023 for \$0 category REMODEL.

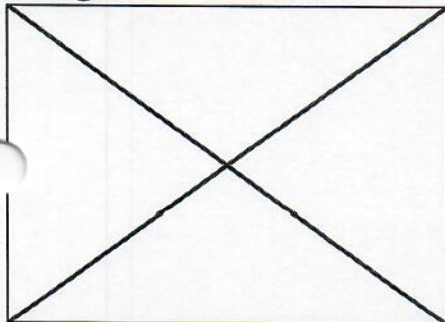
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 26,100	2023 Taxable: 20,309	Acres: 1.15
Zoning:	Land Value: Tentative	Frontage: 150.0
ARE: 0.000	Land Impr. Value: Tentative	Average Depth: 333.0

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: 1,008
Ground Area: 1,008
Garage Area: 624
Basement Area: 1,008
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel: 14 120 001 004
Owner's Name: EVANS, MELISSA
Property Address: 309 W RAILROAD ST
MONTGOMERY, MI 49255
Liber/Page: 1841/0239
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 #: 16 N/A 11-05
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

EVANS, MELISSA
309 W RAILROAD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 12/13/2022 for 60,000 by NA CAPITAL GROUP LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1841/0239

Most Recent Permit Information

None Found

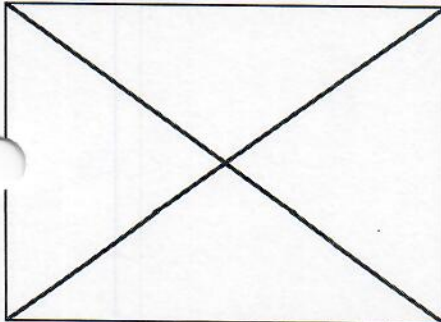
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 22,600	2023 Taxable: 22,600	Acreage: 1.46
Zoning:	Land Value: Tentative	Frontage: 330.0
AREA: 0.000	Land Impr. Value: Tentative	Average Depth: 192.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 720
Ground Area: 720
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 12:58 PM

Parcel: 14 120 001 017
Owner's Name: MILLER, APRIL
Property Address: 302 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1799/357
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 #: 21 N/A 08-16
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

MILLER, APRIL
PO BOX 51
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 06/18/2021 for 28,000 by DANGERFIELD, DYLAN.

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

Liber/Page: 1799/357

Most Recent Permit Information

None Found

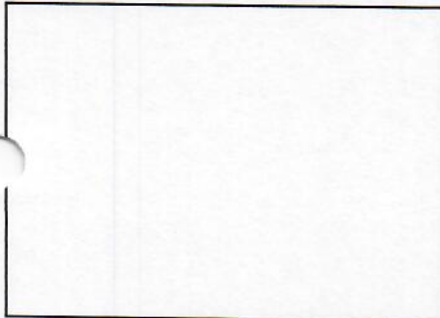
Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 17,700	2023 Taxable: 17,700	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.3
AREA: 100.000	Land Impr. Value: Tentative	Average Depth: 132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/2 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 940
Ground Area: 748
Garage Area: 0
Basement Area: 608
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel: 14 120 001 032
Owner's Name: OLSEN, SKYLAR
Property Address: 121 HAYWARD ST
MONTGOMERY, MI 49255
Liber/Page: 1835/1254
Split: // **Created:** //
Public Impr.: None
Topography: None
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 #: 19 N/A 06-06
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

OLSEN, SKYLAR
121 HAYWARD ST
MONTGOMERY MI 49255

Most Recent Sale Information

Sold on 09/16/2022 for 115,000 by SHAFER, BAILEY E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1835/1254

Most Recent Permit Information

Permit PB52-8984 on 02/14/2023 for \$0 category REMODEL.

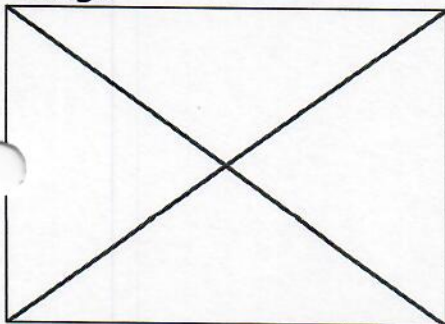
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	26,700	2023 Taxable:	26,700	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	84.7
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,372
Ground Area: 784
Garage Area: 432
Basement Area: 784
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel: 14 120 001 078
Owner's Name: OSBORNE, CODY
Property Address: 202 S MAIN ST
MONTGOMERY, MI 49255
Liber/Page: 1815/0093
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 06-22
School: 30070 READING COMMUNITY SCHOOLS
Neighborhood: 4300 4300 VILLAGE MONTGOMERY

Mailing Address:

OSBORNE, CODY
MCRAE, ANDREW GILES
600 BLACKBERRY DR
COLDWATER MI 49036

Most Recent Sale Information

Sold on 12/10/2021 for 61,300 by MCRAE, ANDREW GILES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1815/0093

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 20,000	2023 Taxable: 20,000	Acreage: 0.20
Zoning:	Land Value: Tentative	Frontage: 66.1
PRE: 0.000	Land Impr. Value: Tentative	Average Depth: 132.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 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: 1,002
Ground Area: 624
Garage Area: 224
Basement Area: 336
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

12/07/2023 12:58 PM

Parcel:	14 135 001 032	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH, NATHAN & LUFT, ANNMARIE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	216 N MAIN ST MONTGOMERY, MI 49255	Taxable Status	TAXABLE
Liber/Page:	1845/1104	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	14 CAMDEN TOWNSHIP
Public Impr.:	None	MAP #	20 N/A 02-28
Topography:	None	School:	30070 READING COMMUNITY SCHOOLS
		Neighborhood:	4300 4300 VILLAGE MONTGOMERY

Mailing Address:

SMITH, NATHAN & LUFT, ANNMARIE
112 EAST STATE ST
READING MI 49274

Most Recent Sale Information

Sold on 02/27/2023 for 103,000 by NEWBAUER, CHARLES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1845/1104

Most Recent Permit Information

None Found

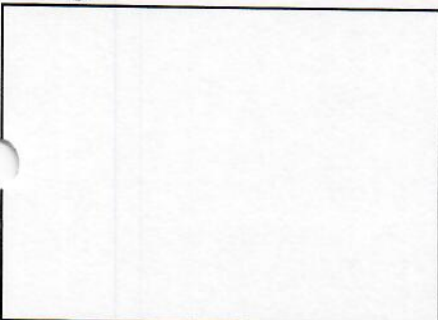
Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	19,800	2023 Taxable:	13,999	Acreage:	0.20
Zoning:		Land Value:	Tentative	Frontage:	66.0
ARE:	0.000	Land Impr. Value:	Tentative	Average Depth:	130.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1+ STORY
Exterior: Wood Siding
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 704
Ground Area: 704
Garage Area: 676
Basement Area: 704
Basement Walls:
Estimated TCV: Tentative

Image



Village of Montgomery ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 017 100 026 17 8 4	460 E MCCALLUM ST	02/10/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$32,700
14 017 300 001 17 8 4	221 W MCCALLUM ST	01/10/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$30,900
14 120 001 004	309 W RAILROAD ST	12/13/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$34,500
14 120 001 017	302 HAYWARD ST	06/18/21	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$22,200
14 120 001 032	121 HAYWARD ST	09/16/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$28,500
14 120 001 078	202 S MAIN ST	12/10/21	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$19,500
14 135 001 032	216 N MAIN ST	02/27/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$21,300
Totals:			\$602,300			\$602,300	\$189,600

Sale. Ratio =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
28.43	\$48,302	\$12,250	\$102,750	\$63,360	1.622	1,008	\$101.93	\$12,250
25.75	\$51,190	\$7,350	\$112,650	\$77,047	1.462	1,008	\$111.76	\$7,350
57.50	\$44,771	\$18,637	\$41,363	\$45,930	0.901	720	\$57.45	\$16,170
79.29	\$41,952	\$6,491	\$21,509	\$56,620	0.380	940	\$22.88	\$6,491
24.78	\$53,405	\$4,150	\$110,850	\$86,564	1.281	1,372	\$80.79	\$4,150
31.81	\$39,263	\$3,805	\$57,495	\$62,316	0.923	1,002	\$57.38	\$3,241
20.68	\$39,599	\$3,234	\$99,766	\$63,910	1.561	704	\$141.71	\$3,234
	\$318,482		\$546,383	\$455,749			\$81.99	
31.48				E.C.F. =>	1.199		Std. Deviation=>	

Other Parcels in Sale Building Depr.

45

48

45

14 120 001 007

45

45

48

45

Village of Montgomery Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
14 120 001 015	312 HAYWARD ST	07/07/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$27,300
14 120 001 017	302 HAYWARD ST	06/18/21	\$28,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$22,200
14 120 001 024	114 HAYWARD ST	09/14/20	\$53,000	MLC	03-ARM'S LENGTH	\$53,000	\$22,000
14 120 001 056	121 W HAKES ST	05/07/20	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$31,900
14 120 001 078	202 S MAIN ST	12/10/21	\$61,300	MLC	03-ARM'S LENGTH	\$61,300	\$19,500
14 140 001 012	207 WEAVER ST	12/21/20	\$25,000	LC	03-ARM'S LENGTH	\$25,000	\$18,600
Totals:			\$312,300			\$312,300	\$141,500

Sale. Ratio =>

Std. Dev. =>

Due to having no sales in the Village of Montgomery, Camden Michigan, Sales from the prior years Land Analysis were used to reflect the price per front foot.

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
39.00	\$71,721	\$14,840	\$16,561	132.5	264.0	0.40	0.20	\$112	\$36,915
79.29	\$50,249	(\$5,690)	\$16,559	132.5	264.0	0.40	0.20	(\$43)	(\$14,154)
41.51	\$61,496	(\$212)	\$8,284	66.3	132.0	0.20	0.20	(\$3)	(\$1,055)
42.53	\$88,808	\$3,067	\$16,875	135.0	132.3	0.21	0.16	\$23	\$14,961
31.81	\$46,697	\$22,871	\$8,268	66.1	132.0	0.20	0.20	\$346	\$114,355
74.40	\$43,605	(\$2,105)	\$16,500	132.0	169.0	0.51	0.51	(\$16)	(\$4,111)
<hr/>									
	\$362,576	\$32,771	\$83,047	664.4		1.92	1.47		
45.31	Average								
20.10	per FF=>								
				\$49		Average			Average
						per Net Acre=>	17,050.47		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$0.85	132.48	4300	1766/572	14 120 001 009	VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.32)	132.47	4300	1799/357	14 120 001 007	VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.02)	66.27	4300	1773/228		VILLAGE MONTGOMERY	401	FF VILLAGE
\$0.34	135.00	4300	1762/161	14 120 001 084	VILLAGE MONTGOMERY	401	FF VILLAGE
\$2.63	66.14	4300	1815/0093		VILLAGE MONTGOMERY	401	FF VILLAGE
(\$0.09)	132.00	4300	1782/1088		VILLAGE MONTGOMERY	401	FF VILLAGE

\$0.39