

Amboy Lake Diane Lake Front Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18 045 001 114	14343 DIANE DR W	08/24/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,900
18 048 001 006	14712 LAKESHORE DRE	07/26/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,000
18 048 001 008	14704 LAKESHORE DRE	06/09/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$32,500
18 050 001 024	14364 HORN DR	09/26/22	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$77,100
18 060 001 060	13642 MONTE CARLO DR	11/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$122,600
18 070 001 013	14194 DIANE DR W	05/11/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$26,500
18 070 001 044	2320 FLORIDA LN	09/21/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$100,900
18 070 001 055	2307 DELTA DR	08/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$94,600
18 070 001 059	2275 DELTA DR	05/25/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$136,800
18 073 001 015	14109 DIANE DRE	05/05/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,300
18 073 001 022	14082 TYSON TRL	04/11/23	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$29,500
18 074 001 009	14390 TYSON TRL	10/06/22	\$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$600,000	\$237,700
Totals:			\$2,752,000			\$2,752,000	\$1,045,400

Sale. Ratio =>

Std. Dev. =>

Original: 790

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
33.63	\$57,873	\$80,000	\$57,873	64.3	0.0	0.00	0.00	\$1,245	#DIV/0!
43.75	\$70,000	\$80,000	\$70,000	90.0	145.0	0.30	0.30	\$889	\$266,667
40.63	\$70,000	\$80,000	\$70,000	90.0	100.0	0.21	0.21	\$889	\$386,473
28.98	\$288,849	\$20,277	\$43,126	53.0	0.0	0.00	0.00	\$383	#DIV/0!
37.15	\$317,373	\$118,867	\$106,240	116.9	0.0	0.00	0.00	\$1,016	#DIV/0!
37.32	\$56,139	\$71,000	\$56,139	61.3	0.0	0.00	0.00	\$1,159	#DIV/0!
45.45	\$233,913	\$43,621	\$55,534	63.3	0.0	0.00	0.00	\$689	#DIV/0!
36.38	\$248,665	\$86,543	\$75,208	80.0	0.0	0.00	0.00	\$1,082	#DIV/0!
38.00	\$318,161	\$103,175	\$61,336	77.6	169.5	0.30	0.30	\$1,329	\$349,746
41.08	\$289,217	\$102,796	\$87,013	100.1	308.8	0.71	0.71	\$1,027	\$144,783
30.10	\$63,445	\$98,000	\$63,445	80.3	0.0	0.00	0.00	\$1,220	#DIV/0!
39.62	\$719,349	\$97,878	\$145,487	184.2	0.0	0.00	0.00	\$531	#DIV/0!
37.99	\$2,732,984	\$982,157	\$891,401	1,061.0		1.51	1.51		
4.98			Average per FF=>	\$926		Average per Net Acre=>	649,574.74		Average per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class	Rate Group 1
#DIV/0!	64.26	4510	1857/0116		LAKE DIANE	NOT INSPECTED	402	LAKE FRONT
\$6.12	90.00	4510	1854/0827		LAKE DIANE	NOT INSPECTED	402	LAKESHORE CONDO
\$8.87	90.00	4510	1829/0444		LAKE DIANE	NOT INSPECTED	402	LAKESHORE CONDO
#DIV/0!	53.00	4510	1836/0128		LAKE DIANE	11/14/2023	401	LAKE FRONT
#DIV/0!	116.94	4510	1839/0115		LAKE DIANE	11/13/2023	401	CHANNEL
#DIV/0!	61.26	4510	1826/1210		LAKE DIANE	NOT INSPECTED	402	LAKE FRONT
#DIV/0!	63.33	4510	1858/0589		LAKE DIANE	NOT INSPECTED	401	LAKE FRONT
#DIV/0!	80.00	4510	1833/0683		LAKE DIANE	11/14/2023	401	LAKE FRONT
\$8.03	81.46	4510	1850/1004		LAKE DIANE	NOT INSPECTED	401	LAKE FRONT
\$3.32	100.13	4510	1849/0412		LAKE DIANE	1/3/2022	401	LAKE FRONT
#DIV/0!	80.31	4510	1848/0109		LAKE DIANE	NOT INSPECTED	402	LAKE FRONT
#DIV/0!	184.16	4510	1836/0828	18 074 001 010	LAKE DIANE	11/14/2023	401	LAKE FRONT

\$14.91

Amboy Lake Diane Lake Front ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 003 300 028 03 9 3	14718 DIANE DR W	03/17/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000
18 004 200 019 04 9 3	14401 WOODBRIDGE RD	06/30/22	\$659,000	WD	03-ARM'S LENGTH	\$659,000
18 050 001 024	14364 HORN DR	11/09/23	\$358,000	WD	03-ARM'S LENGTH	\$358,000
18 060 001 060	13642 MONTE CARLO DR	11/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000
18 070 001 044	2320 FLORIDA LN	09/21/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000
18 070 001 055	2307 DELTA DR	08/05/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000
18 070 001 059	2275 DELTA DR	05/25/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000
18 073 001 015	14109 DIANE DR E	05/05/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000
18 074 001 009	14390 TYSON TRL	10/06/22	\$600,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$600,000
Totals:						\$3,504,000

Original: 1,332

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
\$127,600	31.12	\$363,110	\$83,940	\$326,060	\$209,587	1.556	1,746	\$186.75
\$160,600	24.37	\$573,380	\$109,186	\$549,814	\$348,494	1.578	1,500	\$366.54
\$91,000	25.42	\$296,383	\$50,660	\$307,340	\$184,477	1.666	1,248	\$246.27
\$122,600	37.15	\$335,931	\$132,991	\$197,009	\$152,357	1.293	1,024	\$192.39
\$100,900	45.45	\$243,614	\$65,235	\$156,765	\$133,918	1.171	1,100	\$142.51
\$94,600	36.38	\$261,803	\$93,572	\$166,428	\$126,300	1.318	1,008	\$165.11
\$136,800	38.00	\$328,875	\$77,961	\$282,039	\$188,374	1.497	1,386	\$203.49
\$125,300	41.08	\$304,417	\$104,616	\$200,384	\$150,001	1.336	960	\$208.73
\$237,700	39.62	\$719,349	\$160,369	\$439,631	\$375,467	1.171	2,188	\$200.93
\$1,197,100		\$3,426,862		\$2,625,470	\$1,868,974			\$212.52
Sale. Ratio =>	34.16				E.C.F. =>	1.405		Std. Deviation=>
Std. Dev. =>	7.08				Ave. E.C.F. =>	1.398		Ave. Variance=>

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
401	79						
401	83						
401	84						
401	65						
401	79						
401	69						
401	84						
401	95						
401	79						

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 003 300 028 03 9 3
Owner's Name: VARNER, CRAIG & KRISTA
Property Address: 14718 DIANE DR W
CAMDEN, MI 49232
Liber/Page: 1846/0413
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: 18 AMBOY TOWNSHIP
MAP #: 17 DESC-M N/A 07-13
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

VARNER, CRAIG & KRISTA
11073 VILLACOURT LN
WHITEHOUSE OH 43571

Most Recent Sale Information

Sold on 03/17/2023 for 410,000 by NICELY, ALAN & KATHLEEN.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1846/0413

Most Recent Permit Information

Permit PB20-0822 on 11/24/2020 for \$17,500 category ADDITION.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	178,100	2024 Taxable:	178,100	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	90.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1990
Occupancy: Single Family
Class: C
Style: 1 1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 79
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,746
Ground Area: 1,408
Garage Area: 384
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 004 200 019 04 9 3
Owner's Name: AUGUSTINE, DONNA J
Property Address: 14401 WOODBRIDGE RD
CAMDEN, MI 49232
Liber/Page: 1866/0930
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: 18 AMBOY TOWNSHIP
MAP #: 19 DESC-M N/A 10-04
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

AUGUSTINE, DONNA J
14401 WOODBRIDGE RD
CAMDEN MI 49232

Most Recent Sale Information

Sold on 03/01/2024 for 0 by AUGUSTINE, DONNA J.

Terms of Sale: 14-INTO/OUT OF TRUST

Most Recent Permit Information

Permit PB17-0002 on 01/03/2017 for \$90,000 category ALTERATION.

Liber/Page: 1866/0930

Physical Property Characteristics

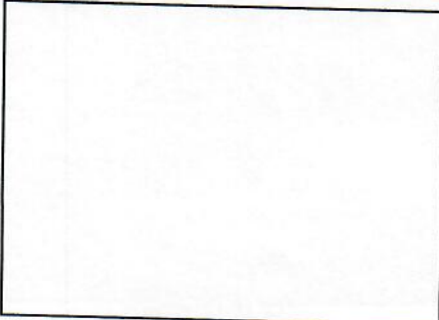
2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	291,100	2024 Taxable:	262,080	Acreage:	10.03
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1992
Occupancy: Single Family
Class: C+10
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 83
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 4 Half Baths: 0
Floor Area: 1,500
Ground Area: 1,500
Garage Area: 720
Basement Area: 1,500
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 045 001 114
Owner's Name: FRANCIS, DAVID & JANE
Property Address: 14343 DIANE DR W
CAMDEN, MI 49232

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 16 N/A 12-15
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1857/0116
Split: / /
Created: / /

Public Impr.: None
Topography: None

Active: Active

Mailing Address:

FRANCIS, DAVID & JANE
9627 KASOTA COURT
FORT WAYNE IN 46804

Most Recent Sale Information

Sold on 08/24/2023 for 80,000 by PANK LIVING TRUST.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1857/0116

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 28,900

2024 Taxable: 28,900

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 64.3

PRE: 0.000

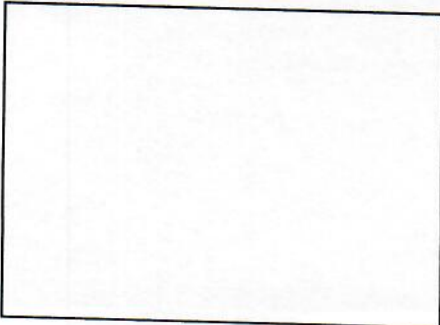
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 048 001 006
Owner's Name: SEMER, BRIAN
Property Address: 14712 LAKESHORE DR E
CAMDEN, MI 49232
Liber/Page: 1854/0827
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 14 N/A 02-11
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

SEMER, BRIAN
11368 COUNTY ROAD 21N
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 07/26/2023 for 80,000 by RIVIERA, ALAN L & JANIE L.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1854/0827

Physical Property Characteristics

2025 S.E.V.: Tentative

2024 S.E.V.: 35,000

Zoning:

PRE: 0.000

2025 Taxable: Tentative

2024 Taxable: 35,000

Land Value: Tentative

Land Impr. Value: Tentative

Lot Dimensions:

Acreage: 0.30

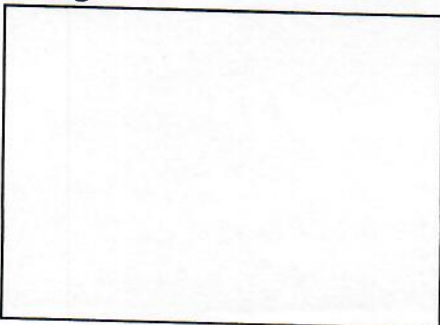
Frontage: 90.0

Average Depth: 145.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 048 001 008
Owner's Name: GRIME, LUCAS & RENEE
Property Address: 14704 LAKESHORE DR E
CAMDEN, MI 49232
Liber/Page: 1867/0243
Split: / /
Public Impr.: None
Topography: None
Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 19 N/A 02-15
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

GRIME, LUCAS & RENEE
19778 COUNTY RD
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 03/11/2024 for 75,000 by STARK, DIANA.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1867/0243

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 35,000

2024 Taxable: 35,000

Acreage: 0.21

Zoning:

Land Value: Tentative

Frontage: 90.0

PRE: 0.000

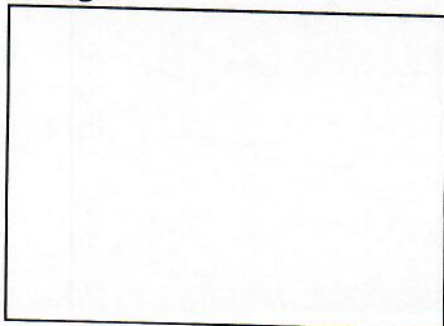
Land Impr. Value: Tentative

Average Depth: 100.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 050 001 024
Owner's Name: DITMYER, MARTHA & RONALD
Property Address: 14364 HORN DR
CAMDEN, MI 49232
Liber/Page: 1861/0544
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: 18 AMBOY TOWNSHIP
MAP #: 16 N/A 07-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

DITMYER, MARTHA & RONALD
6947 MEADOWVIEW DRIVE
LAMBERTVILLE MI 48144

Most Recent Sale Information

Sold on 11/09/2023 for 358,000 by FOX, JAMES JR & LISA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1861/0544

Most Recent Permit Information

Permit PB23-0108 on 03/09/2023 for \$0 category GARAGE.

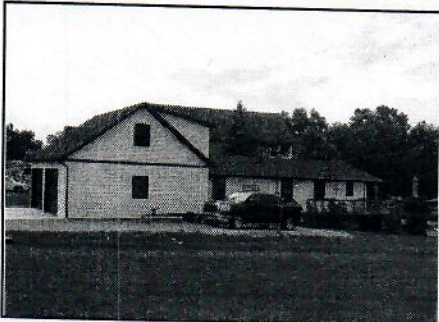
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	146,800	2024 Taxable:	146,800	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	53.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1991
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 672
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel:	18 060 001 060	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	RICHARDSON, SALLY J/JAGGERS MARY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	13642 MONTE CARLO DR CAMDEN, MI 49232	Taxable Status	TAXABLE
Liber/Page:	1839/0115	Prev. Taxable Stat	TAXABLE
Split:	07/19/2010	Gov. Unit:	18 AMBOY TOWNSHIP
Public Impr.:	Paved Road. Electric	MAP #	18 N/A 01-09
Topography:	Rolling	School:	30010 CAMDEN FRONTIER SCHOOLS
		Neighborhood:	4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

RICHARDSON, SALLY J/JAGGERS MARY JO
BARANSKI, PAUL R & SHERRY L
8260 ARQUETTE RD
OREGON OH 43616

Most Recent Sale Information

Sold on 11/09/2022 for 330,000 by KORN, DONNA P.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Liber/Page: 1839/0115

Permit PB10-0469 on 08/12/2010 for \$3,600 category ROOF.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	161,100	2024 Taxable:	146,265	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	116.9
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1988
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,024
Ground Area: 1,024
Garage Area: 690
Basement Area: 1,024
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 070 001 013
Owner's Name: HUBER, BENJAMIN & HEATHER
Property Address: 14194 DIANE DR W
CAMDEN, MI 49232

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 16 N/A 03-02
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1826/1210
Split: / /
Created: / /
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

HUBER, BENJAMIN & HEATHER
10200 GOSEMAN RD
MANCHESTER MI 48158

Most Recent Sale Information

Sold on 05/11/2022 for 71,000 by GERMAN, MONTE C & MARAIN.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

None Found

Liber/Page: 1826/1210

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 28,100

2024 Taxable: 27,405

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 61.3

PRE: 0.000

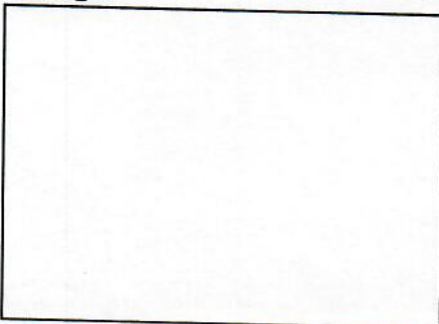
Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

None

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 070 001 044
Owner's Name: HUTCHISON, TOBY & ALISON
Property Address: 2320 FLORIDA LN
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 #: 18 N/A 09-06
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Liber/Page: 1858/0589
Split: / /
Created: / /
Active: Active

Public Impr.: None
Topography: None

Mailing Address:

HUTCHISON, TOBY & ALISON
2320 FLORIDA LN
CAMDEN MI 49232

Most Recent Sale Information

Sold on 09/21/2023 for 222,000 by OLDHAM, DANIEL S & BRITTANY S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1858/0589

Most Recent Permit Information

Permit PB20-0490 on 08/03/2020 for \$0 category BP RENEWAL.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	118,700	2024 Taxable:	118,700	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	63.3
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1991
Occupancy: Single Family
Class: C
Style: RANCH
Exterior: Wood Siding
% Good (Physical): 79
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 1
Floor Area: 1,100
Ground Area: 1,100
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 070 001 055
Owner's Name: CHENEY, RODNEY E & LISA M
Property Address: 2307 DELTA DR
CAMDEN, MI 49232
Liber/Page: 1833/0683
Split: / /
Public Impr.: Paved Road, Sewer, Electric
Topography: Rolling, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #:
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

CHENEY, RODNEY E & LISA M
505 STAMM ST
ARCHBOLD OH 43502

Most Recent Sale Information

Sold on 08/05/2022 for 260,000 by BINGHAM, EARNIE & BARBARA F.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1833/0683

Most Recent Permit Information

Permit PB09-0638 on 10/02/2009 for \$0 category GARAGE.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	126,200	2024 Taxable:	113,925	Acreage:	0.00
Zoning:		Land Value:	Tentative	Frontage:	80.0
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
Style: RANCH
Exterior: Vinyl
% Good (Physical): 69
Heating System: Forced Air w/o Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,008
Ground Area: 1,008
Garage Area: 900
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 070 001 059
Owner's Name: RUFENACHT, RICKY LEE
Property Address: 2275 DELTA DR
CAMDEN, MI 49232
Liber/Page: 1856/1118
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: 18 AMBOY TOWNSHIP
MAP #: 20 N/A 12-23
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

RUFENACHT, RICKY LEE
2275 DELTA DR
CAMDEN MI 49232

Most Recent Sale Information

Sold on 08/23/2023 for 0 by RUFENACHT, RICKY LEE.

Terms of Sale: 08-ESTATE

Most Recent Permit Information

Permit PB05-0641 on 11/22/2005 for \$100 category CARPORT.

Liber/Page: 1856/1118

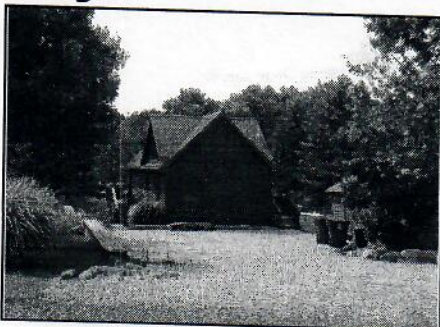
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	161,500	2024 Taxable:	161,500	Acreage:	0.30
Zoning:		Land Value:	Tentative	Frontage:	81.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	169.5

Improvement Data

of Residential Buildings: 1
Year Built: 2005
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Wood Siding
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,386
Ground Area: 924
Garage Area: 0
Basement Area: 924
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 073 001 015
Owner's Name: KOBER, ALISA & GEORGE
Property Address: 14109 DIANE DR E
CAMDEN, MI 49232
Liber/Page: 1849/0412
Split: / /
Public Impr.: Gravel Road, Sewer, Electric
Topography: Rolling, Waterfront

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 18 N/A 08-17
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

KOBER, ALISA & GEORGE
8335 SNAPDRAGON LANE
MONCLOVA OH 43542

Most Recent Sale Information

Sold on 05/05/2023 for 305,000 by SNYDER, GARY H & PENNY S REV LVG TR.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1849/0412

Most Recent Permit Information

Permit PB19-0216 on 04/19/2019 for \$120,200 category SFD.

Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	146,400	2024 Taxable:	146,400	Acreage:	0.71
Zoning:		Land Value:	Tentative	Frontage:	100.1
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	308.8

Improvement Data

of Residential Buildings: 1
Year Built: 2020
Occupancy: Single Family
Class: C
Style: 1 1/4 STORY
Exterior: Vinyl
% Good (Physical): 95
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 960
Ground Area: 768
Garage Area: 294
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Image



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

01/22/2025 2:54 PM

Parcel: 18 073 001 022
Owner's Name: MYERS, WILLIAM & KATIE
Property Address: 14082 TYSON TRL
CAMDEN, MI 49232
Liber/Page: 1848/0109
Split: / /
Public Impr.: None
Topography: None

Created: / /
Active: Active

Current Class: 402.RESIDENTIAL-VACANT
Previous Class: 402.RESIDENTIAL-VACANT
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 18 AMBOY TOWNSHIP
MAP #: 17 N/A 05-26
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

MYERS, WILLIAM & KATIE
7400 KENNEDY LN
CINCINNATI OH 45242

Most Recent Sale Information

Sold on 04/11/2023 for 98,000 by PICKING, TERRY LEE.

Terms of Sale: 03-ARM'S LENGTH

Most Recent Permit Information

Permit PB23-0848 on 12/12/2023 for \$0 category POLE BUILDING.

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 31,700

2024 Taxable: 31,700

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 80.3

PRE: 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

01/22/2025 2:54 PM

Parcel: 18 074 001 009
Owner's Name: CAPITAL ESTATE GROUP LLC
Property Address: 14390 TYSON TRL
CAMDEN, MI 49232
Liber/Page: 1836/0828
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: 18 AMBOY TOWNSHIP
MAP #: 11 N/A 03-01-11
School: 30010 CAMDEN FRONTIER SCHOOLS
Neighborhood: 4510 4510 LAKE DIANE - LAKE FRONT

Mailing Address:

CAPITAL ESTATE GROUP LLC
5802 WESTERN AVENUE
CLARENDON HILLS IL 60514

Most Recent Sale Information

Sold on 10/06/2022 for 600,000 by SEIGMAN, DENNY & ANN E.

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

Liber/Page: 1836/0828

Most Recent Permit Information

Permit LOU FOUND on 11/26/2008 for \$0 category GARAGE.

Physical Property Characteristics

2025 S.E.V.: Tentative

2025 Taxable: Tentative

Lot Dimensions:

2024 S.E.V.: 292,900

2024 Taxable: 257,985

Acreage: 0.00

Zoning:

Land Value: Tentative

Frontage: 93.4

PRE: 0.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

Year Built: 1999

Occupancy: Single Family

Class: BC

Style: 1 1/2 STORY

Exterior: Wood Siding

% Good (Physical): 79

Heating System: Forced Heat & Cool

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 2 Half Baths: 0

Floor Area: 2,188

Ground Area: 1,576

Garage Area: 576

Basement Area: 1,576

Basement Walls:

Estimated TCV: Tentative

Image

