

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KAUMA TOIVO NANCY R & PAUL T 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #: P1-1-1										
		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				STANDARD 20+			40.000	Acres	1,214	100		48,560
				40.00 Total Acres					Total Est. Land Value =		48,560	
Tax Description		Dirt Road										
SEC 1 T52N R34W NE 1/4 OF NE 1/4. 40 A.		Gravel Road										
COMMERCIAL FOREST RESERVE 167/149 167/861		Paved Road										
850-008		Storm Sewer										
Comments/Influences		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	0	0	0			0		
				2023	0	0	0			0		
				2022	0	0	0			0		
				2021	0	0	0			0		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MCCLOUD NATHAN & EMILY	JOHNSON DEAN & HEATH	33,000		06/04/2018	WD	03-ARM'S LENGTH		2018/02711	DEED	100.0			
SKYTТА DARRYL D	MCCLOUD NATHAN & EMILY	25,000		09/19/2011	WD	03-ARM'S LENGTH		2011/04722	DEED	100.0			
		4,500		11/01/2004	WD	03-ARM'S LENGTH		167:498	DEED	0.0			
Property Address			Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
			School: HOUGHTON-PORTAGE TWP SCHOOLS										
			P.R.E. 100% 11/19/2019 Qual. Fr. PA 42										
Owner's Name/Address			MAP #:										
JOHNSON DEAN & HEATH 1512 BROOKSIDE DR HOUGHTON MI 49931			2024 Est TCV 48,000										
				Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
			Public Improvements		* Factors *								
			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		40.000 Acres		1,200	100			48,000
					40.00 Total Acres		Total Est. Land Value =				48,000		
			Topography of Site										
			X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	24,000	0	24,000			21,000C		
2023	20,000	0			20,000			20,000S					
2022	20,000	0			20,000			20,000S					
			2021	20,000	0	20,000			20,000S				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			WK 09/15/2010 INSPECTED		2023	20,000	0	20,000			20,000S		
			SC 10/29/2010 DATA ENTER		2022	20,000	0	20,000			20,000S		
					2021	20,000	0	20,000			20,000S		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		80,000	06/01/2004	WD	03-ARM'S LENGTH	165:145	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
TIGERTON LUMBER COMPANY PO BOX 70 TIGERTON WI 54486		2024 Est TCV 83,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P1-1-3 SEC 1 T52N R34W S 1/2 OF NE 1/4. 80 A. 165/145					ACREAGE			80.000 Acres	1,038	100	83,000	
Comments/Influences					80.00 Total Acres Total Est. Land Value = 83,000							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
Topography of Site												
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Who	When	What	2024	41,500	0	41,500			41,500S
						2023	40,120	0	40,120			40,120S
						2022	40,120	0	40,120			39,667C
						2021	38,400	0	38,400			38,400S
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WISTI ANDREW H & RUTH E	WISTI RUTH REVOCABLE LIVIN	100		05/03/2012	QC	09-FAMILY		2012/02601	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status		
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WISTI RUTH REVOCABLE LIVING TRUST		MAP #:											
107 CENTER ST		2024 Est TCV 0											
HANCOCK MI 49930		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-1-4 SEC 1 T52N R34W ENTIRE NW 1/4. 160					STANDARD 20+								
A. COMMERCIAL FOREST RESERVE 850-024		X Wooded Pond Waterfront Ravine Wetland Flood Plain			160.000 Acres 1,040 100 166,400								
Comments/Influences					160.00 Total Acres Total Est. Land Value = 166,400								
		Topography of Site											



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status						
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BENCHLEY KRISTINE M & KAREN & DROUILLARD KENNETH M 9600 E BEAVERTON RD CLARE MI 48617		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 1 T52N R34W NW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2024	24,280	0	24,280			24,280S			
					2023	23,800	0	23,800			23,800S			
					2022	23,500	0	23,500			3,961C			
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		SC	10/29/2010	DATA ENTER										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
20170 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		CABIN		05/01/1991		91-237		FOUNDATION				
Owner's Name/Address		P.R.E. 0%												
BENCHLEY KRISTINE M & KAREN & DROUILLARD KENNETH M 9600 E BEAVERTON RD CLARE MI 48617		MAP #: P1-1-6		2024 Est TCV 266,469 TCV/TFA: 289.64										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 18.OTTER LAKE								
SEC 1 T52N R34W PORTION OF GOV'T LOT 1 D/F, COM AT NW COR OF SAID LOT 1, TH S 47 DEG 50' E ABOUT 1350' TO SHORE OF OTTER L, TH E'LY & NE'LY ALONG SAID SHORE OF OTTER L ABOUT 850' TO E LINE OF LOT 1, TH N ON SAID E LINE OF LOT 1, 400' TO NE COR OF LOT 1, TH W ON N LINE OF SAID LOT 1, 1320' TO POB. 15.30 A.		X		Public Improvements		* Factors *								
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
		X		Gravel Road		LAKE FRONTAGE 850.00 500.00 0.7487 1.0226 130 100 84,601								
		X		Paved Road		ACREAGE 5.543 Acres 3,664 100 20,311								
		X		Storm Sewer		850 Actual Front Feet, 15.30 Total Acres Total Est. Land Value = 104,912								
		X		Sidewalk		Land Improvement Cost Estimates								
		X		Water		Description Rate Size % Good Cash Value								
		X		Sewer		Wood Frame 22.09 480 46 4,877								
		X		Electric		Total Estimated Land Improvements True Cash Value = 4,877								
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
				Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who		When		What		2024		52,456	80,779	133,235		114,233C
		WK		09/15/2010		INSPECTED		2023		43,020	65,774	108,794		108,794S
		SC		10/29/2010		DATA ENTER		2022		37,488	60,382	97,870		59,240C
								2021		33,511	56,800	90,311		57,348C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 32 CPP 240 Treated Wood 728 Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: RANCH			Drywall Paneled												
	Yr Built 1945		Remodeled 1990		Ex	X	Ord		Min						
Condition: Average		Trim & Decoration		Size of Closets		Lg		X	Ord		Small				
Room List		Doors:		Solid	X	H.C.									
	1 Basement 4 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric		200		Amps Service							
(1) Exterior		Kitchen: Carpeted Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few				
		X	Wood												
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement				1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Double Glass Patio Doors		X												
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		576	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat		Gambrel Mansard Shed												
Asphalt Shingle X Metal		(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

  

Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C		Blt 1945	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 920 SF Floor Area = 920 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Pine Logs	Basement	920				
Total:				142,004	103,664		
Other Additions/Adjustments							
Recreation Room			576	10,898	7,956		
Plumbing							
3 Fixture Bath			1	4,547	3,319		
Extra Sink			1	929	678		
Water/Sewer							
1000 Gal Septic			1	4,761	3,476		
Water Well, 50 Feet			1	2,629	1,919		
Porches							
CPP			32	860	628		
Deck							
Treated Wood			240	4,572	3,338		
Treated Wood			728	9,253	6,755		
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			720	28,404	20,735		
Door Opener			1	535	391		
Totals:				209,392	152,859		
Notes:							
ECF (SOUTH OF 283) 1.025 => TCV: 156,680							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
20004 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		07/18/2013		13-127	COMPLETE		
Owner's Name/Address		P.R.E. 0%										
WAISANEN JOHN R & GLORIA A 20004 ALDRICH RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 99,177 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					LAKE FRONTAGE	450.00	500.00	0.8503	1.0226	130	100	50,864
					ACREAGE				6.895 Acres	3,510	100	24,198
					450 Actual Front Feet, 12.06 Total Acres			Total Est. Land Value =			75,062	
					Land Improvement Cost Estimates							
					Description				Rate	Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.				8.00	50	89	356
					D/W/P: 5in Ren. Conc.				8.75	416	89	3,240
					D/W/P: 5in Ren. Conc.				8.75	120	89	934
					Total Estimated Land Improvements			True Cash Value =			4,530	
		Topography of Site										
		Level										
		X	Rolling									
		X	Low									
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	37,531	12,058	49,589			21,599C	
		LP	10/06/2008	DATA ENTER	2023	31,858	10,063	41,921			20,571C	
		WK	09/15/2010	INSPECTED	2022	28,532	9,207	37,739			19,592C	
		SC	10/29/2010	DATA ENTER	2021	26,001	8,646	34,647			18,967C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 1120	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 2013		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration											
		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Carpeted Other: Hardwood Other: Carpeted		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		3 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									

Cost Est. for Res. Bldg: 1 Single Family CAPE  
(11) Heating System: Space Heater  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Pole (Unfinished)  
Door Opener 3 1,605 1,477  
Base Cost 1120 26,443 24,328  
No Concrete Floor 1120 -7,280 -6,698  
Totals: 20,768 19,107  
  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 19,585

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		248,000	08/01/2003	WD	03-ARM'S LENGTH	162:290	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
20091 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		07/25/2011	11-144	COMPLETE			
		P.R.E. 100% 06/01/2010			GARAGE		07/27/2009	09-159	COMPLETE			
Owner's Name/Address		MAP #:										
VYNCKE GARY A & CAROL E ANDREW, KATHARINE & KATHRYN; LB 20091 ALDRICH RD CHASSELL MI 49916		2024 Est TCV 307,052 TCV/TFA: 138.94										
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
					LAKE FRONTAGE	150.00	496.80	1.0592	1.0219	130 100	21,107	
					150 Actual Front Feet, 1.71 Total Acres						Total Est. Land Value =	21,107
Tax Description		X	Dirt Road									
P1-1-7A SEC 1 T52N R34W A PARCEL OF LAND SITUATED & BEING WITHINGOV'T LOT 1; COM 434.60' N & 539.17' E OF THE SW COR WH IS POB; TH N 47 DEG 50'00"W 181.18'; TH N 42 DEG 10'00" E 149.84'; TH S 47 DEG 50' 00" E 432.96' TO THE SHORE OF OTTER LAKE; TH S 47 DEG 001' 04" W ALONG SHORE OF OTTERLAKE 100.25'; TH S 47 DEG 05'41" W ALG SHORE OF OTTER LAKE 50.13'; TH N 47 DEG 50'00" W 239' M/L TO POB. (1.47 A M/L) AND A PARCEL IN GL-1 COM AT A 1" PIN SET FOR THE SW CORNER OF SEC 1, TH N 35 DEG 34' 23" E 638.29' TO A 1/2" CAPPED PIN AND POB; FROM POB, TH N 42 DEG 10' 00" E 50" TO A 1/2 CAPPED PIN; TH S 47 DEG 50' 00" E 420.18' TO A 1/2 CAPPED PIN AND THE SHORE OF OTTER LAKE; TH S 42 DEG 10' 00" W ALONG THE SHORE 50' TO A CAPPED PIN; TH N 47 DEG 50' 00" W 420.18' M/L TO POB. ***BALANCE OF DESCRIPTION ON FILE***		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
Comments/Influences		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	10,554	142,972	153,526			113,739C	
		LP	09/29/2008	DATA ENTER	2023	8,200	115,515	123,715			108,323C	
		LP	09/10/2009	INSPECTED	2022	6,820	106,118	112,938			103,165C	
		WK	09/15/2010	INSPECTED	2021	6,089	99,859	105,948			99,870C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 60 WCP (1 Story) 238 Treated Wood 286 Treated Wood		Year Built: 2009 Car Capacity: 4 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall Paneled Plaster Wood T&G											
Yr Built 1995		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
				1 3 Fixture Bath									
X Many Avg. Few		X Large Avg. Small		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1995 (11) Heating System: Forced Air w/ Ducts Ground Area = 1417 SF Floor Area = 2210 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 793 1 Story Siding Crawl Space 624 Total: 246,141 211,682 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 4,094 Water Well, 50 Feet 1 2,629 2,261 Porches WCP (1 Story) 60 3,445 2,963 Deck Treated Wood 238 4,546 3,910 Treated Wood 286 5,128 4,410 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Door Opener 2 1,070 920 Base Cost 1800 56,664 48,731 Totals: 324,384 278,971 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 285,945													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MAIR TRUST DAVID & CHERYL	MAIR DAVID W	0		11/10/2014	QC	09-FAMILY		2014/05956	DEED	0.0				
MAIR DAVID & CHERYL	MAIR TRUST DAVID & CHERYL	0		10/20/2011	QC	09-FAMILY		2011/05225	DEED	0.0				
MAIR CHERYL H	MAIR DAVID & CHERYL	0		02/08/2010	QC	09-FAMILY		2010/00828	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
20104 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
O'BRIEN THOMAS & KLUG CHRISTINA 1919 BROOKMOOR DR NE GRAND RAPIDS MI 49505		2024 Est TCV 19,732												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-1-7B SEC 1 T52N R34W PAR OF LAND IN GOV'T LOT 1 D/F; COMM 550.36' N & 634.57' E OF SW COR WH IS POB. TH N 37 DEG 15' 56" ALG SE'LY ROW OF A PRI RD 128.30', TH S 47 DEG 50' 00"E347.28' & SHORE OF OTTER LK, TH S 73 DEG 24' 21" W ALG SHORE 149.51', TH N 47 DEG 50' 00" W 258.78' M/L TO POB. 0.89 ACRES M/L					LAKE FRONTAGE	149.51	260.00	1.0599	0.9578	130	100		19,732	
Comments/Influences					150 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 19,732									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	9,866	0	9,866			7,027C			
					2023	7,665	0	7,665			6,693C			
					2022	6,375	0	6,375			6,375S			
					2021	5,692	0	5,692			2,199C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who When What			2024	9,866	0	9,866			7,027C			
					2023	7,665	0	7,665			6,693C			
					2022	6,375	0	6,375			6,375S			
					2021	5,692	0	5,692			2,199C			



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MAIR DAVID W	OBRIEN THOMAS & KLUG CHRIS	180,000	05/11/2021	WD	03-ARM'S LENGTH	2021/03191	PROPERTY TRANSFER	100.0				
MAIR TRUST DAVID & CHERYL	MAIR DAVID W	0	11/10/2014	QC	09-FAMILY	2014/05956	DEED	0.0				
MAIR DAVID & CHERYL	MAIR TRUST DAVID & CHERYL	0	10/20/2011	QC	09-FAMILY	2011/05225	DEED	0.0				
MAIR CHERYL H	MAIR DAVID & CHERYL	0	02/08/2010	QC	09-FAMILY	2010/00828	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
20104 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				PORCH		06/21/2012	12-114	COMPLETE		
		P.R.E. 0%				HOUSE		05/20/1991	91-233	FOUNDATION		
Owner's Name/Address		MAP #:										
O'BRIEN THOMAS & KLUG CHRISTINA 1919 BROOKMOOR DR NE GRAND RAPIDS MI 49505		2024 Est TCV 222,855 TCV/TFA: 133.93										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements				* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						ACREAGE			0.420 Acres	6,700	100	2,814
Tax Description						0.42 Total Acres		Total Est. Land Value =		2,814		
P1-1-7C SEC 1 T52N R34W PAR OF LAND IN GOV'T LOT 1 D/F; COMM 567.14' N & 616.04' E OF SW COR WH IS POB. TH N 47 DEG 50' 00" W 149.18', TH N 42 DEG 10' 00" E 127.83', TH S 47 DEG 50' 00" E 138.22' ON TH NW'LY ROW OF A PRI RD, TH S 37 DEG 15' 56" W ALG NW'LY ROW 128.30' M/L TO POB. 0.42 ACRES M/L		X	Dirt Road									
Comments/Influences		X	Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
		X	Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		WK	09/15/2010	INSPECTED	2024	1,407	110,021	111,428			91,728C	
		SC	10/29/2010	DATA ENTER	2023	1,407	88,973	90,380			87,360C	
					2022	1,470	81,730	83,200			83,200S	
					2021	1,458	77,884	79,342			31,619C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	384 48 192 64	WCP (1 Story) WCP (1 Story) CPP Treated Wood	Area Type	Year Built: 1991 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
																	(4) Interior				
																	Drywall Paneled		X	Plaster Wood T&G	
																	Trim & Decoration				
																	Yr Built 1991	Remodeled 0	Ex	X	Ord
Condition: Average			Size of Closets			Lg	X	Ord		Small	Class: C Effec. Age: 20 Floor Area: 1,664 Total Base New : 268,342 Total Depr Cost: 214,674 Estimated T.C.V: 220,041			E.C.F. X 1.025							
Room List			Doors:				Solid	X	H.C.	Central Air Wood Furnace						Bsmnt Garage:					
1 Basement 3 1st Floor 2nd Floor 2 Bedrooms			(5) Floors			(12) Electric			100 Amps Service						Carport Area: Roof:						
(1) Exterior			Kitchen: Plywood Other: Plywood Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CABIN			Cls C			Blt 1991						
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(6) Ceilings			No. of Elec. Outlets			Ground Area = 1664 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas												
			X	Wood			Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost										
											1 Story Pine Logs Basement 1,280										
(2) Windows			(7) Excavation			(13) Plumbing			1 Story Pine Logs Blt-in Gar. 384			Total: 220,022 176,017									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Other Additions/Adjustments											
				(8) Basement			Average Fixture(s)			Plumbing											
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			3 Fixture Bath 1 4,547 3,638											
				(10) Floor Support			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
				Treated Wood Concrete Floor			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
X	Double Glass Patio Doors			X Concrete Floor			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
				(9) Basement Finish			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
X	Storms & Screens			(10) Floor Support			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
				(11) Heating/Cooling			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
				(11) Heating/Cooling			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809											
X Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
			Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Water/Sewer 1 4,761 3,809												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NASH STEVEN R	WAISANEN TAMMY S	110,000	06/21/2018	WD	03-ARM'S LENGTH	2018/03002	DEED	100.0			
SUPERIOR NATIONAL BANK & T	NASH STEVEN	80,000	09/23/2010	QC	10-FORECLOSURE	2010/4682	DEED	100.0			
		125,000	09/01/2004	WD	03-ARM'S LENGTH	166:508	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
20030 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		09/16/2011	11-190	COMPLETE			
		P.R.E. 100% 07/09/2018		GARAGE		07/22/2003	03-994	COMPLETE			
Owner's Name/Address		MAP #:									
WAISANEN TAMMY S 20030 ALDRICH RD CHASSELL MI 49916		2024 Est TCV 196,286 TCV/TFA: 139.80									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
P1-1-7D SEC 1 T52N R34W GOV'T LOT 1; COM @ A PIN 172.83' N & 186.59' E OF SW COR OF SEC 1; TH 39 DEG 26'42" W 284.59'; TH N 29 DEG 44'49" E 155.55; TH S 47 DEG 50' E 179.67'; TH S 21 DEG 53'15" E 182.89'; TH S 56 DEG 34'10" W 117.09' TO POB. 1.11 A M/L 133/1740 166/508		X	Dirt Road	ACREAGE							7,371
Comments/Influences		X	Gravel Road	1.11 Total Acres							7,371
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	3,686	94,457	98,143		64,206C	
		WK	09/15/2010	INSPECTED	2023	3,686	76,325	80,011		61,149C	
		SC	10/29/2010	DATA ENTER	2022	3,803	70,113	73,916		58,238C	
					2021	3,598	65,981	69,579		56,378C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		X	Gas		Oil		Elec.	Interior 1 Story		Area	Type	Year Built: 2003		
	Mobile Home	X	Insulation		Wood		Coal		Steam	Interior 2 Story					240	Treated Wood
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts					Dishwasher	2nd/Same Stack					
	Duplex	0	Other Overhang		Forced Air w/ Ducts					Garbage Disposal	Two Sided				Exterior: Siding	
	A-Frame				Forced Hot Water					Bath Heater	Exterior 1 Story				Brick Ven.: 0	
X	Wood Frame	(4) Interior			Electric Baseboard					Vent Fan	Exterior 2 Story				Stone Ven.: 0	
Building Style: MANUFACTURED		X	Drywall		Elec. Ceil. Radiant					Unvented Hood	Prefab 1 Story				Common Wall: Detache	
			Paneled		Radiant (in-floor)					Vented Hood	Prefab 2 Story				Foundation: 18 Inch	
Yr Built 2011		Trim & Decoration			Electric Wall Heat					Intercom	Heat Circulator				Finished?: Yes	
		Ex	X	Ord		Space Heater					Jacuzzi Tub	Raised Hearth				Auto. Doors: 0
Condition: Average		Size of Closets			Wall/Floor Furnace					Jacuzzi repl.Tub	Wood Stove				Mech. Doors: 1	
		Lg	X	Ord		Forced Heat & Cool					Oven	Direct-Vented Gas				Area: 720
Room List					Heat Pump					Microwave	Class: C				% Good: 0	
					No Heating/Cooling					Standard Range	Effec. Age: 10				Storage Area: 0	
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Doors:		Solid	X	H.C.			Self Clean Range	Floor Area: 1,404				No Conc. Floor: 0		
		(5) Floors			(12) Electric					Sauna	Total Base New : 214,311		E.C.F.		Bsmnt Garage:	
(1) Exterior					200 Amps Service					Trash Compactor	Total Depr Cost: 184,307		X	1.025	Carport Area:	
		Kitchen: Linoleum			No./Qual. of Fixtures					Central Vacuum	Estimated T.C.V: 188,915				Roof:	
Wood/Shingle					Ex.				X	Ord.						
		Aluminum/Vinyl			No. of Elec. Outlets					Many	X	Ave.		Few		
Brick					(13) Plumbing											
		X	Drywall		Average Fixture(s)											
Insulation					1 3 Fixture Bath											
					2 Fixture Bath											
(2) Windows					Softener, Auto											
					Softener, Manual											
Many Avg.					Solar Water Heat											
					No Plumbing											
X Avg.					Extra Toilet											
					Extra Sink											
Few					Separate Shower											
					Ceramic Tile Floor											
Large Avg.					Ceramic Tile Wains											
					Ceramic Tub Alcove											
X Vinyl Sash					Vent Fan											
X Double Hung																
X Horiz. Slide																
X Casement																
X Double Glass																
X Patio Doors																
X Storms & Screens																
(3) Roof																
X Gable																
Hip																
Mansard																
Flat																
X Asphalt Shingle																
Chimney: Block																

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		168,000	04/01/2000	WD	03-ARM'S LENGTH	150:559	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
20190 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BROWN GREGORY P & LINDA E 5101 SPRING ARBOR RD JACKSON MI 49201		MAP #:										
		2024 Est TCV 250,603 TCV/TFA: 165.74										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements		* Factors * OTTER LAKE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKE FRONTAGE	411.00	1700.00	0.7790	1.1557	130	100		48,104
				OTTER RIVER	286.00	1700.00	0.6782	1.2316	94	100		22,455
				ACREAGE	8.498 Acres				3,147	100		26,747
				697 Actual Front Feet, 35.70 Total Acres Total Est. Land Value =								97,306
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				Wood Frame					27.00	130	46	1,615
				Total Estimated Land Improvements True Cash Value =								1,615

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		20,000	11/01/1998	WD	03-ARM'S LENGTH	145:330	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20156 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BENCHLEY KRISTINE M & KAREN & DROUILLARD KENNETH M		MAP #: P1-1-8D											
9600 E BEAVERTON RD		2024 Est TCV 68,804 TCV/TFA: 89.59											
CLARE MI 48617		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
Tax Description		Public Improvements			* Factors *								
SEC 1 T52N R34W		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GOV'T LOT 2 PARC BEG ON SHORE OF OTTER LAKE @ REBAR N 57 DEG 25'55" E 1738.17' FROM SW COR OF SEC 1;		Gravel Road			LAKE FRONTAGE	117.20	510.00	1.1128	1.0246	130	100		17,372
TH N 20 DEG 35'33" W 531.89' M/L TO W LN OF GOV'T LOT 2;		Paved Road			175 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 17,372								
TH S 2 DEG 25'33" E 514.19' M/L TO REBAR ON SHORE;		Storm Sewer											
TH N 83 DEG 42'44" E 175.03' ALG SHORE TO POB.		Sidewalk											
1.03 A M/L		Water											
Comments/Influences		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	8,686	25,716	34,402			27,678C		
		WK	09/15/2010	INSPECTED	2023	6,748	19,612	26,360			26,360S		
		SC	10/29/2010	DATA ENTER	2022	5,613	18,014	23,627			15,095C		
					2021	5,011	16,954	21,965			14,613C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WANHALA KEVIN S & JUDITH C	CORMIER RICHAARD & BARBRA	235,000	06/27/2022	WD	03-ARM'S LENGTH	2022/03508	DEED	100.0				
		27,500	07/01/1996	WD	03-ARM'S LENGTH	136:77	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
20226 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
CORMIER RICHARD & BARBRA PO BOX 352 PAINESDALE MI 49955		2024 Est TCV 195,441 TCV/TFA: 166.19										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKE FRONTAGE	100.00	480.00	1.1487	1.0184	130	100		15,208
				100 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			15,208
P1-1-8A SEC 1 T52N R34W PART OF GOV'T LOT 2, SEC 1 T52N R34W D/F, FROM THE SW CORNER OF GOV'T LOT 2, GO N 373' TO SE CORNER OF NW 1/4 OF SW 1/4, TH N 100', TH E 434' M/L TO POB, THS 19 DEG E 571' M/L TO PRESENT WATER LEVEL OF OTTER LAKE, TH NE'LY ALONG SAID SHORE 100', TH N 19 DEG W 530', TH W 100' TO POB OTHERWISE KNOWN AS LOT 5 OF PRIVATE PLAT (ALDRICH). 1.10 A.				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				D/W/P: Patio Blocks	23.07		296 83		5,668			
				Wood Frame	60.44		56 73		2,471			
				Total Estimated Land Improvements					True Cash Value =		8,139	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:												
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				516	Treated Wood	Car Capacity:									
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		324		Treated Wood		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
	Duplex	0	Other Overhang																							
X	Wood Frame	(4) Interior																								
Building Style: MANUFACTURED		Drywall															Plaster									
		X															Paneled	Wood T&G								
Yr Built		Trim & Decoration															Size of Closets		Central Air Wood Furnace		Class: Excellent Effec. Age: 9 Floor Area: Total Base New : 170,789 Total Depr Cost: 141,756 Estimated T.C.V: 145,300		E.C.F. X 1.025		Bsmnt Garage:	
Condition: Average		Lg															X		Ord		Small		Total Depr Cost: 141,756		Carport Area: Roof:	
Room List		(5) Floors															(12) Electric		100		Amps Service		Total Base New : 170,789		E.C.F.	
		Kitchen: Vinyl Other: Carpeted Other:		100		Amps Service		No./Qual. of Fixtures		Total Depr Cost: 141,756		X 1.025		Carport Area: Roof:												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		Roof:												
X	Wood/Shingle	X	Drywall	(13) Plumbing		Average Fixture(s)		1		3		Fixture Bath		Plumbing												
	Aluminum/Vinyl Brick														2 Fixture Bath											
X	Insulation															Softener, Auto										
(2) Windows		(7) Excavation		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet										
X	Many	X	Avg.	Basement: 0 S.F.		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Few		Crawl: 0 S.F.	1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet										
X	Wood Sash		Large	Slab: 0 S.F.		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Small		Height to Joists: 0.0	1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet										
X	Metal Sash		Small	(8) Basement		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Vinyl Sash																Extra Toilet									
X	Double Hung		Small	Conc. Block		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Horiz. Slide		Poured Conc.		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet									
X	Double Glass		Small	Stone		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Patio Doors		Treated Wood		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet									
X	Storms & Screens		Small	Concrete Floor		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	(9) Basement Finish																Extra Toilet									
(3) Roof		(10) Floor Support		Joists:		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
X	Gable		Gambrel	Unsuported Len:		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Hip		Cntr.Sup:		1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet									
X	Asphalt Shingle		Shed			1		2		Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing										
	Chimney: Brick																Extra Toilet									

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood		X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 200 No Conc. Floor: 0						
		0 Front Overhang 0 Other Overhang		Elec. Steam								Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
X	Wood Frame	(4) Interior		Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Ex		Ord		Min			
Building Style: RANCH		Trim & Decoration		Size of Closets		Lg		Ord		Small		Doors:		Solid		H.C.	
Yr Built 2002		Remodeled GARA:0		Condition: Good		Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)	
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (SOUTH OF 283) 1.025 => TCV: 26,794	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Basement Garage:		Carport Area: Roof:		Cost Est. for Res. Bldg: 2 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 672 29,985 23,988 Storage Over Garage 200 2,690 2,152 Totals: 32,675 26,140	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Chimney:		Joists: Unsupported Len: Cntr.Sup:		Bsmnt Garage:		Carport Area: Roof:		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 32,675 Total Depr Cost: 26,140 Estimated T.C.V: 26,794	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney:		Joists: Unsupported Len: Cntr.Sup:		Bsmnt Garage:		Carport Area: Roof:		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 32,675 Total Depr Cost: 26,140 Estimated T.C.V: 26,794	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KARVAKKO PAUL & JOYCE		MAP #:										
15167 PELKIE RD		2024 Est TCV 15,351										
PELKIE MI 49958		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-1-8B SEC 1 T52N R34W PART OF GOV'T LOT 2, SEC 1 T52N R34W D/F, FROM THE SW CORNER OF NW 1/4 OF SW 1/4 GO N 100', TH E 534' M/L TO POB, TH S 19 DEG E 530' M/L TO PRESENT WATER LEVEL OF OTTER LAKE, TH NE'LY 100' ALONGSAID SHORE OF OTTER LAKE, TH N 19 DEG W 520', TH W 100' TO POB ALSO KNOWN AS LOT6 OF PRIVATE PLAT. 1.21 A.					LAKE FRONTAGE	100.00	527.00	1.1487	1.0280	130	100	15,351
Comments/Influences					100 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 15,351							
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	7,676	0	7,676			4,830C	
					2023	5,963	0	5,963			4,600C	
					2022	4,960	0	4,960			4,381C	
					2021	4,428	0	4,428			4,242C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
20241 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KARVAKKO PAUL & JOYCE 15167 PELKIE RD PELKIE MI 49958		2024 Est TCV 38,502 TCV/TFA: 57.29											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE FRONTAGE	100.00	527.00	1.1487	1.0280	130	100		15,351
					100 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 15,351								
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.				7.19	600 48		2,071	
					Total Estimated Land Improvements True Cash Value = 2,071								
Tax Description		Dirt Road											
		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	7,676	11,575	19,251			13,873C		
					2023	5,963	9,415	15,378			13,213C		
					2022	4,960	8,629	13,589			12,584C		
					2021	4,428	8,113	12,541			12,182C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood			Coal	Steam									
	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
X	Wood Frame	(4) Interior	X				Central Air Wood Furnace	Class: Average Effec. Age: 30 Floor Area: Total Base New : 58,760 Total Depr Cost: 20,566 Estimated T.C.V: 21,080	E.C.F. X 1.025	Bsmnt Garage:				
Building Style: 1		Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Ex		X	Ord	Min								
Condition: Good		Size of Closets												
Room List		Doors:			Solid	X					H.C.			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home 1 (11) Heating System: Wall Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 672 Total: 43,485 15,220  Other Additions/Adjustments Water/Sewer 1 4,761 1,666 1000 Gal Septic 1 10,514 3,680 Water Well, 200 Feet Totals: 58,760 20,566  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 21,080								
(1) Exterior		Kitchen: Other: Other:	0 Amps Service											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings	No./Qual. of Fixtures											
Insulation			Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation	No. of Elec. Outlets											
X	Many Avg. Few	X	Many	X	Ave.	Few								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing											
(3) Roof		(8) Basement	Average Fixture(s)											
X	Gable Hip Flat	X	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(9) Basement Finish	(14) Water/Sewer											
Chimney: Brick		(10) Floor Support	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
		Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:											

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
				100	06/01/2000	WD	03-ARM'S LENGTH			151:148	DEED	0.0		
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status	
ALDRICH RD				School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address				P.R.E. 0%										
SAVELA CORINA & LISA & CYNTHIA 7731 GREENBORO DR MELBOURNE FL 32904				MAP #:										
				2024 Est TCV 111,003										
				Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
				Public Improvements		* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-1-9 SEC 1 T52N R34W GOV'T LOT 3 LESS PORTION ON CODE # P1-1-9A OF 1.50 A. 50.05 A.				X		Dirt Road	1100.00	400.00	0.6190	0.9221	94	100		59,023
Comments/Influences						Gravel Road					13.700 Acres	1,301	100	17,826
						Paved Road					26.249 Acres	1,301	100	34,154
						Storm Sewer	1100 Actual Front Feet, 50.05			Total Acres		Total Est. Land Value =		111,003
						Sidewalk								
						Water								
						Sewer								
				X		Electric								
						Gas								
						Curb								
						Street Lights								
						Standard Utilities								
						Underground Utils.								
				Topography of Site										
				X		Level								
						Rolling								
						Low								
						High								
						Landscaped								
						Swamp								
						Wooded								
						Pond								
				X		Waterfront								
						Ravine								
						Wetland								
						Flood Plain								
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				Who When What		2024	55,502	0	55,502			10,511C		
				LP 07/15/2009 DATA ENTER		2023	46,397	0	46,397			10,011C		
						2022	46,397	0	46,397			9,535C		
						2021	36,663	0	36,663			9,231C		
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status							
DNR PILT PORTAGE TWP		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% 06/17/1994															
Owner's Name/Address		MAP #:															
MI DNR GRANTS ADMIN DIV PAYMENTS IN LIEU OF TAXES PO BOX 30735 LANSING MI 48909		2024 Est TCV 110,371															
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE												
		Public Improvements			* Factors *												
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
P1-1-10 SEC 1 T52N R34W GOV'T LOT 4 & GOV'T LOT 5, EXCEPT THE S 80 RODS. 34.20A.					OTTER RIVER	1320.00	400.00	0.5969	0.9221	94	100			68,292			
					ACREAGE				22.079 Acres	1,906	100			42,079			
Comments/Influences					1320 Actual Front Feet, 34.20 Total Acres      Total Est. Land Value =      110,371												
		Topography of Site															
		Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain															
		Year	Land Value	Building Value										Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What										2024	55,186	0	55,186
					2023	44,651	0	44,651			38,068C						
					2022	44,651	0	44,651			36,256C						
					2021	35,000	0	35,000			35,098S						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
MYLYLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
BRUCE CONNIE & HALLACK DANIEL & BERNICE 3576 N KAREN COURT HART MI 49420		2024 Est TCV 39,604													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
Taxpayer's Name/Address		Public Improvements			* Factors *										
HALLACK DANIEL & BERNICE & 3855 N HILL-N-DALE DR HART MI 49420		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description					ACREAGE			19.390	Acres	2,042	100				39,604
SEC 1 T52N R34W S 80 RODS OF GOV'T LOT 5. 26.57 A. EXC FISHER (2009R/05434). 19.39 A.															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	19,802	0	19,802			12,374C				
					2023	19,802	0	19,802			11,785C				
					2022	19,802	0	19,802			11,224C				
					2021	19,134	0	19,134			10,866C				
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03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BRUCE CONNIE & HALLACK DANIEL & BERNICE 3576 N KAREN COURT HART MI 49420		2024 Est TCV 83,787												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
HALLACK DANIEL & BERNICE & 3855 N HILL-N-DALE DR HART MI 49420					LAKE FRONTAGE	920.00	241.00	0.7370	0.9506	130	100			83,787
					920 Actual Front Feet, 5.09 Total Acres Total Est. Land Value = 83,787									
Tax Description														
SEC 1 T52N R34W GOV'T LOT 6 EXCEPT PARCELS SOLD TO NIEMI (P1-1-13) & ERICKSON (P1-1-14) & ERICKSON A E (P1-1-15) & NIEMI C I (#P1-1-14A) & BROOKS R (#P1-1-16). & FISHER (2009R/05434). 4.52A.		Topography of Site												
Comments/Influences		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2024	41,894	0	41,894			6,823C			
					2023	32,548	0	32,548			6,499C			
					2022	27,070	0	27,070			6,190C			
					2021	24,170	0	24,170			5,993C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status										
MYLLA RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/25/2009		09-108												
Owner's Name/Address		P.R.E. 0%																		
DAAVETILA LEE		MAP #:																		
5037 W SUNBURST LN		2024 Est TCV 13,710																		
NEW FRANKEN WI 54229		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE															
		Public Improvements			* Factors *															
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value								
P1-1-13					OTTER RIVER	208.71	208.71	0.8632	0.8096	94	100		13,710							
SEC 1 T52N R34W PART OF GOV'T LOT 6					209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 13,710															
SEC 1 T52N R34W																				
D/F, FROM THE SE CORNER OF SEC 1 GO W		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain																		
1320' M/L, TH N 1226' M/L TO STURGEON																				
RIVER TH 498' SW'LY ALONG RIVER BANK TO																				
POB TH 208' TO OTTER LAKE, TH SE'LY ALONG																				
SHORE 208', TH NE'LY 208', TH NW'LY 208'		Who			Year			Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value		
TO POB. 1 A.					2024			6,855		0		6,855						352C		
Comments/Influences					2023			4,740		0		4,740						336C		
					2022			4,740		0		4,740						320C		
					2021			3,501		0		3,501				310C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
		MAP #:												
MATTSON ROBERT & PRISCILLA ET AL PO BOX 260 CHASSELL MI 49916		2024 Est TCV 7,874												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					OTTER RIVER	104.36	208.71	0.9915	0.8096	94	100		7,874	
					104 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =		7,874
Tax Description														
P1-1-14A SEC 1 T52N R34W PART OF GOV'T LOT 6, SEC 1 T52N R34W D/F, FROM THE SE COR OF SEC 1, RUN W 1320' M/L, TH N 1226' M/L TO STURGEON RIVER, TH 394' SW'LY ALONG SAID RIVER TO POB, TH SE'LY 208', TH SW'LY 104', TH NW'LY 208' TO THE STURGEON RIVER, TH NW'LY 104' TO POB. .50 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	3,937	0	3,937			363C			
					2023	2,723	0	2,723			346C			
					2022	2,723	0	2,723			330C			
					2021	2,011	0	2,011			320C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
MYLLYA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ANDREWS JAY R & JENNIFER L 42691 SHAFT D PAINESDALE MI 49955		MAP #:									
		2024 Est TCV 18,963									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					OTTER RIVER	208.71	208.71	0.7959	0.8096	94 100	12,642
					OTTER RIVER	104.36	208.71	0.7959	0.8096	94 100	6,321
					313 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value = 18,963	
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	9,482	0	9,482			6,275C
					2023	6,557	0	6,557			5,977C
					2022	6,557	0	6,557			5,693C
					2021	3,501	0	3,501			3,501S
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BROOKS RICHARD E & KAREN J	HOUGHTON COUNTY TREASURER	0		04/04/2017	CD	10-FORECLOSURE		2017/01907	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS						06/01/2020	2020-999-501	FOUNDATION		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BURNETT LONNIE 26217 FRANKLIN ST LAURIUM MI 49913		2024 Est TCV 13,710										
			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					OTTER RIVER	208.71	208.71	0.8632	0.8096	94	100	
Tax Description					209 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =			13,710	
Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021. P1-1-16 SEC 1 T52N R34W PART OF GOV LOT 6 D/F, COM AT SE COR OF SEC 1, TH W 1320', TH N 1226' TO STURGEON R, TH SW'LY ALONG RIVER 498', TH S 6 DEG 30' E 208' TO POB, TH S 6 DEG30' E 208.71', TH S 83 DEG 30' W 208.71', TH N 6 DEG 30' W 208.71', TH N 83 DEG 30' E 208.71' TO POB. 1 A.												
Comments/Influences												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	6,855	0	6,855			3,985C	
					2023	4,740	0	4,740			3,796C	
					2022	4,740	0	4,740			3,616C	
			2021	3,501	0	3,501			3,501S			



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
WISTI ANDREW H & RUTH E	WISTI RUTH REVOCABLE LIVIN	100		05/03/2012	QC	09-FAMILY		2012/02601	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status				
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
WISTI RUTH REVOCABLE LIVING TRUST		MAP #:													
107 CENTER ST		2024 Est TCV 0													
HANCOCK MI 49930		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-2-1 SEC 2 T52N R34W NE 1/4 OF NE 1/4.					STANDARD 20+					40.000	Acres	1,214	100		48,560
40 A. COMMERCIAL FOREST RESERVE 820-024					40.00			Total Acres	Total Est. Land Value =			48,560			
Comments/Influences		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Topography of Site													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 120 WCP (1 Story) 346 Treated Wood 12 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2015		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1085 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1085 SF Floor Area = 1472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	774		
1 Story	Siding	Basement	261		
1 Story	Siding	Basement	50		
Total:				234,832	225,437
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	5,516	5,295
Water Well, 150 Feet			1	9,036	8,675
Porches					
WCP (1 Story)			120	6,929	6,652
Deck					
Treated Wood			346	6,152	5,906
Treated Wood			12	567	544
Totals:				263,032	252,509

Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 258,822

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		113,000	07/01/2003	WD	03-ARM'S LENGTH	161:809	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
35796 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/27/2009		09-210		FOUNDATION		
		P.R.E. 100% 10/13/2007										
Owner's Name/Address		MAP #:										
LATENDRESSE PHILIP E & KATHRYN A		2024 Est TCV 351,986 TCV/TFA: 151.46										
35796 PIKE RIVER RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
CHASSELL MI 49916		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description					ACREAGE			80.000 Acres			83,000	
P1-2-3A SEC 2 T52N R34W					80.00			Total Acres			83,000	
N 1/2 OF SW 1/4 OF NE 1/4 20 ACRES					Land Improvement Cost Estimates							
S 1/2 OF SW 1/4 OF NE 1/4 20 ACRES					Description			Rate		Size % Good		Cash Value
SE 1/4 OF NE 1/4. 40 A.					Wood Frame			26.91		132 46		1,634
Comments/Influences					Total Estimated Land Improvements			True Cash Value =		1,634		
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	41,500	134,493	175,993			146,636C	
		LP	09/10/2009	INSPECTED	2023	40,120	126,833	166,953			139,654C	
		LP	09/15/2009	DATA ENTER	2022	40,120	116,499	156,619			133,004C	
		LP	11/17/2009	INSPECTED	2021	38,400	90,732	129,132	148,032M		128,756C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 10 Floor Area: 1,320 Total Base New : 177,912 Total Depr Cost: 160,121 Estimated T.C.V: 164,124		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONTEMPORARY		Drywall Paneled	Plaster Wood T&G	X										
Yr Built 2009		Remodeled 0		Trim & Decoration										
Condition: Good		Ex	X Ord		Min									
Room List		Size of Closets		Lg		X Ord		Small						
Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid	X	H.C.								
(1) Exterior		(5) Floors		(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service										
Insulation		No./Qual. of Fixtures		Ex.		X Ord.		Min						
(2) Windows		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few				
X Many Avg. Few		X Large Avg. Small		(13) Plumbing										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(8) Basement		(14) Water/Sewer										
X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:										
Chimney: Brick		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

  

Cost Est. for Res. Bldg: 2 Single Family CONTEMPORARY				Cls C		Blt 2009	
(11) Heating System: Radiant (in-floor)							
Ground Area = 1320 SF Floor Area = 1320 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Blt-in Gar.	1,320				
Total:			117,704	105,933			
Other Additions/Adjustments							
Plumbing							
3 Fixture Bath	1	4,547	4,092				
Deck							
Treated Wood	168	3,614	3,253				
Garages							
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Door Opener	2	1,070	963				
Base Cost	1320	41,554	37,399				
Water/Sewer							
Public Water	1	1,462	1,316				
Public Sewer	1	1,462	1,316				
Built-Ins							
Sauna	1	6,499	5,849				
Totals:			177,912	160,121			
Notes: SHARED WELL/SEPTIC							
ECF (SOUTH OF 283) 1.025 => TCV: 164,124							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOUGHTON COUNTY				2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
P1-2-5A SEC 2 T52N R34W MINERAL RIGHTS ONLY IN GOV'T LOT 1.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		WK	09/19/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		SC	10/29/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
HEIKKINEN ARTHUR W & ANITA	HEIKKINEN TRUST ARTHUR & ANITA	0		12/30/2014	QC	03-ARM'S LENGTH		2015/00291	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HEIKKINEN TRUST ARTHUR & ANITA 1292 N 68TH ST - WAUWATOSA MILWAUKEE WI 53213		MAP #:												
		2024 Est TCV 22,574												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 2 T52N R34W					LAKE FRONTAGE	0.00	509.00	1.0000	1.0244	130	100		0	
GOVT LOT 3 LYING WEST OF THE C/L OF PIKE RIVER ROAD EXCEPT:					ACREAGE			6.330	Acres	3,566	100		22,574	
COM NW COR OF SE 1/4 OF NW 1/4 OF GOVT LOT 2; TH DUE E 627' TO CO RD; TH SE'LY					6.33 Total Acres								Total Est. Land Value =	22,574
ALG W BDRY OF CO RD 267'; TH W 509' TO W BDRY OF LOT 3; TH N ALG BDRY 236' TO POB (010-002-009-00). 6.33 A.														
Comments/Influences														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
35712 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
OLSON LAVONNE E 35712 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 150,665 TCV/TFA: 170.44											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OLSON LAVONNE E 35712 PIKE RIVER RD CHASSELL MI 49916		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			ACREAGE				1.000 Acres	6,700	100	6,700
Tax Description		X	Electric			1.00 Total Acres      Total Est. Land Value =      6,700							
P1-2-7C SEC 2 T52N R34W PART OF THE SE 1/4 OF NW 1/4 OF SEC 2 D/F: COM AT W 1/4 COR OF SD SEC, TH S 88 DEG 17' 30" E 1322.73' TO SW COR OF SE 1/4 OF NW 1/4 AND CTRLINE OF PIKE RIVER RD; TH N 26 DEG 38' 35" E ALG PIKE RIVER RD 1,107.07'; TH S 63 DEG 10' 43" E 33' TO POB; TH N 26 DEG 49' 17" E ALG E'LY R/W OF PIKE RIVER RD 208.71' TO 1" PIPE; TH S 26 DEG 49' 17" W 208.71'; TH N 63 DEG 10' 43" W 208.71' TO POB. 1.00 A M/L		X	Gas Curb Street Lights Standard Utilities Underground Utils.										
Comments/Influences			Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	3,350	71,983	75,333				54,854C	
		WK	09/19/2010	INSPECTED	2023	3,350	56,560	59,910				52,242C	
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					2021	3,470	48,891	52,361				48,166C	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood Oil Coal Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 40	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 20 Floor Area: 884 Total Base New : 175,566 Total Depr Cost: 140,454 Estimated T.C.V: 143,965				E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:									
Building Style: RANCH				X Drywall Paneled Plaster Wood T&G					Trim & Decoration																	
Yr Built 1993		Remodeled 0		Ex X Ord Min					Size of Closets																	
Condition: Average				Lg X Ord Small					Doors: Solid X H.C.																	
Room List				(5) Floors					(12) Electric																	
6 Basement 6 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Vinyl Other: Carpeted Other:					100 Amps Service																	
(1) Exterior				(6) Ceilings					No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1993													
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall					Ex X Ord Min				(11) Heating System: Forced Air w/ Ducts Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas													
Insulation									No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost													
(2) Windows				(7) Excavation				Many X Ave. Few				1 Story Siding Basement 130 1 Story Siding Basement 754 Total: 134,186 107,350														
X	Many Avg. Few	X	Large Avg. Small	Basement: 884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Basement Living Area 754 26,458 21,166 Basement, Outside Entrance, Above Grade 1 1,830 1,464														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing 2 Fixture Bath 1 3,042 2,434 Ceramic Tile Floor 1 1,096 877 Water/Sewer 1000 Gal Septic 1 4,761 3,809 Water Well, 50 Feet 1 2,629 2,103 Deck Treated Wood 40 1,564 1,251 Totals: 175,566 140,454														
(3) Roof				(9) Basement Finish				(13) Plumbing				Notes:														
X	Gable Hip Flat	Gambrel Mansard Shed		754 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)				(14) Water/Sewer				ECF (SOUTH OF 283) 1.025 => TCV: 143,965														
X	Asphalt Shingle			(10) Floor Support				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																		
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON PAUL W	KARVAKKO KRISTOPHER	78,500	11/30/2012	WD	03-ARM'S LENGTH	2012/06957	DEED	100.0
PETERSON PAUL W & BILLIE S	PETERSON PAUL W	1	01/19/2011	QC	09-FAMILY	2011/00339	DEED	0.0
		1	09/01/1999	WD	03-ARM'S LENGTH	148:542	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
35705 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 100% 12/09/2018						
Owner's Name/Address		MAP #:						
ROGERS JOSHUA M		2024 Est TCV 111,039 TCV/TFA: 133.62						
35705 PIKE RIVER RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE		
CHASSELL MI 49916		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				LAKE FRONTAGE	267.00	0.00	0.9439	0.0000
				ACREAGE			3.080	Acres
				267 Actual Front Feet, 3.08 Total Acres			4,896	100
				Total Est. Land Value =				15,080
Tax Description				Land Improvement Cost Estimates				
P1-2-7A				Description		Rate	Size	% Good
SEC 2 T52N R34W				Wood Frame		26.59	140	46
PART OF SE 1/4 OF NW 1/4 IN				Metal Prefab		17.79	110	46
GOV'T LOT 3 D/F, COM AT NW COR OF SE 1/4				Total Estimated Land Improvements True Cash Value =				2,613
OF NW 1/4 SEC 2 TH E 627' TO CO ROAD, TH								
SWLY ALONG THE W BDRY OF SAID CO ROAD								
267', TH W 509' TO W BOUNDARY OF THE SE								
1/4 OF NW 1/4, TH N ALONG SAID BOUNDARY								
LINE 236' TO POB 3.08 ACRES								
Comments/Influences								

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story			Area	Type	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
			X Insulation																					
			0 Front Overhang																					
			0 Other Overhang																					
X	Wood Frame		(4) Interior			X																		
			X Drywall																					
			Paneled																					
			Plaster Wood T&G																					
Building Style: RANCH			Trim & Decoration																					
Yr Built	Remodeled				Ex	X	Ord		Min															
Condition: Average			Size of Closets																					
			Lg	X	Ord		Small																	
Room List			Doors:				Solid	X	H.C.															
1 Basement			(5) Floors																					
5 1st Floor																								
2nd Floor			Kitchen: Linoleum																					
3 Bedrooms			Other: Carpeted																					
(1) Exterior			Other:																					
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																					
			X Drywall																					
X	Insulation																							
(2) Windows			(7) Excavation																					
X	Many	Large	Basement: 831 S.F.																					
	Avg.		X	Avg.	Crawl: 0 S.F.																			
	Few	Small		Slab: 0 S.F.																				
	Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																					
X	Double Hung Horiz. Slide Casement		Conc. Block																					
			Poured Conc.																					
X	Double Glass Patio Doors		Stone																					
			Treated Wood																					
X	Storms & Screens		Concrete Floor																					
(3) Roof			(9) Basement Finish																					
X	Gable	Gambrel	Recreation SF																					
	Hip		Mansard	Living SF																				
	Flat	Shed		1 Walkout Doors (B)																				
	No Floor SF																							
X	Asphalt Shingle		Walkout Doors (A)																					
Chimney: Brick			(10) Floor Support																					
			Joists:																					
			Unsupported Len:																					
			Cntr.Sup:																					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		111,300	07/01/2003	WD	03-ARM'S LENGTH	161:809	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
35796 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 02/12/2004									
Owner's Name/Address		MAP #:									
LATENDRESSE PHILIP E		2024 Est TCV 15,410									
35796 PIKE RIVER RD											
CHASSELL MI 49916											
		Improved		X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements				* Factors *					
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				ACREAGE				3.410 Acres	4,519	100	15,410
						3.41	Total Acres	Total Est. Land Value =			15,410
Tax Description		X		Dirt Road							
Gravel Road											
Paved Road											
Storm Sewer											
Sidewalk											
Water											
Sewer											
Comments/Influences		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year	Land Value						
		Who When What		2024	7,705	0	7,705			3,386C	
				2023	7,705	0	7,705			3,225C	
				2022	3,723	0	3,723			3,072C	
				2021	5,763	0	5,763	5,763M		2,974C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal			Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area 13 18 184		Type CPP WPP WGEP (1 Story)		Year Built: 1984 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																										
Building Style: CAPE				X Drywall				Plaster																						
				X Paneled				Wood T&G																						
Yr Built 1930				Remodeled 1947				Trim & Decoration																						
								Ex				X Ord																		
Condition: Average				Size of Closets																										
								Lg				X Ord																		
Room List				Doors:								Solid				X				H.C.										
1 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors																										
(1) Exterior				Kitchen: Tile Other: Carpeted Other:																										
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																										
								X Drywall																						
Insulation																														
(2) Windows				(7) Excavation																										
X Many Avg. Few				X Large Avg. Small				Basement: 552 S.F. Crawl: 524 S.F. Slab: 0 S.F. Height to Joists: 0.0																						
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																										
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone																										
X Double Glass Patio Doors				Treated Wood Concrete Floor																										
X Storms & Screens				(9) Basement Finish																										
(3) Roof																														
X Gable Hip Flat				Gambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																						
Asphalt Shingle X Metal				(10) Floor Support																										
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																										

Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1930														
(11) Heating System: Forced Air w/ Ducts														
Ground Area = 1076 SF Floor Area = 1214 SF.														
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58														
Building Areas														
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
1.25 Story	Siding	Basement	552											
1 Story	Siding	Crawl Space	300											
1 Story	Siding	Crawl Space	224											
			Total:	144,112	83,585									
Other Additions/Adjustments														
Water/Sewer														
1000 Gal Septic			1	4,453	2,583									
Water Well, 50 Feet			1	2,530	1,467									
Porches														
WGEP (1 Story)			184	12,797	5,247									
CPP			13	336	205									
WPP			18	880	537									
Garages														
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
Base Cost			320	13,075	7,583									
Fireplaces														
Wood Stove			1	2,103	1,220									
			Totals:	180,286	102,427									
Notes:														
ECF (SOUTH OF 283) 1.025 => TCV: 104,988														

Building Type	Turkey Barn				
Year Built	2012				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 76				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 14 = 336				
Cost New	\$ 7,267				
Phy./Func./Econ. %Good	90/99/99 88.2				
Depreciated Cost	\$ 6,346				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	90				
Est. True Cash Value	\$ 6,505				
Comments:	CHICKEN COOP				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6505 / All Cards: 6505					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
THULIS PATRICK	DOWNES EMILY E	42,900	08/31/2007	WD	03-ARM'S LENGTH		DEED	100.0					
		45,000	05/01/2001	WD	03-ARM'S LENGTH	154:496	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
35495 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/31/2007											
Owner's Name/Address		MAP #:											
DOWNES EMILY E		2024 Est TCV 44,523 TCV/TFA: 49.69											
35495 PIKE RIVER RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
CHASSELL MI 49916		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					ACREAGE			0.830	Acres	6,700	100		5,561
					0.83 Total Acres					Total Est. Land Value =			5,561
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
P1-2-8A SEC 2 T52N R34W PRT OF GOV'T LOT 4; COM @ W 1/4 COR; TH S 88 DEG 17'27" E					Description		Rate		Size		%	Good	Cash Value
ALG E/W 1/4 LN 1322.76 TO PIN IN C/L OF					D/W/P: Asphalt Paving		3.04		612		60	1,116	
PIKE RIVER RD BEING THEW 1/16 COR OF SEC 2 ALSO POB; TH S 26 DE38'22" W ALG SD C/L					Total Estimated Land Improvements		True Cash Value =				1,116		
28.55'; TH N 70 DEG 16'40" W 211.20'; TH N 00 DEG 8'E 171.87 TH S 88 DEG 17'27" E													
211.80' M/L TO 1/16TH LN (E LN OF GOV'T LOT 4);TH S 00 DEG 8' W 211.30' M/L TO													
POB. .83 A M/L													
Comments/Influences													
		</											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Area	Type	Year Built:												
	Mobile Home		Insulation		Wood		Coal		Steam					Interior 1 Story	Car Capacity:										
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Average Effec. Age: 45 Floor Area: Total Base New : 58,766 Total Depr Cost: 20,568 Estimated T.C.V: 21,082	E.C.F. X 1.025	Bsmnt Garage:										
	Duplex	0	Other Overhang													Class: Average									
X	Wood Frame	(4) Interior														Effec. Age: 45									
Building Style: PARK MODEL		Drywall	Plaster													Floor Area:									
		Paneled	Wood T&G													Total Base New : 58,766									
Yr Built	Remodeled	Ex	X													Ord	Min	Total Depr Cost: 20,568							
1970	0																	Estimated T.C.V: 21,082							
Condition: Fair		Trim & Decoration														Class: Average									
		Size of Closets														Effec. Age: 45									
Room List		Lg	X													Ord	Small	Floor Area:							
		Doors:		Solid	X	H.C.	Total Base New : 58,766																		
	Basement	(5) Floors				(12) Electric		Total Depr Cost: 20,568		Estimated T.C.V: 21,082		E.C.F. X 1.025		Bsmnt Garage:											
	2 1st Floor	Kitchen: Other: Other:				0 Amps Service		Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL		Cls Average		Blt 1970		Carport Area:											
	2nd Floor					No./Qual. of Fixtures		Ex.		X	Ord.	Min	(11) Heating System: Wall Furnace		Ground Area = 896 SF		Floor Area = 896 SF.								
	2 Bedrooms					No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas		Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost			
(1) Exterior						Many		X	Ave.		Few	(13) Plumbing		Main Home		Ribbed		Metal		896		51,376		17,982	
X	Wood/Shingle	(6) Ceilings				Average Fixture(s)		1 3 Fixture Bath		Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		1		4,761		1,666					
	Aluminum/Vinyl					1 2 Fixture Bath		2 2 Fixture Bath		Notes:		Water Well, 50 Feet		1		2,629		920		Totals:		58,766		20,568	
	Brick					No. of Elec. Outlets		Many		X	Ave.		Few	ECF (SOUTH OF 283) 1.025 => TCV:		21,082									
	Insulation					(14) Water/Sewer		Public Water																	
(2) Windows						Public Sewer		1 Water Well		1 1000 Gal Septic		2000 Gal Septic													
X	Many	X	Avg.	Large	Basement: 0 S.F.				Lump Sum Items:																
	Avg.				Crawl: 0 S.F.																				
	Few			Small	Slab: 0 S.F.																				
	Wood Sash					(8) Basement		Extra Toilet																	
	Metal Sash					Conc. Block		Poured Conc.		Stone		Separate Shower													
	Vinyl Sash					Treated Wood		Ceramic Tile Floor																	
	Double Hung					Concrete Floor		Vent Fan																	
	Horiz. Slide					(9) Basement Finish																			
	Casement																								
	Double Glass					(10) Floor Support																			
	Patio Doors																								
	Storms & Screens																								
(3) Roof																									
X	Gable		Gambrel	Recreation SF				Public Water																	
	Hip		Mansard	Living SF				Public Sewer																	
	Flat		Shed	Walkout Doors (B)				1 Water Well																	
	Asphalt Shingle					No Floor SF		1 1000 Gal Septic																	
X	Metal					Walkout Doors (A)		2000 Gal Septic																	
Chimney: Brick						Joists:																			
						Unsupported Len:																			
						Cntr.Sup:																			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 0 GARAGE 0		Ex X Ord Min		Trim & Decoration									
Condition: Average		Size of Closets		X No Heating/Cooling									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 0  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 576 21,807 16,355  
Totals: 21,807 16,355  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 16,764

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
FORSTER SHEILA, JOHN & PAT	ANDERSON KRISTY	7,900		08/14/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0		
FORSTER SHEILA JON PATRICI	FORSTER SHEILA JON PATRICI	0		06/08/2011	QC	09-FAMILY		2011/02937	DEED	0.0		
FORSTER CAMERON J & MAUREE	FORSTER SHEILA JON PATRICI	0		11/16/2007	OTH	33-TO BE DETERMINED		2007/06586	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ANDERSON KRISTY 4627 JORDAN RD GREER SC 29651					2024 Est TCV 7,208							
			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					ACREAGE			1.090 Acres		6,613	100	7,208
					ACREAGE			0.080 Acres		6,613	0 R ROW	0
P1-2-9A SEC 2 T52N R34W PART OF THE NW 1/4 OF SW 1/4 OF SEC 2 T54N R34W D/F, COMMENCING AT THE C/L OF CHASSELL RD #102 WHICH IS THE CORNER OF THE NW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 2,TH S 26 DEG W 232' TO POB, TH S 26 DEG W 232', TH W 193.5', TH N 209', TH E 295.5' TO POB (INCLUDES 33' OF R/W OF ROAD #102). 1.17 A. SPLIT FROM 010-002-012-00		X				1.17 Total Acres Total Est. Land Value = 7,208						
Comments/Influences												



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
35496 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		05/15/1992		92-280		FOUNDATION		
Owner's Name/Address		P.R.E. 100% 05/18/1994										
OLSON PETER A & GAIL ANN OLSON MATTHEW P ET AL; LB 35496 PIKE RIVER RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 222,754 TCV/TFA: 103.51										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					ACREAGE							52,000
					40.00 Total Acres							52,000
					Total Est. Land Value =							
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Water	27.40		120 64		2,104		
					Sewer	24.95		180 64		2,874		
					Total Estimated Land Improvements True Cash Value =							4,978

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status							
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
PETERSON RUEBEN O & KRISTINE M 152 ORCHARD ST CHELSEA MI 48118		2024 Est TCV 48,000															
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE												
		Public Improvements			* Factors *												
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
P1-2-12 SEC 2 T52N R34W THAT PART OF THE SW 1/4 OF SW 1/4 LYING E OF R/W OF COUNTY ROAD. 30 A.					ACREAGE				30.000	Acres	1,600	100			48,000		
Comments/Influences					30.00 Total Acres      Total Est. Land Value =      48,000												
		Topography of Site															
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain															
		Year	Land Value	Building Value										Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What										2024	24,000	0	24,000
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		WK	09/19/2010	INSPECTED	2023	24,000	0	24,000			3,860C				
		SC	10/29/2010	DATA ENTER	2022	24,000	0	24,000			3,677C						
					2021	18,000	0	18,000			3,560C						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
QUINLAN JAMES & SHARON C	QUINLAN SHARON C	0	08/30/2012	CD	05-CORRECTING TITLE	2012/04726	DEED	100.0		
QUINLAN JAMES & SHARON C	JUNTUNEN MATTHEW & ANNA	80,000	08/28/2006	LC	16-LC PAYOFF	2012/06515	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
35045 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
JUNTUNEN MATTHEW & ANNA		2024 Est TCV 30,935 TCV/TFA: 0.00								
35041 PIKE RIVER RD		X	Improved		Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916										
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-2-12A SEC 2 T52N R34W THAT PART OF THE SW 1/4 OF SW 1/4 LAYING NORTHWESTERLY OF R/W OF PIKE RIVER COUNTY ROAD. 10 A. W/EASEMENT				INLAND PROPERTIES		10.000	Acres	2,200	100	22,000
Comments/Influences				10.00 Total Acres Total Est. Land Value = 22,000						

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 56 Floor Area: 0 Total Base New : 19,371 Total Depr Cost: 8,717 Estimated T.C.V: 8,935					
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex Ord Min									
Condition: Average		Size of Closets		X No Heating/Cooling									
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 576 19,371 8,717  
Totals: 19,371 8,717  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 8,935

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area Type 107 Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X No Heating/Cooling				Class: CD Effec. Age: 29 Floor Area: 891 Total Base New : 94,550 Total Depr Cost: 67,131 Estimated T.C.V: 68,810				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:							
Drywall Paneled Plaster Wood T&G				(12) Electric																							
Trim & Decoration				100 Amps Service																							
Ex X Ord Min				No./Qual. of Fixtures																							
Building Style: CAMP				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAMP (11) Heating System: No Heating/Cooling Ground Area = 772 SF Floor Area = 891 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 475 1 Story Siding Crawl Space 297 Total: 89,873 63,810 Other Additions/Adjustments Deck Treated Wood 107 2,574 1,828 Fireplaces Wood Stove 1 2,103 1,493 Totals: 94,550 67,131 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 68,810															
Yr Built Remodeled 1992 0				Lg X Ord Small																				Ex. X Ord. Min			
Condition: Fair				Doors: Solid X H.C.																				Many X Ave. Few			
Room List				(5) Floors																				(13) Plumbing			
Basement 2 1st Floor 1 2nd Floor 1 Bedrooms				(6) Ceilings  X Drywall				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(1) Exterior				(7) Excavation				1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X Wood/Shingle Aluminum/Vinyl Brick				Basement: 0 S.F. Crawl: 772 S.F. Slab: 0 S.F. Height to Joists: 0.0																				(8) Basement			
Insulation				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				(9) Basement Finish			
(2) Windows				(10) Floor Support																				(14) Water/Sewer			
Many Avg. Large X Avg. X Avg. Few Small				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:															
X Wood Sash Metal Sash Vinyl Sash				(3) Roof																							
X Double Hung Horiz. Slide Casement				Asphalt Shingle																							
X Double Glass Patio Doors				X Metal																							
X Storms & Screens				Chimney: Block				Joists: Unsupported Len: Cntr.Sup:																			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	08/01/1996	WD	03-ARM'S LENGTH	136:515	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
OLSON MATT 40752 TAPIOLA RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-2-14 SEC 2 T52N R34W NE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			4,366C			
		WK	09/19/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KONOPKA KENNETH E & PATRIC	SIEGFIED GEORGE & VALLENTI	500,000	12/07/2020	WD	03-ARM'S LENGTH	2020/07003	DEED	100.0			
HILL LEONARD J & LAURA	RED OAK LAND CO INC	84,000	08/31/2007	WD	03-ARM'S LENGTH	2007/04977	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19608 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		08/26/2021	2021-010-08	FOUNDATION			
		P.R.E. 100% 07/26/2021		HOUSE		06/01/2020	2020-999-200	FOUNDATION			
Owner's Name/Address		MAP #:		ADDITION		07/18/2017	2017-010-009	FOUNDATION			
SIEGFIED GEORGE & VALLENTINE DIANE		2024 Est TCV 448,027 TCV/TFA: 386.23		HOUSE		04/05/2013	13-07	COMPLETE			
19608 ALDRICH RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
CHASSELL MI 49916		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P1-2-15 SEC 2 T52N R34W W 1/2 OF SE 1/4. 80 A.		Gravel Road		ACREAGE			80.000	Acres	1,038 100	83,000	
Comments/Influences		Paved Road					80.00	Total Acres	Total Est. Land Value =	83,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description					Rate	Size % Good	Cash Value
		Water		D/W/P: 4in Ren. Conc.					8.00	200 84	1,344
		Sewer							Total Estimated Land Improvements True Cash Value = 1,344		
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	41,500	182,514	224,014			189,074C
		LP	09/10/2009	INSPECTED	2023	40,120	147,453	187,573			180,071C
		WK	09/19/2010	INSPECTED	2022	40,120	135,438	175,558			171,497C
		SC	10/29/2010	DATA ENTER	2021	38,400	121,349	159,749		159,749W	159,749S
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood			Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type 320 WGEF (1 Story) 280 WGEF (1 Story) 280 WCP (1 Story)			Year Built: 2009 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 2970 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Building Style: RANCH		Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Ex			X			Ord			Min																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Condition: Good			Size of Closets			Lg			X			Ord						Small																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Room List			Doors:						Solid			X			H.C.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
			(5) Floors			Kitchen: Other: Other:			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			X			Ord.			Min																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
X			Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.						Few																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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(2) Windows			(7) Excavation			1			Average Fixture(s)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
X	Many Avg. Few		X	Large Avg. Small		Basement: 1160 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Porches			WGEF (1 Story) WGEF (1 Story) WCP (1 Story)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Finished)			Door Opener Base Cost			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1 Wall Door Opener Base Cost			Notes:			ECF (SOUTH OF 283) 1.025 => TCV:			363,683																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20004 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WAISANEN JOHN R & GLORIA A		MAP #:											
20004 ALDRICH RD		2024 Est TCV 147,533 TCV/TFA: 108.88											
CHASSELL MI 49916		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
Tax Description		Public Improvements			* Factors *								
P1-2-16 SEC 2 T52N R34W SE 1/4 OF SE 1/4. 40 A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					ACREAGE			40.000 Acres	1,300	100			
					40.00 Total Acres				Total Est. Land Value =		52,000		
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Sauna					6,499.14		1 85	5,524
					Total Estimated Land Improvements				True Cash Value =		5,524		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	26,000	47,767	73,767			11,274C		
					2023	26,000	39,215	65,215			10,738C		
					2022	26,000	35,971	61,971			10,227C		
					2021	21,600	33,830	55,430			9,901C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1908		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Carpeted Other: Hardwood Other: Carpeted		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 570 S.F. Crawl: 500 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		3 Average Fixture(s) 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1070 SF Floor Area = 1355 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	570		
1 Story	Siding	Crawl Space	228		
1 Story	Siding	Crawl Space	272		
Total:				153,260	82,761
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			3	3,611	1,950
3 Fixture Bath			1	-3,778	-2,040
2 Fixture Bath			1	2,541	1,372
Water/Sewer					
1000 Gal Septic			1	4,453	2,405
Water Well, 50 Feet			1	2,530	1,366
Totals:				162,617	87,814

Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 90,009

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
35263 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/18/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
YARINA KIRK E & REED NANCY L REED YARINA FAMILY TRUST; LADY BIRD 35263 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 46,737									
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					AG LAND 10 A OR MORE			31.020	Acres	1,507 100	46,737
					AG LAND 10 A OR MORE			1.810	Acres	1,507 0 R ROW	0
								32.83	Total Acres	Total Est. Land Value =	46,737
Tax Description											
P1-2-9 SEC 2 T52N R34W S 24 A OF GOV'T LOT 4 LYING W OF TWP RD, AND LYING E OF TWP RD EXCEPT PART OF THE NW 1/4 OF SW 1/4 OF SEC 2 T54N R34W D/F, COMMENCING AT THE C/L OF CHASSELL RD #102 WHICH IS THE CORNER OF THE NW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 2 TH S 26 DEG W 232' TO POB, TH S 26 DEG W 232', TH W 193.5', TH N 209', TH E 295.5' TO POB (INCLUDES 33' OF R/W OF ROAD #102 1.17 A (P1-2-9A)) PARCELS 010-002-012-00 AND 010-002-014-00 COMBINED FOR 2022 ROLL		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
			Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	23,369	0	23,369			8,723C
					2023	17,917	0	17,917			8,308C
					2022	15,510	0	15,510			7,913C
					2021	0	0	0			0
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough				Gas Wood	X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story				Area	Type	Year Built: 1930 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
					Interior 2 Story																								
					2nd/Same Stack																								
				Two Sided																									
				Exterior 1 Story																									
				Exterior 2 Story																									
				Prefab 1 Story																									
				Prefab 2 Story																									
				Heat Circulator																									
				Raised Hearth																									
1 Wood Stove																													
Direct-Vented Gas																													
Class: C																													
Effec. Age: 18																													
Floor Area: 1,535																													
Total Base New : 343,936																													
Total Depr Cost: 296,201																													
Estimated T.C.V: 303,606																													
E.C.F.																													
X 1.025																													
Bsmnt Garage:																													
Carport Area: 696																													
Roof: Aluminum																													
Cost Est. for Res. Bldg: 1 Single Family CAPE																													
Cls C Blt 1930																													
(11) Heating System: Electric Baseboard																													
Ground Area = 1228 SF Floor Area = 1535 SF.																													
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82																													
Building Areas																													
Stories Exterior Foundation																													
1.25 Story Siding Crawl Space																													
Size Cost New Depr. Cost																													
1,228 180,671 148,150																													
Total:																													
Other Additions/Adjustments																													
Plumbing																													
3 Fixture Bath 1 4,547 3,729																													
Vent Fan 1 247 203																													
Water/Sewer																													
1000 Gal Septic 1 4,761 3,904																													
Water Well, 50 Feet 1 2,629 2,156																													
Porches																													
WGEP (1 Story) 189 14,273 11,704																													
Deck																													
Treated Wood 63 1,967 1,613																													
Garages																													
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																													
Base Cost 352 11,961 9,808																													
Common Wall: 1 Wall 1 -1,804 -1,479																													
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																													
Door Opener 2 1,337 1,297																													
Base Cost 1740 93,142 90,348																													
Fireplaces																													
Wood Stove 1 2,497 2,048																													
Breezeways																													
Frame Wall 264 17,783 14,582																													
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 144 WCP (1 Story) 75 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0 BUNK HO		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 2 Single Family RANCH Cls D Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 225 SF Floor Area = 225 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 225 Total: 28,513 26,233 Other Additions/Adjustments Porches WCP (1 Story) 144 5,057 4,652 WCP (1 Story) 75 3,251 2,991 Totals: 36,821 33,876 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,722													



Building Type	Equestrian Lean-Tos	Equestrian Lean-Tos	Commodity Barns (Storage		
Year Built					
Class/Construction	D,Frame	D,Frame	D,Frame		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	Lean-To, 84	4 Wall, 60	4 Wall, 78		
Height	10	8	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	26 x 16 = 416	18 x 12 = 216	22 x 17 = 374		
Cost New	\$ 11,553	\$ 7,150	\$ 8,389		
Phy./Func./Econ. %Good	86/100/100 86.0	84/100/100 84.0	47/100/100 47.0		
Depreciated Cost	\$ 9,936	\$ 6,006	\$ 3,943		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025		
% Good	86	84	47		
Est. True Cash Value	\$ 10,184	\$ 6,156	\$ 4,041		
Comments:	SHED CLOSEST TO ROAD	4TH BUILDING FROM ROAD	OLD RED BARN / GARAGE		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 20381 / All Cards: 20381					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 28 WGEP (1 Story) 90 Treated Wood		Year Built: Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 830 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
		Trim & Decoration											
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Plaster		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
				1 3 Fixture Bath									
X Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 716 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 716 SF Floor Area = 801 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	340		
1 Story	Siding	Slab	376		
Total:				90,142	40,564

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,453		2,004
Water Well, 50 Feet		1	2,530		1,138
Porches					
WGEP (1 Story)		28	4,009		1,804
Deck					
Treated Wood		90	2,315		1,042
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			830	27,000	12,150
Totals:				130,449	58,702

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 60,170

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
GRANROTH CHARLES, ERWIN & SWANGER JOYCE M 1062 FERNWOOD CT NW SALEM OR 97304		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-3-5 SEC 3 T52N R34W NE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		WK	09/20/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/22/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 06/17/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
LYTTINEN MELVIN A & ANGELINE M					2024 Est TCV 59,000									
35894 TAPIOLA RD			Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND								
CHASSELL MI 49916		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-3-7 SEC 3 T52N R34W NW 1/4 OF NW 1/4. 40 A.					AG LAND 10 A OR MORE			40.000 Acres			1,475	100		59,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			59,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	29,500	0	29,500			4,162C			
					2023	21,400	0	21,400			3,964C			
					2022	20,000	0	20,000			3,776C			
					2021	20,500	0	20,500			3,656C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
35561 TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TIMONEN TIMOTHY 34603 YON RD CHASSELL MI 49916		MAP #:		2024 Est TCV 48,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES					40.000 Acres	1,200	100	
					40.00 Total Acres			Total Est. Land Value =			48,000		
Tax Description		Topography of Site											
P1-3-8 SEC 3 T52N R34W													
S 1/2 OF NW 1/4 & S 1/2 OF SW 1/4 OF NE 1/4 EXC NE 1/4 OF S 1/2 OF NW 1/4, EXC SW 1/4 OF NW 1/4. 40 A.													
Comments/Influences													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What			2024	24,000	0	24,000				6,842C	
					2023	20,000	0	20,000				6,517C	
					2022	20,000	0	20,000				6,207C	
					2021	20,000	0	20,000				6,009C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
TIMONEN TIMOTHY & KAREN L 34603 YON RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		INLAND PROPERTIES		40.000 Acres		1,200		100		48,000
		Paved Road				40.00 Total Acres		Total Est. Land Value =				48,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000			19,238C	
		WK	09/20/2010	INSPECTED	2023	20,000	0	20,000			18,322C	
		SC	10/22/2010	DATA ENTER	2022	20,000	0	20,000			17,450C	
					2021	20,000	0	20,000			16,893C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
TIMONEN DANIEL J & KATHRYN	SLOAN RANDAL H & SANDRA B	207,500	09/02/2020	WD	03-ARM'S LENGTH	2020/04835	DEED	100.0						
PESOLA BRUCE W & MARILYN D	TIMONEN DANIEL J & KATHRYN	140,000	06/27/2013	WD	03-ARM'S LENGTH	2013/03793	DEED	100.0						
		90,000	09/01/2002	WD	03-ARM'S LENGTH	159:607	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit (s)		Date	Number	Status					
35345 TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SLOAN RANDAL H & SANDRA B 24620 MAYPOL RD LEONARDTOWN MD 20650		2024 Est TCV 234,761 TCV/TFA: 163.94												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-3-9 SEC 3 T52N R34W NE 1/4 OF SW 1/4. 40 A.				INLAND PROPERTIES						40.000 Acres		1,200	100	48,000
										40.00 Total Acres		Total Est. Land Value =		48,000
Comments/Influences				Land Improvement Cost Estimates										
		Topography of Site		Description		Rate		Size		%	Good	Cash Value		
D/W/P: Patio Blocks				15.28		120		94	1,724					
Sauna				6,499.14		1		95	6,174					
Total Estimated Land Improvements True Cash Value =								7,898						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who	When			What	2024	24,000	93,381	117,381			97,679C			
LP	09/08/2009			DATA ENTER	2023	20,000	76,195	96,195			93,028C			
				2022	20,000	69,920	89,920			88,599C				
				2021	20,000	65,769	85,769			85,769S				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status						
N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KYRO RONALD & GENEVIEVE ETAL 18128 N LAKE AVE CHASSELL MI 49916		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-3-10 SEC 3 T52N R34W NW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		WK	09/20/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/22/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status						
18128 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
KYRO RONALD & GENEVIEVE ETAL 18128 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 172,872 TCV/TFA: 110.89												
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-3-11 SEC 3 T52N R34W S 1/2 OF SW 1/4, EXC COM SW COR, TH N 416', TH E 208', TH S 416', TH W 208'. 78 A.					AG LAND 10 A OR MORE			78.000 Acres			1,339	100		104,450
Comments/Influences					78.00 Total Acres			Total Est. Land Value =			104,450			
		Topography of Site												
		X	Level	Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		WK	09/20/2010	INSPECTED	2024	52,225	34,211	86,436			31,726C			
		SC	10/22/2010	DATA ENTER	2023	41,730	31,536	73,266			30,216C			
					2022	39,000	30,926	69,926			28,778C			
					2021	38,664	29,098	67,762			27,859C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KARVAKKO STEPHEN & ELIZABE	DATTO DANIEL J & JANELLE	156,250	11/22/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18020 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 03/12/2024									
Owner's Name/Address		MAP #:									
DATTO DANIEL J & JANELLE 18020 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 216,312 TCV/TFA: 144.11									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-3-11A SEC 3 T52N R34W PRT SW 1/4 OF SW 1/4, COM SW COR, TH N 416', TH E 208', TH S 416', TH W 208'. 2 A.		X			INLAND PROPERTIES			2.000 Acres		2,650 100	5,300
Comments/Influences		X			2.00 Total Acres			Total Est. Land Value =		5,300	
		X									
		X									
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 820	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Class: C Effec. Age: 26 Floor Area: 1,501 Total Base New : 278,197 Total Depr Cost: 205,865 Estimated T.C.V: 211,012				Bsmnt Garage:						
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace												E.C.F. X 1.025				Carport Area: Roof:			
Yr Built 1988		Remodeled 0		Ex X Ord Min				(12) Electric				200 Amps Service				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C Blt 1988							
Condition: Average				Size of Closets				No./Qual. of Fixtures				No. of Elec. Outlets				Ground Area = 1456 SF Floor Area = 1501 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74				Building Areas							
Room List				Doors: Solid X H.C.				Ex. X Ord. Min				Many X Ave. Few				Stories Exterior Foundation Size				Cost New Depr. Cost							
2 Basement		5 1st Floor		(5) Floors				(13) Plumbing				Average Fixture(s)				1 Story Siding Basement 1,456											
2nd Floor		3 Bedrooms		Kitchen: Linoleum Other: Carpeted Other:				200 Amps Service				2 3 Fixture Bath				0.5 Story Siding Overhang 50											
(1) Exterior				(6) Ceilings				(14) Water/Sewer				2 2 Fixture Bath				Total: 214,544 158,763											
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall				No. of Elec. Outlets				2 2 Fixture Bath				Other Additions/Adjustments											
X	Insulation			(7) Excavation				(15) Fireplaces				2 2 Fixture Bath				Basement Living Area 1165 40,880 30,251											
(2) Windows				Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(16) Porches/Decks				2 2 Fixture Bath				Plumbing 1 4,547 3,365											
X	Many		Large	(8) Basement				Public Water Public Sewer				3 3 Fixture Bath				Water/Sewer 1 4,761 3,523											
X	Avg.	X	Avg.	Conc. Block Poured Conc. Stone				1 Water Well				1000 Gal Septic 1 4,761 3,523															
X	Few		Small	Treated Wood Concrete Floor				1 1000 Gal Septic				Built-Ins 1 414 306															
X	Wood Sash			(9) Basement Finish				2000 Gal Septic				Deck				820 10,422 7,712											
X	Metal Sash			Joists:				Lump Sum Items:				Treated Wood				Totals: 278,197 205,865											
X	Vinyl Sash			Unsuported Len:								Notes:				ECF (SOUTH OF 283) 1.025 => TCV: 211,012											
X	Double Hung			Cntr Sup:																							
X	Horiz. Slide																										
X	Casement																										
X	Double Glass																										
X	Patio Doors																										
X	Storms & Screens																										
(3) Roof																											
X	Gable		Gambrel																								
X	Hip		Mansard																								
X	Flat		Shed																								
X	Asphalt Shingle																										
Chimney: Brick																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
35263 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994 Qual. Ag.											
Owner's Name/Address		MAP #:											
YARINA KIRK E & REED NANCY L REED YARINA FAMILY TRUST; LADY BIRD 35263 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 200,416 TCV/TFA: 96.08											
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-3-12 SEC 3 T52N R34W NE 1/4 OF SE 1/4. 40 A.					AG LAND 10 A OR MORE			40.000 Acres	1,475	100			
Comments/Influences					40.00 Total Acres				Total Est. Land Value =		59,000		
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Wood Frame					30.37		96 64	1,866
					Total Estimated Land Improvements True Cash Value =				1,866				
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	29,500	70,708	100,208			57,406C		
		WK	09/20/2010	INSPECTED	2023	21,400	65,263	86,663			54,673C		
		TH	11/16/2010	DATA ENTER	2022	20,000	64,131	84,131			52,070C		
					2021	20,500	61,662	82,162			50,407C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Barn - General Purpose	Barn - General Purpose	Farm Implement/Equipment	Farm Implement/Equipment	Farm Implement (Equipment)
Year Built	1950	1980			
Class/Construction	D,Pole	D,Frame	D,Frame	D,Frame	D,Frame
Quality/Exterior	Average	Average	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 196	4 Wall, 100	4 Wall, 72	4 Wall, 48	4 Wall, 68
Height	15	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	(L or Odd Shaped) 1968	30 x 20 = 600	22 x 14 = 308	12 x 12 = 144	24 x 10 = 240
Cost New	\$ 60,831	\$ 23,688	\$ 2,449	\$ 1,364	\$ 2,076
Phy./Func./Econ. %Good	35/100/100 35.0	39/100/100 39.0	44/100/100 44.0	44/100/100 44.0	44/100/100 44.0
Depreciated Cost	\$ 21,291	\$ 9,238	\$ 1,078	\$ 600	\$ 913
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	35	39	44	44	44
Est. True Cash Value	\$ 17,714	\$ 7,686	\$ 897	\$ 499	\$ 760
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 27556 / All Cards: 28154					

Building Type	Farm Implement (Equipment				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 56				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	18 x 10 = 180				
Cost New	\$ 1,634				
Phy./Func./Econ. %Good	44/100/100 44.0				
Depreciated Cost	\$ 719				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	44				
Est. True Cash Value	\$ 598				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 598 / All Cards: 28154					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		1	01/01/2000	WD	03-ARM'S LENGTH	149:634	DEED	0.0							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status							
TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
PETERSON GEORGE R & CHARLOTTE TRUST		MAP #:													
22111 NE 182ND AVE		2024 Est TCV 0													
BATTLE GROUND WA 98604		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
Tax Description		Public Improvements			* Factors *										
P1-3-13 SEC 3 T52N R34W NW 1/4 OF SE 1/4.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
40 A. COMMERCIAL FOREST RESERVE 850-019					STANDARD 20+			40.000	Acres	1,214	100				48,560
Comments/Influences					40.00 Total Acres Total Est. Land Value = 48,560										
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		63,000	03/01/2002	WD	03-ARM'S LENGTH	157:388	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
18680 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS					06/01/2020	2019-999-011	FOUNDATION							
Owner's Name/Address		P.R.E. 0%														
BARRINGER WALTER & NANETTE 251 DOUD RD KAWKAWLIN MI 48631		MAP #:														
		2024 Est TCV 138,483 TCV/TFA: 96.84														
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P1-3-14 SEC 3 T52N R34W SW 1/4 OF SE 1/4 EXCEPT PARCEL SOLD ON CODE P1-3-14A. 39 A.					INLAND PROPERTIES							39.000	Acres	1,208	100	47,100
Comments/Influences												39.00	Total Acres		Total Est. Land Value =	47,100
					Land Improvement Cost Estimates											
					Description							Rate		Size	% Good	Cash Value
					Wood Frame							34.33		64	39	857
					Wood Frame							38.41		30	39	449
					Total Estimated Land Improvements							True Cash Value =		1,306		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SZIBER DAVID P	SCHAAF HEIDI	41,000	04/11/2019	WD	03-ARM'S LENGTH	2019/02452	DEED	100.0				
		30,000	02/01/2004	WD	03-ARM'S LENGTH	164:53	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
35024 TIMONEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
EDICK STORM		2024 Est TCV 46,705 TCV/TFA: 52.13										
35024 TIMONEN RD		X	Improved		Land Value Estimates for Land Table M & B.METES & BOUNDS							
CHASSELL MI 49916												
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
				INLAND PROPERTIES						1.000 Acres	2,800 100	2,800
										1.00 Total Acres	Total Est. Land Value =	2,800
Tax Description												
P1-3-14A SEC 3 T52N R34W A PARCEL OF LAND IN SE 1/4 OF SEC 3 T52NR34W D/F, COM AT SE COR OF SEC 3, TH W ALONG SEC LINE 2640' TO POB, TH N 208', TH E 208',TH S 208',TH W 208' POB. 1 A.												
Comments/Influences												
				</								

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1980						
	(4) Interior					Car Capacity:																	
X Wood Frame		Drywall Paneled		Plaster Wood T&G		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Class: Average							Effec. Age: 24		Foundation: 42 Inch						
Building Style: RANCH		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Floor Area:							Total Base New : 84,704		E.C.F. X 1.025		Bsmnt Garage:				
Yr Built 1972	Remodeled 1980	Ex	X	Ord		Min	(12) Electric								Total Depr Cost: 42,834		Estimated T.C.V: 43,905		Carport Area:				
Condition: Average		Lg		X		Ord	Small	0 Amps Service							No Conc. Floor: 0		Roof:						
Room List		Doors:		Solid		X	H.C.	No./Qual. of Fixtures							Cost Est. for Res. Bldg: 1 Mobile Home RANCH		Cls Average		Blt 1972				
5	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(13) Plumbing		Ex. X Ord. Min							Ground Area = 896 SF Floor Area = 896 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47		Building Areas		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost		
	(1) Exterior		(6) Ceilings			Average Fixture(s)		Many X Ave. Few							Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		1 4,761 2,238		
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer							Notes:		ECF (SOUTH OF 283) 1.025 => TCV:		43,905				
	Insulation		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic		Lump Sum Items:																
(2) Windows		(9) Basement Finish																					
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support																				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JUNTUNEN GERALD M & KARYN	JUNTUNEN MATTHEW K & ANNA	213,000	09/23/2016	WD	09-FAMILY	2016/04800	DEED	100.0		
JUNTUNEN (QUINLAN) SHARON	JUNTUNEN GERALD M & KARYN	0	08/24/2012	CD	05-CORRECTING TITLE	2012/04752	DEED	0.0		
JUNTUNEN GERALD M & KARYN	JUNTUNEN GERALD M & KARYN	0	08/23/2012	CD	05-CORRECTING TITLE	2012/04558	DEED	0.0		
		1	12/01/2001	WD	03-ARM'S LENGTH	156:552	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
35041 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 10/30/2017								
Owner's Name/Address		MAP #:								
JUNTUNEN MATTHEW K & ANNA M		2024 Est TCV 304,121 TCV/TFA: 132.92								
35041 PIKE RIVER RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS				
CHASSELL MI 49916		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				INLAND PROPERTIES			36.250	Acres	1,231 100	44,625
						36.25	Total Acres		Total Est. Land Value =	44,625
Tax Description		X	Dirt Road							
SEC 3 T52N R34W			Gravel Road							
PRT OF SE 1/4 OF SE 1/4; COM @ SW COR OF			Paved Road							
SE 1/4, TH E 400' TO POB; TH N 300'; TH W 400';			Storm Sewer							
TH N 1020'; TH E 1320'; TH S 720';			Sidewalk							
TH W 220; TH S 200'; TH E 220'; TH S 400';		Water								
TH E 920' TO POB'; 36.25AC M/L		Sewer								
SPLIT COMBINED FROM 010-003-015-25 FOR		Electric								
2018 ROLL		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2024	22,313	129,748	152,061			105,360C
				2023	18,575	105,135	123,710			100,343C
				2022	18,575	96,573	115,148			95,565C
				2021	18,575	84,306	102,881			92,513C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
QUINLAN JAMES & SHARON C	QUINLAN SHARON C	0	08/30/2012	CD	05-CORRECTING TITLE	2012/04726	DEED	100.0						
QUINLAN JAMES & SHARON C	JUNTUNEN MATTHEW & ANNA	80,000	08/28/2006	LC	16-LC PAYOFF	2012/06515	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
35045 PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
JUNTUNEN MATTHEW & ANNA 35041 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 167,294 TCV/TFA: 88.24												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES									2,800
					1.00 Total Acres									2,800
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: 4in Ren. Conc.				8.00	480	74	2,842		
					Wood Frame				23.89	224	49	2,622		
					Wood Frame				22.91	320	64	4,692		
					Total Estimated Land Improvements									10,156
Comments/Influences		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,400	82,247	83,647		41,149C				
		WK	09/20/2010	INSPECTED	2023	1,250	67,216	68,466		39,190C				
		SC	10/25/2010	DATA ENTER	2022	1,250	61,657	62,907		37,324C				
					2021	1,260	37,755	39,015		36,132C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 80 Treated Wood 60 Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1892		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration											
		Size of Closets											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 728 S.F. Crawl: 288 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1016 SF Floor Area = 1212 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	392		
1 Story	Siding	Basement	336		
1 Story	Siding	Crawl Space	288		
Total:				162,800	87,912
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,761	2,571
Water Well, 50 Feet			1	2,629	1,420
Deck					
Treated Wood			80	2,216	1,197
Balcony					
Wood Balcony			60	2,393	1,292
Built-Ins					
Dishwasher			1	762	411
Totals:				175,561	94,803

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 97,173

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1957		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration											
		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Many Avg. X Avg. Large Few Small		Basement: 336 S.F. Crawl: 264 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 600 SF Floor Area = 684 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Siding Crawl Space 264  
1.25 Story Siding Basement 336  
Total: 99,562 44,803  
  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 672 24,373 10,968  
Totals: 123,935 55,771  
  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 57,165

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TACK CHAD M & JENNIFER S	JANOWIAK REXX A & MARIA K	89,500	03/14/2008	WD	03-ARM'S LENGTH		DEED	100.0			
		59,800	05/01/2003	WD	03-ARM'S LENGTH	161:278	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
18814 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		DECK		10/06/2003	03-1017	FOUNDATION			
Owner's Name/Address		P.R.E. 0%									
JANOWIAK REXX A & MARIA K		MAP #:									
18814 N LAKE AVE		2024 Est TCV 121,534 TCV/TFA: 112.53									
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
Tax Description		Public Improvements		* Factors *							
P1-3-16 SEC 3 T52N R34W PT OF SE 1/4 OF SE 1/4 D/F COM AT SW COROF SE 1/4 OF SE 1/4, TH N 300',TH E 400' TH S 300', TH W 400' TO POB. 2.75 ACRES		X		Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X		INLAND PROPERTIES		2.750 Acres	2,573	100	7,075		
		X		Electric		2.75 Total Acres	Total Est. Land Value =	7,075			
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	3,538	57,229	60,767		31,046C	
		WK	09/20/2010	INSPECTED	2023	3,369	46,455	49,824		29,568C	
		SC	10/25/2010	DATA ENTER	2022	3,369	42,364	45,733		28,160C	
					2021	3,464	33,416	36,880		27,261C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 240 WGEP (1 Story) 24 WPP		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1973		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 5 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Lamineate		100 Amps Service									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Avg. Few Small		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors Storms & Screens		X Concrete Floor		(14) Water/Sewer									
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Gable Hip X Gambrel Flat Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:									
X Asphalt Shingle Metal		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1973 (11) Heating System: Forced Hot Water Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 720 Total: 128,042 78,105 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 240 15,334 9,354 WPP 24 1,173 716 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 832 28,355 17,297 Door Opener 2 1,070 653 Fireplaces Wood Stove 1 2,103 1,283 Totals: 183,060 111,667 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 114,459													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
35894 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		POLE BARN		09/17/2020	2020-010-401	FOUNDATION					
Owner's Name/Address		P.R.E. 100% 05/18/1994 Qual. Ag.											
LYTTINEN MELVIN A & ANGLEINE M 35894 TAPIOLA RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 223,470 TCV/TFA: 172.16											
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					AG LAND 10 A OR MORE			79.730	Acres	1,338	100		106,656
					79.73 Total Acres				Total Est. Land Value =		106,656		
Tax Description													
P1-4-1 SEC 4 T52N R34W FRL N 1/2 OF FRL NE 1/4 LESS PAR D/F, BEG AT SW COR OF N 1/2 OF NE 1/4 TH N ALONG RD 270' TH E 163' TH S 270' TH W 163' TO POB. 79.73 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates							
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Rate		Size	% Good		Cash Value
		X	Topography of Site			Sauna		6,828.80		1	75		5,122
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 5,122							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	53,328	58,407	111,735			37,761C		
		WK	09/20/2010	INSPECTED	2023	42,656	54,666	97,322			35,963C		
		SC	10/25/2010	DATA ENTER	2022	39,865	53,657	93,522			34,251C		
					2021	39,508	48,571	88,079			33,157C		

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X Single Family Mobile Home Town Home Duplex A-Frame				X Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 36 CPP 160 Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X Wood Frame				(4) Interior																													
Building Style: CAPE				X Drywall Paneled				Plaster Wood T&G																									
Yr Built 1935				Remodeled 2020				Ex				X Ord								Min													
Condition: Average				Size of Closets				Lg				X Ord								Small													
Room List				Doors:				Solid				X H.C.																					
1 Basement 5 1st Floor 3 2nd Floor 4 Bedrooms				(5) Floors				(12) Electric				60 Amps Service				No./Qual. of Fixtures				Ex.				X Ord.				Min					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Many				X Ave.								Few									
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall																													
X Insulation																																	
(2) Windows				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Many Avg. Few				X Large Avg. Small				Basement: 908 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																									
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																													
X Double Hung Horiz. Slide Casement								Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																									
X Double Glass Patio Doors																																	
X Storms & Screens				(9) Basement Finish																													
(3) Roof																																	
X Gable Hip Flat				Gambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
Asphalt Shingle X Metal				(10) Floor Support																													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																													

Cost Est. for Res. Bldg: 1 Single Family CAPE										Cls C		Blt 1935	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 908 SF Floor Area = 1298 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1.5 Story		Siding		Basement		780							
1 Story		Siding		Basement		128							
Total:						166,939		81,799					
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,761		2,333			
Water Well, 50 Feet						1		2,629		1,288			
Porches													
CPP						36		941		461			
Deck													
Treated Wood						160		3,501		1,715			
Fireplaces													
Wood Stove						1		2,497		1,224			
Totals:						181,268		88,820					
Notes:										ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV:		73,898	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Farm Implement/Equipment	Barn - General Purpose	Metal Bin	Metal Bin	Barn - General Purpose
Year Built	1935	1935			
Class/Construction	D,Pole	D,Pole	N/A	N/A	D,Frame
Quality/Exterior	Low Cost	Average	Diameter: 12	Diameter: 12	Low Cost
# of Walls, Perimeter	4 Wall, 140	4 Wall, 164			4 Wall, 60
Height	12	18	18	18	12
Heating System	No Heating/Cooling	No Heating/Cooling	N/A	N/A	No Heating/Cooling
Length/Width/Area	42 x 28 = 1176	(L or Odd Shaped) 1488	Bushels: 0.00	Bushels: 0.00	16 x 14 = 224
Cost New	\$ 5,515	\$ 49,892	\$ 6,625	\$ 6,625	\$ 8,140
Phy./Func./Econ. %Good	30/10/100 3.0	30/100/100 30.0	39/100/100 39.0	39/100/100 39.0	30/100/100 30.0
Depreciated Cost	\$ 165	\$ 14,968	\$ 2,584	\$ 2,584	\$ 2,442
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	30	30	39	39	30
Est. True Cash Value	\$ 138	\$ 12,453	\$ 2,150	\$ 2,150	\$ 2,032
Comments:	ROOF MISSING 2020				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 18923 / All Cards: 37794					

Building Type	Milking Parlor (Dairies)	Farm Implement/Equipment	Farm Implement/Equipment	Arenas	Farm Utility Buildings
Year Built				2020	2020
Class/Construction	C	D,Frame	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Average	Low Cost
# of Walls, Perimeter	4 Wall, 56	4 Wall, 96	4 Wall, 80	4 Wall, 100	4 Wall, 36
Height	12	12	12	10	8
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	14 x 14 = 196	28 x 20 = 560	20 x 20 = 400	30 x 20 = 600	10 x 8 = 80
Cost New	\$ 13,489	\$ 4,060	\$ 3,116	\$ 15,864	\$ 1,304
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0	30/100/100 30.0	96/100/100 96.0	96/100/100 96.0
Depreciated Cost	\$ 4,047	\$ 1,218	\$ 935	\$ 15,229	\$ 1,252
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	30	30	30	96	96
Est. True Cash Value	\$ 3,367	\$ 1,013	\$ 778	\$ 12,671	\$ 1,042
Comments:					CHICKEN COUP
Total Estimated True Cash Value of Agricultural Improvements / This Card: 18871 / All Cards: 37794					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
35772 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
MANNINEN DEAN E & KAREN 35772 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 236,722 TCV/TFA: 117.66										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
MANNINEN DEAN E & KAREN 35772 TAPIOLA RD CHASSELL MI 49916		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			INLAND PROPERTIES		0.500 Acres	2,800	100	1,400	
						0.50 Total Acres      Total Est. Land Value =					1,400	
Tax Description		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates						
P1-4-2 SEC 4 T52N R34W PART OF NW 1/4 OF NE 1/4 D/F, COM AT SW COR OF NW 1/4 OF NE 1/4 TH N 130' ALONG HWY TH E 163' TH S 130' TH W 163' TO BEG. .50 A.						Description			Rate	Size % Good	Cash Value	
						Wood Frame/Conc.			31.89	168    46	2,465	
						Wood Frame			31.62	80      46	1,164	
						Ad-Hoc Unit-In-Place Items						
						Description			Rate	Size % Good	Cash Value	
						BLOCK SHED			10.00	140    45	630	
						Total Estimated Land Improvements True Cash Value =						4,259
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	700	117,661	118,361				27,810C
		WK	09/20/2010	INSPECTED	2023	625	84,319	84,944				26,486C
		SC	10/25/2010	DATA ENTER	2022	625	77,451	78,076				25,225C
					2021	630	72,887	73,517				24,420C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 140 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 1999		Trim & Decoration									
Condition: Fair		Ex X Ord		Min									
Room List		Lg X Ord		Small									
1 Basement 4 1st Floor 2nd Floor 2 Bedrooms		Doors: Solid X H.C.		(5) Floors		(12) Electric							
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		No. of Elec. Outlets		Many X Ave. Few									
Many Avg. X Avg. Large Small		(7) Excavation		(13) Plumbing									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Basement: 2012 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(8) Basement		(14) Water/Sewer									
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:									
Chimney: Brick		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 2012 SF Floor Area = 2012 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 902 1 Story Siding Basement 90 1 Story Siding Basement 1,020 Total: 271,557 190,036 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,904 Water Well, 50 Feet 1 2,629 1,604 Deck Treated Wood 140 3,209 1,957 Totals: 282,156 196,501 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 201,414													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 36,158 Total Depr Cost: 28,926 Estimated T.C.V: 29,649					
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2000		Remodeled 0		Ex X Ord Min		X No Heating/Cooling							
Condition: Average		Trim & Decoration		Size of Closets		Central Air Wood Furnace							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:				0 Amps Service							
(1) Exterior		No./Qual. of Fixtures											
X Wood/Shingle Aluminum/Vinyl Brick		Ex. X Ord. Min		No. of Elec. Outlets									
Insulation		Many X Ave. Few		(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 960 35,088 28,070  
Door Opener 2 1,070 856  
Totals: 36,158 28,926  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCv: 29,649

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
35788 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MARTTILA LAVERNE 5060 BOONSBORO RD LYNCHBURG VA 24503		MAP #:													
		2024 Est TCV 43,647 TCV/TFA: 77.94													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-4-3 SEC 4 T52N R34W COM AT SW COR OF NW 1/4 OF NE 1/4 TH N 130' TO POB TH N 140' TH E 163' TH S 140' TH W 163' TO POB. .50 A.					INLAND PROPERTIES					0.500 Acres		2,800	100		1,400
Comments/Influences								0.50 Total Acres			Total Est. Land Value =			1,400	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 02/10/1997 Qual. Ag.												
Owner's Name/Address		MAP #:												
LYTTINEN MELVIN A & ANGELINE M 35894 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 92,976												
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LYTTINEN MELVIN A & ANGELINE M 35894 TAPIOLA RD CHASSELL MI 49916					AG LAND 10 A OR MORE			68.000 Acres			1,349	100		91,700
					68.00 Total Acres			Total Est. Land Value =			91,700			
Tax Description					Land Improvement Cost Estimates									
					Description					Rate		Size % Good	Cash Value	
					Wood Frame					28.90		96 46	1,276	
					Total Estimated Land Improvements True Cash Value = 1,276									
Comments/Influences		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	45,850	638	46,488			6,011C			
		WK	09/20/2010	INSPECTED	2023	36,380	614	36,994			5,725C			
		SC	10/25/2010	DATA ENTER	2022	34,000	553	34,553			5,453C			
					2021	33,784	515	34,299			5,279C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
US BANK, PERS REP OF ESTAT	ROTH MARLENE A	0	04/08/2011	OTH	08-ESTATE	2011/02444	DEED	100.0										
		5,001	08/01/2004	WD	03-ARM'S LENGTH	166:193	DEED	0.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status										
35698 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																
		P.R.E. 0%																
Owner's Name/Address		MAP #:																
ROTH MARLENE A PO BOX 343 ULM MT 59485		2024 Est TCV 55,274 TCV/TFA: 43.87																
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS												
		Public Improvements		* Factors *														
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value										
				INLAND PROPERTIES			1.000 Acres	2,800 100 2,800										
						1.00	Total Acres	Total Est. Land Value = 2,800										
Tax Description		X	Dirt Road															
P1-4-4B SEC 4 T52N R34W COM @ N 1/4 COR; TH S 00 DEG 02'30" W ALG N-S 1/4 LN & C/L OF TAPIOLA RD 1635' TH 89 DEG 57'30" E 33'; POB; TH S 89 DEG 57'30" E 208.71'; TH S 00 DEG 02'30" W 208.71'; TH N 89 DEG 57' 30" W 208.71'; TH N 00 DEG 02'30" E ALONG THE EASTERLY ROW 208.71' TO POB. 1 A M/L 166/193			Gravel Road															
			Paved Road															
			Storm Sewer															
			Sidewalk															
			Water															
			Sewer															
		X	Electric															
			Gas															
			Curb															
Comments/Influences				Street Lights														
			Standard Utilities															
			Underground Utils.															
		Topography of Site																
		X	Level															
			Rolling															
			Low															
			High															
			Landscaped															
			Swamp															
			Wooded															
			Pond															
			Waterfront															
			Ravine															
			Wetland															
			Flood Plain															
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value										
		Who	When	What	2024	1,400	26,237	27,637		15,534C								
					2023	1,250	20,956	22,206		14,795C								
					2022	1,250	14,505	15,755		14,091C								
					2021	1,260	13,650	14,910		13,641C								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:									
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story		180		CPP	Car Capacity:							
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Good Effec. Age: 26 Floor Area: Total Base New : 121,890 Total Depr Cost: 51,194 Estimated T.C.V: 52,474		E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:									
	Duplex	0	Other Overhang																				
X	Wood Frame	(4) Interior																					
Building Style: PARK MODEL		Drywall	Plaster																				
		Paneled														Wood T&G							
Yr Built 0		Trim & Decoration														Ex		X		Ord		Min	
Condition: Good		Lg	X													Ord		Small					
		Doors:																		Solid		X	
Room List		(5) Floors														(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Good Blt 0 (11) Heating System: Wall Furnace Ground Area = 1260 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=42/100/100/100/42 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 720 Addition Siding Crawl 540 Total: 102,596 43,090  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 5,516 2,317 Water Well, 200 Feet 1 11,467 4,816 Porches CPP 180 2,311 971 Totals: 121,890 51,194  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 52,474				
		Kitchen:		100 Amps Service																			
(1) Exterior		Other:		No./Qual. of Fixtures																			
		Other:		Ex. X Ord. Min																			
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets																			
	Aluminum/Vinyl			Many X Ave. Few																			
	Brick			(13) Plumbing																			
	Insulation			Average Fixture(s)																			
(2) Windows		(7) Excavation		1 3 Fixture Bath																			
X	Many	X	Large	2 Fixture Bath																			
	Avg.			Avg.	Softener, Auto																		
	Few		Small	Softener, Manual																			
Wood Sash		Basement: 0 S.F.		Solar Water Heat																			
		Crawl: 540 S.F.		No Plumbing																			
Metal Sash		Slab: 0 S.F.		Extra Toilet																			
		Height to Joists: 0.0		Extra Sink																			
Vinyl Sash		(8) Basement		Separate Shower																			
				Ceramic Tile Floor																			
Double Hung		Conc. Block		Ceramic Tile Wains																			
		Poured Conc.		Ceramic Tub Alcove																			
Horiz. Slide		Stone		Vent Fan																			
		Treated Wood																					
Casement		Concrete Floor																					
Double Glass		(9) Basement Finish		(14) Water/Sewer																			
				Public Water																			
Patio Doors				Public Sewer																			
				1 Water Well																			
Storms & Screens				1 1000 Gal Septic																			
				2000 Gal Septic																			
(3) Roof				Lump Sum Items:																			
X	Gable		Gambrel	Joists:																			
	Hip						Mansard																
	Flat		Shed	Unsupported Len:																			
X Asphalt Shingle		(10) Floor Support																					
				Cntr.Sup:																			
Chimney: Brick																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LYTTINEN MELVIN A & ANGELI	THOMAS NORMAN & REBECCA	15,000	05/12/2005	WD	03-ARM'S LENGTH	167:1214	DEED	100.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
35520 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			MOBILE HOME		06/13/2005	05-117	FOUNDATION					
		P.R.E. 100% 02/11/2006 Qual. Ag.												
Owner's Name/Address		MAP #:												
THOMAS NORMAN & REBECCA		2024 Est TCV 187,167 TCV/TFA: 104.45												
35520 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND									
CHASSELL MI 49916		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-4-4C SEC 4 T52N R34W TH S 1/2 OF TH S 1/2 OF THE SW 1/4 OF THNE 1/4. 10AC					AG LAND 10 A OR MORE			10.000 Acres			1,875	100		18,750
Comments/Influences					10.00 Total Acres			Total Est. Land Value =			18,750			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	9,375	84,209	93,584				81,270C		
		WK	09/20/2010	INSPECTED	2023	7,000	78,480	85,480				77,400C		
		SC	10/25/2010	DATA ENTER	2022	5,250	76,964	82,214				73,715C		
					2021	7,000	72,429	79,429				71,361C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas				Area 264Type Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 16 Floor Area: 1,792 Total Base New : 225,291 Total Depr Cost: 202,424 Estimated T.C.V: 168,417				E.C.F. X 0.832				Bsmnt Garage:							
X Drywall PaneledPlaster Wood T&G																											
Trim & Decoration																											
Yr Built Remodeled 2005 0				Ex X Ord Min																							
Condition: Average				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 2005 (11) Heating System: Forced Air w/ Ducts Ground Area = 1792 SF Floor Area = 1792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,792 Total: 207,052 185,827 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,778 3,438 Water/Sewer 1000 Gal Septic 1 4,453 4,052 Water Well, 50 Feet 1 2,530 2,302 Deck Treated Wood 264 4,757 4,329 Built-Ins Dishwasher 1 618 562 Fireplaces Direct-Vented Gas 1 2,103 1,914 Totals: 225,291 202,424 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 168,417				*9											
Lg X Ord Small																											
Doors: Solid X H.C.				(12) Electric																							
Room List				0 Amps Service																							
5 Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				No./Qual. of Fixtures				No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,792 Total: 207,052 185,827 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,778 3,438 Water/Sewer 1000 Gal Septic 1 4,453 4,052 Water Well, 50 Feet 1 2,530 2,302 Deck Treated Wood 264 4,757 4,329 Built-Ins Dishwasher 1 618 562 Fireplaces Direct-Vented Gas 1 2,103 1,914 Totals: 225,291 202,424 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 168,417				*9							
				Kitchen: Linoleum Other: Carpeted Other:																							
				(6) Ceilings																							
				X Plaster																							
(1) Exterior				(7) Excavation				2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,792 Total: 207,052 185,827 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,778 3,438 Water/Sewer 1000 Gal Septic 1 4,453 4,052 Water Well, 50 Feet 1 2,530 2,302 Deck Treated Wood 264 4,757 4,329 Built-Ins Dishwasher 1 618 562 Fireplaces Direct-Vented Gas 1 2,103 1,914 Totals: 225,291 202,424 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 168,417				*9											
X Wood/Shingle Aluminum/Vinyl Brick				(8) Basement																							
Insulation				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																							
(2) Windows				(9) Basement Finish																							
X Many Avg. X Large Few Small				Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer				Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 168,417				*9											
Wood Sash Metal Sash Vinyl Sash																											
X Double Hung Horiz. Slide																											
X Casement Double Glass Patio Doors Storms & Screens																											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:				Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 168,417				*9											
X Gable Hip Gambrel Flat Mansard Shed Shed																											
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LYTTINEN JAMES G	RIIPA ALEXIS & MICHAELSON	80,000	06/11/2020	WD	03-ARM'S LENGTH	2020/02891	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
35712 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/22/2020										
Owner's Name/Address		MAP #:										
RIIPPA ALEXIS & MICHAELSON WILLIAM		2024 Est TCV 128,585 TCV/TFA: 93.04										
35712 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
CHASSELL MI 49916		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES			1.000 Acres		2,800 100	2,800	
					1.00 Total Acres			Total Est. Land Value =		2,800		
Tax Description					Land Improvement Cost Estimates							
P1-4-4A SEC 4 T52N R34W					Description	Rate		Size % Good		Cash Value		
PART OF S 1/2 OF NE 1/4 OF SEC 4 T52N R34W					Wood Frame	28.22		100 46		1,298		
D/F, COMMENCING AT THE INTERSECTION OF THE N LINE OF THE S 1/2 OF NE 1/4 OF SAID SEC & THE E EDGE OF THE R/W OF CO ROAD #651, TH S ALONG THE E EDGE OF SAIDR/W 115' TO POB, TH S ALONG SAID R/W 208.7', TH E 208.7', TH N 208.7', TH W 208.7' TO POB. 1 A M/L.					Total Estimated Land Improvements True Cash Value = 1,298							
Comments/Influences												
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What		2024	1,400	62,893	64,293			51,779C
		LP	09/08/2009	DATA ENTER		2023	1,250	51,156	52,406			49,314C
		WK	09/20/2010	INSPECTED		2022	1,250	46,979	48,229			46,966C
		SC	10/25/2010	DATA ENTER		2021	1,260	44,206	45,466			45,466S
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			Gas Wood	Oil Coal	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 18	Type CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 510 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
			X Insulation																											
			0 Front Overhang																											
			0 Other Overhang																											
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	X	Central Air Wood Furnace			Class: CD Effec. Age: 39 Floor Area: 1,382 Total Base New : 199,099 Total Depr Cost: 121,451 Estimated T.C.V: 124,487			E.C.F. X 1.025			Bsmnt Garage:												
			X Drywall																		Plaster Wood T&G									
Building Style: CAPE			X Paneled			Trim & Decoration			X			Central Air Wood Furnace			Class: CD Effec. Age: 39 Floor Area: 1,382 Total Base New : 199,099 Total Depr Cost: 121,451 Estimated T.C.V: 124,487			E.C.F. X 1.025			Bsmnt Garage:									
			Trim & Decoration			Size of Closets																		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CAPE			Cls CD Blt 1890
Yr Built 1890		Remodeled 1962		Ex			X			Ord			Min			X			Central Air Wood Furnace			Class: CD Effec. Age: 39 Floor Area: 1,382 Total Base New : 199,099 Total Depr Cost: 121,451 Estimated T.C.V: 124,487			E.C.F. X 1.025			Bsmnt Garage:		
Condition: Average			Lg			X			Ord			Small			No./Qual. of Fixtures															
Room List			Doors:			Solid			X			H.C.			X			Central Air Wood Furnace			Class: CD Effec. Age: 39 Floor Area: 1,382 Total Base New : 199,099 Total Depr Cost: 121,451 Estimated T.C.V: 124,487			E.C.F. X 1.025			Bsmnt Garage:			
			(5) Floors			Kitchen: Linoleum Other: Carpeted Other:			(12) Electric			Ground Area = 1049 SF Floor Area = 1382 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61																		Building Areas
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.			Few			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 384 1.5 Story Siding Basement 665 Total: 175,374 106,979									
			X Drywall			(13) Plumbing			Average Fixture(s)			3 Fixture Bath			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 510 17,804 10,860 Common Wall: 1 Wall 1 -2,002 -1,221 Door Opener 1 475 290 Porches CPP 18 465 284 Totals: 199,099 121,451												
X Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			Basement: 1049 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 124,487									
			(8) Basement			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:															
X Insulation			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water Well			Lump Sum Items:															
			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																		
(2) Windows			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																		
			(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																		
X Gable Hip Flat			Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			Lump Sum Items:															
			Asphalt Shingle Metal			(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:															
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:															
			Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
KALLUNGI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 02/28/2018 Qual. Ag.											
Owner's Name/Address		MAP #:											
KALLUNGI ANDERS P & GABRIEL A 17290 KALLUNGI RD CHASSELL MI 49916		2024 Est TCV 59,166											
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-4-5 SEC 4 T52N R34W FRL NE 1/4 OF FRL NW 1/4 EXCEPT COMMENCING AT NE COR OF NE 1/4 OF NW 1/4 SEC 4, TH W 558', TH S 12' TO POB, TH S 150', TH W 225', TH N 150', TH E 225' TOPOB. 40.17 A.					AG LAND 10 A OR MORE			40.170 Acres			1,473 100		59,166
Comments/Influences					40.17 Total Acres			Total Est. Land Value =		59,166			
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	29,583	0	29,583			3,767C		
					2023	21,491	0	21,491			3,588C		
					2022	20,085	0	20,085			3,418C		
					2021	20,577	0	20,577			3,309C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
KALLUNGI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 02/28/2018 Qual. Ag.												
Owner's Name/Address		MAP #:												
KALLUNGI ANDERS P & GABRIEL A 17290 KALLUNGI RD CHASSELL MI 49916		2024 Est TCV 108,658												
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-4-6 SEC 4 T52N R34W FRL W 1/2 OF FRL NW 1/4. 81.13 A.					AG LAND 10 A OR MORE			81.300 Acres			1,337 100		108,658	
Comments/Influences					81.30 Total Acres			Total Est. Land Value =		108,658				
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	54,329	0	54,329			12,140C			
					2023	43,496	0	43,496			11,562C			
					2022	40,650	0	40,650			11,012C			
					2021	40,275	0	40,275			10,661C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
LAUX STEVEN JOSEPH & BREND	MARIER DAVID S & TAMMY J	13,500		04/07/2005	WD	03-ARM'S LENGTH		167:963	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MARIER FAMILY TRUST 21793 BIRCH DRIVE MICHIGAMME MI 49861		MAP #:													
		2024 Est TCV 27,328													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-4-7 SEC 4 T52N R34W PART OF SE 1/4 OF NW 1/4 D/F, COM AT NE COR OF SE 1/4 OF NW 1/4 TH S 440' TH W 1320' TH N 440' TH E 1320' TO POB. 13.33 A.					INLAND PROPERTIES										
Comments/Influences					13.33 Total Acres Total Est. Land Value = 27,328										
		Who When What			2024	13,664	0	13,664				9,983C			
					2023	10,833	0	10,833				9,508C			
					2022	10,833	0	10,833				9,056C			
					2021	12,134	0	12,134				8,767C			
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PUSKA WILBERT WALLACE, EST & MARVIN 3615 MARTINDALE RD MARION MI 49665		2024 Est TCV 27,328												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-4-8 SEC 4 T52N R34W PART OF SE 1/4 OF NW 1/4 D/F, BEG 440' NOF SE COR OF SE 1/4 OF NW 1/4 TH W 1320' TH N 440' TH E 1320' TH S 440' TO POB. 13.33 A.					INLAND PROPERTIES			13.330 Acres			2,050	100		27,328
Comments/Influences					13.33 Total Acres			Total Est. Land Value =			27,328			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	13,664	0	13,664			2,770C			
					2023	10,833	0	10,833			2,639C			
					2022	10,833	0	10,833			2,514C			
					2021	12,134	0	12,134			2,434C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		85,000	09/01/2002	WD	03-ARM'S LENGTH	159:243	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
35373 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 03/07/2022											
Owner's Name/Address		MAP #:											
MICHAELSON MARK R & KAREN M 35373 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 207,474 TCV/TFA: 124.68											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-4-10 SEC 4 T52N R34W NE 1/4 OF SW 1/4 EXCEPT PARCEL SOLD ON CODE P1-4-10A. 37.25 A.					INLAND PROPERTIES					37.250	Acres	1,222	100
Comments/Influences		Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			37.25 Total Acres Total Est. Land Value = 45,525								
					Land Improvement Cost Estimates								
		X			Description	Rate		Size % Good		Cash Value			
					Wood Frame	23.88		225 46		2,472			
		X			Wood Frame	22.50		360 46		3,726			
					Total Estimated Land Improvements True Cash Value = 6,198								
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	22,763	80,974	103,737				78,988C	
		WK	09/29/2010	INSPECTED	2023	18,955	66,353	85,308				75,227C	
		SC	10/26/2010	DATA ENTER	2022	18,955	60,902	79,857				71,645C	
					2021	18,955	59,823	78,778			78,778A	69,357C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 128 WGEP (1 Story) 64 WGEP (1 Story)		Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1944 % Good: 91 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
3 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster X Tile		No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish		Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle Metal		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1900 (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 832 Total: 201,236 92,569 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,190 Water Well, 50 Feet 1 2,629 1,209 Porches WGEP (1 Story) 128 11,167 4,578 *4 WGEP (1 Story) 64 7,017 2,877 *4 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,070 974 Base Cost 1944 45,898 41,767 *9 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 512 15,375 7,072 No Concrete Floor 512 -2,790 -1,283 Totals: 286,363 151,953 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 155,751													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SWANGER CARL I & JOYCE M	SWANGER CARL & JOYCE ET AL	0	10/16/2014	QC	09-FAMILY	2014/05375	DEED	0.0					
GRIER PAULINE M, RULISON,	SWANGER CARL I & JOYCE	60,000	10/22/2008	WD	03-ARM'S LENGTH	2008/06386	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
35427 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SWANGER CARL & JOYCE ET AL 2391 SPRUCE PLACE DE LEON SPRINGS FL 32130		MAP #:											
		2024 Est TCV 100,867 TCV/TFA: 93.22											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				INLAND PROPERTIES					0.800 Acres	2,800	100		2,240
									0.80	Total Acres	Total Est. Land Value =		2,240
Tax Description				Land Improvement Cost Estimates									
				Description					Rate	Size % Good		Cash Value	
				D/W/P: Asphalt Paving				3.04	352 50		535		
				Total Estimated Land Improvements				True Cash Value =		535			
Comments/Influences		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	1,120	49,314	50,434			32,936C		
		LP	08/31/2009	DATA ENTER	2023	1,000	35,066	36,066			31,368C		
		WK	09/29/2010	INSPECTED	2022	1,000	32,211	33,211			29,875C		
		SC	10/26/2010	DATA ENTER	2021	1,008	30,311	31,319			28,921C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas WoodOil CoalX Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas				AreaType				Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 364 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 44 Floor Area: 1,082 Total Base New : 170,892 Total Depr Cost: 95,699 Estimated T.C.V: 98,092				E.C.F. X 1.025				Bsmnt Garage:							
X Drywall PaneledPlaster Wood T&G																											
Trim & Decoration																											
Yr Built Remodeled 1974 0				Ex X Ord Min																							
Building Style: RANCH				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1082 SF Floor Area = 1082 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Building Areas Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,082 Total: 139,509 Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 364 Common Wall: 1 Wall 1 Door Opener 1 Fireplaces Interior 1 Story 1 Direct-Vented Gas 1 Totals: 170,892				Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 98,092				Carport Area: Roof:							
Condition: Average				Lg X Ord Small																							
Room List				Doors: Solid X H.C.																							
Basement 6 1st Floor 2nd Floor 3 Bedrooms				(5) Floors																							
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other: Slate/Stone				No. of Elec. Outlets																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X Drywall				Many X Ave. Few				(13) Plumbing				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:			
Insulation				(7) Excavation																							
(2) Windows				Basement: 0 S.F. Crawl: 1082 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X Many Avg. Few				X Large Avg. Small																							
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																							
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone																							
X Double Glass Patio Doors				X Treated Wood Concrete Floor																							
X Storms & Screens				(9) Basement Finish																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X Gable Hip Flat				Gambrel Mansard Shed																							
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MYERS SETH D & OLIVIA M	KARI BERNT & TAYLOR JUSTICE	127,500	04/07/2021	WD	03-ARM'S LENGTH	2021/02510	PROPERTY TRANSFER	100.0						
KERWIN DENNIS	MYERS SETH D & OLIVIA M	64,000	05/08/2018	WD	03-ARM'S LENGTH	2018/02396	DEED	100.0						
ROMANO SUZANNE M	KERWIN DENNIS	62,000	06/12/2009	WD	03-ARM'S LENGTH	2009/03750	DEED	100.0						
		63,000	02/01/2002	WD	03-ARM'S LENGTH	157:262	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
35449 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/10/2021												
Owner's Name/Address		MAP #:												
KARI BERNT & TAYLOR JUSTICE		2024 Est TCV 114,597 TCV/TFA: 106.11												
35449 TAPIOLA RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS								
CHASSELL MI 49916		Public Improvements		* Factors *										
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value				
				INLAND PROPERTIES		1.940 Acres		2,655 100		5,150				
				1.94 Total Acres		Total Est. Land Value =		5,150						
Tax Description		X		Land Improvement Cost Estimates										
SEC 4 T52N R34W A PARCEL OF LAND D/F, COM		Dirt Road		Description										
AT NE COR OF SW 1/4, TH S 338', TH W 250'		Gravel Road		D/W/P: Asphalt Paving										
TH N 338', TH E 250' TO POB.		Paved Road		Rate										
PARCEL 010-004-012-10 COMBINED INTO THIS		Storm Sewer		Size % Good										
PARCEL FOR 2020 ROLL		Sidewalk		Cash Value										
Comments/Influences		Water		3.04 750 84 1,915										
		Sewer		31.62 80 79 1,999										
		Electric		26.59 140 84 3,127										
		Gas		Total Estimated Land Improvements True Cash Value = 7,041										
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X		Level		Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling		Low		2024		2,575		54,724	57,299			48,122C
		High		Landscaped						44,943	47,368			45,831C
		Swamp		Wooded						41,224	43,649			43,649S
		Pond		Waterfront						38,600	41,044			34,517C
		Ravine		Wetland										
		Flood Plain												
		Who		When		What								
		LP		01/17/2009		DATA ENTER								
		WK		09/29/2010		INSPECTED								
		SC		10/26/2010		DATA ENTER								



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Gas Wood		Oil Coal		X Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 36 CPP		Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 364 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
				X Insulation			0 Front Overhang		0 Other Overhang																		
				(4) Interior																							
				X Drywall			Plaster Paneled		Wood T&G																		
Building Style: RANCH				Trim & Decoration				X Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		Class: C Effec. Age: 41 Floor Area: 1,080 Total Base New : 169,335 Total Depr Cost: 99,909 Estimated T.C.V: 102,406		E.C.F. X 1.025											
Yr Built 1978		Remodeled 2020		Ex		X Ord														Min							
Condition: Average				Size of Closets																							
Lg		X Ord		Small																							
Room List				Doors:		Solid		X		H.C.		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,080 Total: 139,273		Cls C Blt 1978											
4 Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors				(12) Electric		100 Amps Service																			
		Kitchen: Linoleum Other: Carpeted Other:				No./Qual. of Fixtures		Ex. X Ord. Min																			
		(6) Ceilings				No. of Elec. Outlets		Many X Ave. Few																			
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall								(13) Plumbing		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Fireplaces Wood Stove Totals: 169,335		Depr. Cost 2,809 1,551 555 12,583 -1,551 316 1,473 99,909											
X Insulation										Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(2) Windows				(7) Excavation				1																			
Many Avg.		X Large Avg. Small		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement				(8) Basement								Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 102,406															
X Double Glass Patio Doors				Conc. Block Poured Conc. Stone																							
X Storms & Screens				Treated Wood Concrete Floor		X																					
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
X Gable Hip Flat				Gambrel Mansard Shed		(10) Floor Support																					
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:																							
Chimney: Block																											

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
17194 S RIVER RD			School: HOUGHTON-PORTAGE TWP SCHOOLS		PORCH			06/03/2003		03-979	FOUNDATION				
Owner's Name/Address			P.R.E. 0%												
MICHAELSON FAMILY TRUST 17194 S RIVER RD CHASSELL MI 49916			MAP #:												
			2024 Est TCV 247,532 TCV/TFA: 141.45												
			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
			Public Improvements			* Factors *									
Taxpayer's Name/Address			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
MICHAELSON FAMILY TRUST MARIA SPENCER 4232 HEATHERWOOD DR MILFORD MI 48381						INLAND PROPERTIES					80.000	Acres	1,025	100	82,000
									80.00	Total Acres		Total Est. Land Value =		82,000	
Tax Description															
P1-4-11 SEC 4 T52N R34W W 1/2 OF SW 1/4. 80 A.															
Comments/Influences															
			Topography of Site												
			Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
						2024	41,000	82,766	123,766			37,372C			
						2023	36,200	67,063	103,263			35,593C			
						2022	36,200	61,717	97,917	97,917M		33,899C			
						2021	36,200	57,365	93,565			32,817C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			Who	When	What	2024	41,000	82,766	123,766			37,372C			
			WK	09/29/2010	INSPECTED	2023	36,200	67,063	103,263			35,593C			
			SC	10/26/2010	DATA ENTER	2022	36,200	61,717	97,917	97,917M		33,899C			
						2021	36,200	57,365	93,565			32,817C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings	Arenas			
Year Built	1986	1920			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Cheap			
# of Walls, Perimeter	4 Wall, 216	4 Wall, 168			
Height	15	15			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	76 x 32 = 2432	60 x 24 = 1440			
Cost New	\$ 23,006	\$ 19,411			
Phy./Func./Econ. %Good	55/100/100 55.0	20/100/100 20.0			
Depreciated Cost	\$ 12,653	\$ 3,882			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	55	20			
Est. True Cash Value	\$ 12,970	\$ 3,979			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16949 / All Cards: 16949					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
LEGACY LAND COMPANY LLC	MAKEMP LLC	46,000		02/24/2024	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0		
TANNER KATHERINE A	LEGACY LAND COMPANY LLC	20,000		10/26/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0		
DWYER ROBERT D & LISA A	TANNER KATHERINE A	12,000		10/31/2013	WD	03-ARM'S LENGTH		2013/06492	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MAKEMP LLC		2024 Est TCV 24,800										
18202 KVITEK RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
DENMARK WI 54208		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value		
Tax Description				INLAND PROPERTIES		28.000 Acres		886 100		24,800		
P1-4-12 SEC 4 T52N R34W SE 1/4 OF SW 1/4 EXC COM @ S 1/4 COR TH W 416'; TH N 208'; TH E 416'; TH S 208 TO POB (2 A.) . AND EXC W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 (10 A.) .		X				28.00 Total Acres		Total Est. Land Value =		24,800		
28 AC M/L		X										
Comments/Influences		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				Rolling		2024	12,400	0	12,400			12,400S
				Low		2023	16,220	0	16,220			16,220S
				High		2022	16,220	0	16,220			16,220S
				Landscaped		2021	16,520	0	16,520			16,520S
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Who		When	What							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
KANGAS LUCINDA A	JOHNSON SCOTT J	19,900		09/20/2018	WD	03-ARM'S LENGTH		2018/04809	DEED	100.0						
DWYER ROBERT D & LISA A	KANGAS LUCINDA A	23,000		11/17/2006	WD	03-ARM'S LENGTH		2006/0084	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status					
17290 SOUTH RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
JOHNSON SCOTT J 36571 RIVER RD CHASSELL MI 49916		2024 Est TCV 22,000														
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
SEC 4 T52N R34W					INLAND PROPERTIES				10.000	Acres	2,200	100			22,000	
W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.							10.00	Total Acres	Total Est. Land Value =					22,000		
Comments/Influences																
					Topography of Site											
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
								2024	11,000	0	11,000			10,500C		
								2023	10,000	0	10,000			10,000S		
								2022	10,000	0	10,000			10,000S		
		Who When What			2021	10,905	0	10,905			10,905S					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
NIEMELA HERITAGE PROPERTIES	BOSIO HOLDINGS LLC	185,000	07/13/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0															
MACKRAIN THOMAS E & RUTH H	NIEMELA HERITAGE PROPERTIES	141,000	12/31/2019	QC	03-ARM'S LENGTH	2021/00920	DEED	100.0															
		75,000	11/01/2002	WD	03-ARM'S LENGTH	159:955	DEED	0.0															
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status														
35009 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																					
		P.R.E. 0%																					
Owner's Name/Address		MAP #:																					
BOSIO HOLDINGS LLC 35009 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 197,111 TCV/TFA: 55.06																					
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL																	
		Public Improvements		* Factors *																			
Tax Description		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value									
Gravel Road				SECONDARY RD	208.00	416.00	0.7461	1.0000	188	100		29,174											
Paved Road				208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 29,174																			
Storm Sewer																							
P1-4-13 SEC 4 T52N R34W PART OF SE 1/4 OF SW 1/4 D/F		X		Sidewalk																			
Water																							
Sewer																							
Electric																							
Comments/Influences		X		Gas																			
				Curb																			
				Street Lights																			
				Standard Utilities																			
		X		Underground Utils.																			
				Topography of Site																			
				X										Level									
														Rolling									
		Low																					
		High																					
		X		Landscaped																			
				Swamp																			
				Wooded																			
				Pond																			
		X		Waterfront																			
				Ravine																			
				Wetland																			
				Flood Plain																			
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value													
				2024	14,587	83,969	98,556			98,556S													
				2023	14,587	73,904	88,491			70,912C													
				2022	14,587	53,252	67,839			67,536C													
				2021	14,587	50,792	65,379			65,379S													
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Desc. of Bldg/Section: Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>																			
Class: D Floor Area: 2,656 Gross Bldg Area: 3,580 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D    Quality: Average Stories: 1    Story Height: 10    Perimeter: 0 Overall Building Height: 20																			
					High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 145.35														
					** ** Calculator Cost Data ** **										(10) Heating system: Complete H.V.A.C.    Cost/SqFt: 28.29    100% Adjusted Square Foot Cost for Upper Floors = 173.64														
					Quality: Average Heat#1: Complete H.V.A.C.    100% Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 2656 Ave. Perimeter Has Elevators:										Total Floor Area: 2,656    Base Cost New of Upper Floors =    461,187  Reproduction/Replacement Cost =    461,187 Eff.Age:55    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost =    161,415														
Depr. Table : 3% Effective Age : 55 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***										ECF (COMMERCIAL INDUSTRIAL PROPERTIES)    0.854 => TCV of Bldg: 1 =    137,849 Replacement Cost/Floor Area= 173.64    Est. TCV/Floor Area= 51.90														
1920 Year Built Remodeled					Area: Perimeter: Type: Heat: No Heating or Cooling																								
20 Overall Bldg Height					* Mezzanine Info *																								
Comments:					Area #1: Type #1: Area #2: Type #2:																								
					* Sprinkler Info *																								
					Area: Type: Average																								
(1) Excavation/Site Prep: 2656 SqFt Excavation (in cubic feet) 2656 SqFt Site Prep					(7) Interior: 924 SqFt, Frame, Restaurants, Table Ser 1732 SqFt, Frame, Restaurants, Table Ser					(11) Electric and Lighting: 912 SqFt, Ave.# Outlets, Rigid Cond 1732 SqFt, Ave.# Outlets, Rigid Con					(39) Miscellaneous:														
(2) Foundation:					Footings					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					X Average Typical					Few None				
2656 SqFt, Class D, Masonry					2 Total Fixtures 3-Piece Baths 2 2-Piece Baths Shower Stalls Toilets					1 Urinals 2 Wash Bowls 1 Water Heaters Wash Fountains Water Softeners					X Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					X Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(3) Frame: 924 SqFt, Wood, Mill Type Constructio 1732 SqFt, Wood, Mill Type Constructi					924 SqFt, Typical, Restaurants, Lower Q 1732 SqFt, Typical, Restaurants, Lower C					(9) Sprinklers:					(13) Roof Structure:    Slope=0 2656 SqFt, Wood Joists, Wood or Com					(40) Exterior Wall:									
(4) Floor Structure: 924 SqFt, Wood Joists and Sheathing 1732 SqFt, Wood Joists and Sheathing					(10) Heating and Cooling:					X Gas Oil					Coal Stoker					Hand Fired Boiler					(14) Roof Cover: 2656 SqFt, Asphalt, Corrugated				
(5) Floor Cover: 2656 SqFt, Wood Over Concrete, Softwo					924 SqFt, Forced Air 1732 SqFt, Forced Air																								
(6) Ceiling: 924 SqFt, Acoustical Ceilings, Tile o 1732 SqFt, Acoustical Ceilings, Tile																													



Desc. of Bldg/Section: Calculator Occupancy: Apartment										Class: D,Siding Floor Area: 924 Gross Bldg Area: 3,580 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 924 Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:										<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 0 Overall Building Height: 10 Base Rate for Upper Floors = 92.87 (10) Heating system: Forced Air Furnace Cost/SqFt: 16.07 100% Adjusted Square Foot Cost for Upper Floors = 108.94 Total Floor Area: 924 Base Cost New of Upper Floors = 100,661 Eff.Age:46 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Reproduction/Replacement Cost = 100,661 Total Depreciated Cost = 35,231 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 30,088 Replacement Cost/Floor Area= 108.94 Est. TCV/Floor Area= 32.56									
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets: Fixtures:										(40) Exterior Wall:									
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None										Few Average Many Unfinished Typical																			
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure:										(9) Sprinklers:										(13) Roof Structure: Slope=0																			
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:																			
										Gas Oil Coal Stoker Hand Fired Boiler																													
(6) Ceiling:																																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		60,800	07/01/2002	WD	03-ARM'S LENGTH	158:717	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
17844 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/23/2021	2021-010-017	FOUNDATION
		P.R.E. 100% 03/12/2024				07/27/2021	2020-999-551	FOUNDATION
Owner's Name/Address		MAP #:						
KARVAKKO STEPHEN & ELIZABETH CHASSELL MI 49916		2024 Est TCV 282,878 TCV/TFA: 252.57						
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS			
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				INLAND PROPERTIES		64.020 Acres		1,056 100
						64.02	Total Acres	Total Est. Land Value =
								67,618
								67,618
				Land Improvement Cost Estimates				
				Description	Rate		Size % Good	Cash Value
				Wood Frame	22.09		400 46	4,065
						Total Estimated Land Improvements True Cash Value =		4,065
Comments/Influences								
		</						

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																							
Building Style: RANCH				Drywall PaneledPlaster Wood T&G																							
				Trim & Decoration																							
Yr Built 2023		Remodeled 0		ExXOrdMin				Size of Closets																			
Condition: Average				LgXOrdSmall																							
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																			
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				0 Amps Service																			
								No./Qual. of Fixtures																			
								ExXOrdMin																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																			
								ManyXAvg.Few																			
								(13) Plumbing																			
								Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(2) Windows				(7) Excavation																							
X Many Avg. Few		X Large Avg. Small		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
				(9) Basement Finish																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X Gable Hip Flat		Gambrel Mansard Shed						1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PESOLA ARNOLD	PESOLA ARNOLD, SYLVIA, BRUCE	0	02/09/1998	QC	09-FAMILY	2020/05013	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
17768 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		07/16/1992		92-0295		FOUNDATION		
		P.R.E. 100% 11/18/2020										
Owner's Name/Address		MAP #:										
PESOLA BRUCE 17768 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 130,298 TCV/TFA: 92.80										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES							2,800
					1.000 Acres 2,800 100							2,800
					1.00 Total Acres Total Est. Land Value =							2,800
Tax Description												
P1-4-15												
SEC 4 T52N R34W												
PART OF SE 1/4 OF SE 1/4 D/F COM AT SW												
COR OF SE 1/4 OF SE 1/4, TH N 208', TH E												
208', TH S 208' TO S BDRY OF SAID SEC TH												
W ALONG SAID BDRY 208' TO POB. 1 A.												
Comments/Influences												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 48 CPP 77 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall Paneled Plaster Wood T&G											
Yr Built 1992		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Hardwood Other: Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
		Ex. X Ord. Min											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Many Avg. X Avg. Large Few Small		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water

Ground Area = 936 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	936		
Total:				160,569	114,006

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		3,162
Water Well, 50 Feet	1		2,530		1,796
Porches					
CPP	48		1,067		758
Deck					
Treated Wood	77		2,116		1,502
Fireplaces					
Wood Stove	1		2,103		1,493
Totals:				172,838	122,717

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

125,785

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LALONDE GEORGE J	ZIELSDORF MARK	176,000	11/28/2008	WD	03-ARM'S LENGTH	2008/06690	DEED	100.0						
		105,000	06/01/2000	WD	03-ARM'S LENGTH	151:390	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
35450 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		04/15/2010	10-035	COMPLETE					
		P.R.E. 100% 11/28/2008												
Owner's Name/Address		MAP #:												
ZIELSDORF MARK 35450 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 226,777 TCV/TFA: 183.92												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-4-17A SEC 4 T52N R34W NW 1/4 OF SE 1/4 & PRT OF N 1/2 OF SE 1/4 OF SEC 4; BEG E-W CTRLINE OF SEC 4 INTERSECTS THE E LINE OF TAPIOLA RD; TH S ALG E LINE OF TAPIOLA RD 500'; TH AT RT AGLES E 2610' TO E LINE OF SEC 4; TH N ALG E LINE 500' TO E-W CTR LINE OF SEC 4; TH W 2610' M/L ALG E-W CTRLINE TO POB KNOWN AS TH N 500' OF TH SE 1/4 LYING E OF TH TAPIOLA RD R/W. 54.98 A M/L					INLAND PROPERTIES					54.980 Acres		1,082	100	59,482
					54.98 Total Acres					Total Est. Land Value =		59,482		
Comments/Influences					Land Improvement Cost Estimates									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	29,741	83,648	113,389			91,690C			
					2023	25,191	67,904	93,095			87,324C			
					2022	25,191	62,422	87,613			83,166C			
					2021	25,191	58,365	83,556			80,510C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType				Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior				X Central Air Wood Furnace				Class: C Effec. Age: 31 Floor Area: 1,233 Total Base New : 222,118 Total Depr Cost: 153,262 Estimated T.C.V: 157,094				E.C.F. X 1.025				Bsmnt Garage:									
Building Style: RANCH				X Drywall X PaneledPlaster Wood T&G				(12) Electric												Carport Area: Roof:									
Yr Built 1975Remodeled 0				Trim & Decoration				200 Amps Service																					
Condition: Good				Size of Closets				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C				Blt 1975									
Room List				Doors:Solid X H.C.				Ex. X Ord. Min				(11) Heating System: Forced Air w/ Ducts , Air Conditioning																	
4 Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				No. of Elec. Outlets				Ground Area = 1233 SF Floor Area = 1233 SF.																	
				Kitchen: Other: Other:				Many X Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69																	
								(13) Plumbing				Building Areas																	
								Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost																	
(2) Windows				(7) Excavation				1 3 Fixture Bath				1 Story Siding Crawl Space 1,233				Total: 167,694 115,709													
X Many Avg. X Large Few Avg. Small				Basement: 0 S.F. Crawl: 1233 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments																	
X Wood Sash Metal Sash Vinyl Sash				(8) Basement								Plumbing																	
X Double Hung Horiz. Slide Casement												2 Fixture Bath 1 3,042 2,099																	
X Double Glass Patio Doors				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Water/Sewer																	
X Storms & Screens				(9) Basement Finish								1000 Gal Septic 1 4,761 3,285																	
(3) Roof								(14) Water/Sewer				Water Well, 50 Feet 1 2,629 1,814																	
X Gable Hip Gambrel Flat Mansard Shed Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Garages																	
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 157,094																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings	Farm Utility Buildings			
Year Built	2010				
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 112	4 Wall, 84			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	40 x 16 = 640	30 x 12 = 360			
Cost New	\$ 6,816	\$ 4,320			
Phy./Func./Econ. %Good	78/100/100 78.0	78/100/100 78.0			
Depreciated Cost	\$ 5,316	\$ 3,370			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	78	78			
Est. True Cash Value	\$ 5,449	\$ 3,454			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8903 / All Cards: 8903					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DWYER ROBERT D & LISA A	BIGELOW DONALD & MAREN	131,500	05/21/2012	WD	03-ARM'S LENGTH	2012/03057	DEED	100.0						
DWYER DEAN & DEBORAH	DWYER ROBERT & LISA	1	05/11/2012	QC	09-FAMILY	2012/03056	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
35070 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		08/01/2020	2020-010-222	FOUNDATION					
		P.R.E. 100% 04/30/2012												
Owner's Name/Address		MAP #:												
BIGELOW DONALD & MAREN DOMINIQUE, CHELSEY, DEANNA, RACHEL; LB 35070 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 266,071 TCV/TFA: 145.87												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES			38.390 Acres			1,213	100	46,551	
					38.39 Total Acres			Total Est. Land Value =			46,551			
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
P1-4-18 SEC 4 T52N R34W PRT OF SW 1/4 OF SE 1/4;ESC COM @ S 1/4 COR; TH N 89 DEG 47' E ALG S LN 358' TO POB, TH N 00 DEG 13' W 200', TH N 89 DEG47'E 350';TH S 00 DEG 13'E 200' TO S SEC LN;TH S 89 DEG 47' W 350' M/L TO POB. 38.39 AC					Description			Rate			Size % Good			Cash Value
Comments/Influences					D/W/P: 5in Ren. Conc.			8.75			341 84			2,507
					Sauna			6,499.14			1 98			6,369
					Total Estimated Land Improvements True Cash Value =									8,876
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	23,276	109,760	133,036			92,384C			
					2023	19,388	89,447	108,835			87,985C			
					2022	19,388	82,094	101,482			83,796C			
					2021	19,388	77,218	96,606			81,120C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	160 CCP (1 Story) 280 WCP (1 Story)	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 744 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior																	
	Building Style: COLONIAL		X Drywall X Paneled				Plaster Wood T&G													
	Yr Built 1908	Remodeled 1995		Ex	X	Ord		Min												
	Condition: Good			Size of Closets																
				Lg	X	Ord		Small												
	Room List		Doors:			Solid	X	H.C.		Central Air Wood Furnace										
	2 Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors							(12) Electric										
			Kitchen: Hardwood Other: Hardwood Other:							200 Amps Service										
	(1) Exterior									No./Qual. of Fixtures										
							Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No. of Elec. Outlets													
			X	Drywall						Many	X	Ave.		Few						
X	Insulation									(13) Plumbing										
	(2) Windows		(7) Excavation							1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Many Avg. Few	X	Large Avg. Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																	
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone																
X	Double Glass Patio Doors		X	Treated Wood Concrete Floor																
X	Storms & Screens		(9) Basement Finish																	
	(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						(14) Water/Sewer										
X	Gable Hip Flat		Gambrel Mansard Shed							1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle		(10) Floor Support																	
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1908 (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 768 1 Story Siding Basement 288 Total: 222,105 164,359 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,523 Water Well, 50 Feet 1 2,629 1,945 Porches CCP (1 Story) 160 4,227 3,128 WCP (1 Story) 280 9,386 6,946 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 744 29,046 21,494 Common Wall: 1 Wall 1 -2,628 -1,945 Door Opener 2 1,070 792 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 216 8,290 6,135 No Concrete Floor 216 -1,177 -871 Totals: 277,709 205,506 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 210,644																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status							
17602 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
FINNISH APOSTOLIC LUTHERAN CHURCH 17602 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 0 TCV/TFA: 0.00													
		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
FINNISH APOSTOLIC LUTHERAN CHURCH 17602 N LAKE AVE CHASSELL MI 49916					STANDARD COMMERCIAL			1.610 Acres		47,727		100			76,840
					1.61 Total Acres			Total Est. Land Value =						76,840	
Tax Description		Topography of Site			Land Improvement Cost Estimates										
P1-4-19 SEC 4 T52N R34W A PARCEL OF LAND IN SW 1/4 OF SE 1/4 D/F, COM AT S 1/4 COR OF SEC 4, TH N 89 DEG 47' E ALONG S SEC LINE 358' TO POB, TH N 00 DEG 13' W 200', TH N 89 DEG 47' E 350', TH S 00 DEG 13' E 200' TO S LINEOF SEC 4, TH S 89 DEG 47' W ALONG SD LINE 350' M/L TO POB. 1.61 A.					Description			Rate	Size	% Good	Cash Value				
Comments/Influences					D/W/P: Asphalt Paving			3.10	15000	94	43,710				
					Total Estimated Land Improvements True Cash Value =						43,710				
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Desc. of Bldg/Section: Calculator Occupancy: Religious Buildings - Churches With Sunday School										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 8,206 Gross Bldg Area: 8,206 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: D      Quality: Average Stories: 1      Story Height: 12      Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 138.28									
					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 138.28									
					Quality: Average Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 8206 Ave. Perimeter Has Elevators:					Total Floor Area: 8,206      Base Cost New of Upper Floors = 1,134,726									
Depr. Table : 2% Effective Age : 11 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***					Reproduction/Replacement Cost = 1,134,726 Eff.Age:11    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 907,781									
Year Built		Remodeled			Area: Perimeter: Type: Heat:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 775,245 Replacement Cost/Floor Area= 138.28      Est. TCV/Floor Area= 94.47									
Overall Bldg Height		* Mezzanine Info *																	
Comments:					Area #1: Type #1: Area #2: Type #2:														
					* Sprinkler Info *														
					Area: Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths		Wash Bowls		Many Unfinished	Many Unfinished										
				2-Piece Baths		Water Heaters		Typical	Typical										
(4) Floor Structure:					Shower Stalls		Wash Fountains		Flex Conduit	Incandescent									
					Toilets		Water Softeners		Rigid Conduit	Fluorescent									
(5) Floor Cover:					(9) Sprinklers:					Armored Cable	Mercury								
										Non-Metalic		Sodium Vapor							
(6) Ceiling:					(10) Heating and Cooling:					Bus Duct	Transformer								
(6) Ceiling:					(10) Heating and Cooling:					(13) Roof Structure:    Slope=0									
(6) Ceiling:					(10) Heating and Cooling:					(14) Roof Cover:									
(6) Ceiling:					(10) Heating and Cooling:														

Parcel Number: 010-004-023-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
17363 KALLUNGI RD	School: HOUGHTON-PORTAGE TWP SCHOOLS																																		
	P.R.E. 100% 05/18/1994																																		
Owner's Name/Address	MAP #:																																		
KALLUNGI STEVE A KALLUNGI JANETTE LEE; LE 17363 KALLUNGI RD CHASSELL MI 49916	2024 Est TCV 146,803 TCV/TFA: 111.72																																		
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS																																
P1-4-5A SEC 4 T52N R34W PART OF NE 1/4 OF NW 1/4 SEC 4 D/F, COMMENCING AT NE COR OF NE 1/4 OF NW 1/4 SEC 4, TH W 558', TH S 12' TO POB, TH S 150', TH W 225', TH N 150', TH E 225' TOPOB. .77 A.	X	Public Improvements	<div> <div>* Factors *</div> <table> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>INLAND PROPERTIES</td> <td> </td> <td> </td> <td>0.770 Acres</td> <td> </td> <td>2,800</td> <td>100</td> <td> </td> <td>2,156</td> </tr> <tr> <td colspan="8">0.77 Total Acres      Total Est. Land Value =</td> <td>2,156</td> </tr> </table> </div>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INLAND PROPERTIES			0.770 Acres		2,800	100		2,156	0.77 Total Acres      Total Est. Land Value =								2,156
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
INLAND PROPERTIES			0.770 Acres		2,800	100		2,156																											
0.77 Total Acres      Total Est. Land Value =								2,156																											
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																																	
	X	Topography of Site Level X Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value																										
	Who	When	What	2024	1,078	72,324	73,402			29,279C																									
	LP	09/09/2008	DATA ENTER	2023	963	58,666	59,629			27,885C																									
	LP	09/11/2008	INSPECTED	2022	963	53,960	54,923			26,558C																									
	KH	08/02/2010	INSPECTED	2021	970	50,777	51,747			25,710C																									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 40 384	Type CCP (1 Story) Treated Wood	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 378 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame		(4) Interior				X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: C Effec. Age: 36 Floor Area: 1,314 Total Base New : 220,496 Total Depr Cost: 141,119 Estimated T.C.V: 144,647		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:				
X Drywall Paneled		Plaster Wood T&G																		
Trim & Decoration																				
Yr Built 1920		Remodeled 1985		Ex														X	Ord	
Building Style: RANCH			Size of Closets				Central Air Wood Furnace		(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1314 SF Floor Area = 1314 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 530 1 Story Siding Basement 784 Total: 187,445 119,966  Other Additions/Adjustments Water/Sewer 1 4,761 3,047 1000 Gal Septic 1 2,629 1,683 Porches CCP (1 Story) 40 1,234 790 Deck Treated Wood 384 6,217 3,979 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 378 18,341 11,738 Common Wall: 1 Wall 1 -2,628 -1,682 Fireplaces Wood Stove 1 2,497 1,598 Totals: 220,496 141,119  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 144,647									
Condition: Good				Lg		X							Ord		Small					
Room List			Doors:			Solid							X	H.C.	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
1 Basement 4 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Linoleum Other: Other:				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic							Lump Sum Items:							
(1) Exterior		(6) Ceilings X Drywall																		
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 784 S.F. Crawl: 530 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
	Insulation																			
(2) Windows			(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																	
X	Many Avg. Few	X	Large Avg. Small																	
	Wood Sash Metal Sash Vinyl Sash																			
X	Double Hung Horiz. Slide Casement																			
X	Double Glass Patio Doors																			
X	Storms & Screens																			
(3) Roof																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
	Asphalt Shingle																			
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KARINEN ROBERT P & KAREN J	PARKER AIMEE & DELICH HARLEY	93,500	07/16/2014	WD	03-ARM'S LENGTH	2014/03688	DEED	100.0		
KARINEN ROBERT & KAREN	PARKER AIMEE & DELICH HARLEY	0	07/15/2014	QC	03-ARM'S LENGTH	2014/03690	DEED	0.0		
KARINEN EDWARD J	KARINEN ROBERT P & KAREN J	75,000	05/31/2005	WD	03-ARM'S LENGTH	167:1387	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status	
35934 N RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		11/08/2022	2022-010-057	FOUNDATION		
		P.R.E. 100% 05/01/2016 Qual. Ag.								
Owner's Name/Address		MAP #:								
PARKER AIMEE & DELICH HARLEY 35934 N RIVER RD CHASSELL MI 49916		2024 Est TCV 157,200 TCV/TFA: 115.59								
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				AG LAND 10 A OR MORE		40.000 Acres		1,475 100	59,000	
						40.00	Total Acres	Total Est. Land Value = 59,000		
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				Wood Frame	27.94		140 46		1,800	
				Sewer	24.07		320 46		3,543	
		X	Electric	Total Estimated Land Improvements		True Cash Value =		5,343		
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2024	29,500	49,100	78,600		69,932C
		LP	08/18/2009	DATA ENTER	2023	21,400	45,473	66,873		66,602C
		WK	09/29/2010	INSPECTED	2022	20,000	35,121	55,121		52,901C
		SC	10/25/2010	DATA ENTER	2021	20,500	33,028	53,528		51,212C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: 1950 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame				(4) Interior																						
Building Style: CAPE					X	Drywall		X	Plaster																		
					X	Paneled			Wood T&G																		
Yr Built 1910				Remodeled 1960					Ex	X	Ord		Min														
Condition: Average									Size of Closets																		
					Lg	X	Ord					Small															
Room List				Doors:					Solid		X	H.C.															
	Basement			(5) Floors																							
	6 1st Floor			Kitchen: Linoleum																							
	2 2nd Floor			Other:																							
	3 Bedrooms			Other:																							
(1) Exterior				(6) Ceilings																							
X	Wood/Shingle			X	Drywall																						
	Aluminum/Vinyl				Plaster																						
	Brick				Tile																						
	Insulation																										
(2) Windows				(7) Excavation																							
	Many		Large	Basement: 140 S.F.																							
X	Avg.	X	Avg.	Crawl: 1164 S.F.																							
	Few		Small	Slab: 0 S.F.																							
				Height to Joists: 0.0																							
X	Wood Sash			(8) Basement																							
	Metal Sash				Conc. Block																						
	Vinyl Sash				Poured Conc.																						
X	Double Hung				Stone																						
	Horiz. Slide				Treated Wood																						
	Casement				X Concrete Floor																						
X	Double Glass			(9) Basement Finish																							
	Patio Doors																										
X	Storms & Screens			(14) Water/Sewer																							
(3) Roof					Recreation SF																						
X	Gable			Living SF																							
	Hip			Walkout Doors (B)																							
	Flat			No Floor SF																							
	Asphalt Shingle				Walkout Doors (A)																						
X	Metal			(10) Floor Support																							
Chimney: Brick				Joists:																							
				Unsupported Len:																							
				Cntr.Sup:																							
								Lump Sum Items:				Notes:				ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV:				72,844							



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 968 % Good: 0 Storage Area: 0 No Conc. Floor: 440	
X Wood Frame		(4) Interior											
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		968		31,944	25,236
No Concrete Floor		440		-2,860	-2,259
Totals:				29,084	22,977

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCv:

19,117

Building Type	Farm Implement/Equipment				
Year Built	2018				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 44				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	10 x 12 = 120				
Cost New	\$ 1,196				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 1,076				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	90				
Est. True Cash Value	\$ 896				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 896 / All Cards: 896					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
PALO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON CO RD COMMISSION				2024 Est TCV 0							
PALO RD											
CHASSELL MI 49916											
		Improved		X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL					
		Public Improvements		* Factors *							
Taxpayer's Name/Address		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
HOUGHTON CO RD COMMISSIONERS		Gravel Road		STANDARD COMMERCIAL				0.650	Acres	50,000 100	32,500
ROYCE RD		Paved Road									
HANCOCK MI 49930		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2024		EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2023		EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2022		0	0	0			0
				2021		0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KARINEN ROBERT P & KAREN J	HARRIS DAVID & KAREN	29,552	11/07/2013	WD	03-ARM'S LENGTH	2013/06626	DEED	100.0	
		25,000	04/01/1993	WD	03-ARM'S LENGTH	120:867	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
16035 PALO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS							
		P.R.E. 100% 05/18/1994							
Owner's Name/Address		MAP #:							
HARRIS DAVID P & KAREN A 16035 PALO RD CHASSELL MI 49916		2024 Est TCV 174,741 TCV/TFA: 171.31							
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS			
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				INLAND PROPERTIES		39.350 Acres		1,205	100 47,415
						39.35 Total Acres		Total Est. Land Value = 47,415	
Tax Description				Land Improvement Cost Estimates					
				Description		Rate	Size	% Good	Cash Value
				Wood Frame		28.22	100	46	1,298
				Total Estimated Land Improvements		True Cash Value =		1,298	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 249 WGEP (1 Story)		Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 416 % Good: 46 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1966		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. Few		X Large Avg. Small		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1020 SF Floor Area = 1020 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,020		
Total:				134,310	81,928

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		2,716
Water Well, 50 Feet	1		2,530		1,543
Porches					
WGEP (1 Story)	249		15,717		9,587
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			416	13,262	6,101
Totals:				170,272	101,875

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

104,422

ClS CD Blt 1966

Building Type	Arch-Rib (Quonset) Farm U	Utility Lean-Tos			
Year Built	2005	2006			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 140	4 Wall, 60			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	28 x 42 = 1176	10 x 20 = 200			
Cost New	\$ 24,496	\$ 1,964			
Phy./Func./Econ. %Good	90/90/100 81.0	90/70/100 63.0			
Depreciated Cost	\$ 19,842	\$ 1,237			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	90	90			
Est. True Cash Value	\$ 20,338	\$ 1,268			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21606 / All Cards: 21606					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
FIELDS PAUL M & KRISTINA M	BAKER ANDREW PEARL & CRYST	80,000	10/18/2016	WD	03-ARM'S LENGTH	2016/05343	DEED	0.0							
		1	02/01/2003	WD	03-ARM'S LENGTH	160:528	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
35796 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
		MAP #:													
BAKER ANDREW PEARL & CRYSTAL L 45163 PARADISE RD CHASSELL MI 49916		2024 Est TCV 127,508 TCV/TFA: 122.84													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements		* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P1-5-2 SEC 5 T52N R34W S 1/2 OF FRL N 1/2 OF FRL NE 1/4. 40 A.				INLAND PROPERTIES									48,000		
Comments/Influences				40.00 Total Acres Total Est. Land Value =									48,000		
				Land Improvement Cost Estimates											
				Description								Rate	Size	% Good	Cash Value
				Wood Frame								22.09	544	46	5,528
				Wood Frame								22.26	384	27	2,308
				Total Estimated Land Improvements True Cash Value =									7,836		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	24,000	39,754	63,754			25,090C				
		WK	09/29/2010	INSPECTED	2023	20,000	32,893	52,893			23,896C				
		SC	10/25/2010	DATA ENTER	2022	20,000	30,169	50,169			22,759C				
					2021	20,000	28,195	48,195			22,032C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 36 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Large Avg. Few Small		Basement: 692 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 692 SF Floor Area = 1038 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	692		
Total:				120,102	61,252

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		2,271
Water Well, 50 Feet	1		2,530		1,290
Porches					
WCP (1 Story)			36	2,296	1,171
Totals:				129,381	65,984

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 67,634



Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 256				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	90 x 38 = 3420				
Cost New	\$ 78,797				
Phy./Func./Econ. %Good	20/50/100 10.0				
Depreciated Cost	\$ 3,940				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	20				
Est. True Cash Value	\$ 4,038				
Comments:	BARN				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4038 / All Cards: 4038					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status						
35797 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MAHLE NELS H 890 MILL GARDEN PLACE CUMMING GA 30040		2024 Est TCV 65,391 TCV/TFA: 39.87												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-5-3 SEC 5 T52N R34W S 1/2 OF N 1/2 OF FRL NW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	8,696	32,696			19,796C			
		WK	09/29/2010	INSPECTED	2023	20,000	7,220	27,220			18,854C			
		SC	10/25/2010	DATA ENTER	2022	20,000	6,632	26,632			17,957C			
					2021	20,000	6,240	26,240			17,384C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type  36 WGEP (1 Story) 24 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior											
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
		Trim & Decoration											
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		0 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. X Ord. Min									
				No. of Elec. Outlets		Many X Ave. Few							
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. Few X Large Avg. Small		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		(8) Basement											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/50/50/50/5.75

Economic Depreciation because of: NOT LIVEABLE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	720		
Total:				145,694	8,377

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,172	240
Water Well, 50 Feet	1	2,445	141
Porches			
WGEP (1 Story)	36	4,356	5
WGEP (1 Story)	24	1,874	19
Totals:		158,541	8,782

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 9,002

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang											
X	Wood Frame	(4) Interior												
Building Style: 1		Drywall	Plaster											
		Paneled												
Yr Built 0		Trim & Decoration												
		Ex	X											
Condition: Good		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
	Basement	(5) Floors		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 2 Mobile Home 1 (11) Heating System: Wall Furnace Ground Area = 200 SF Floor Area = 200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 200 Total: 16,048 8,184 Other Additions/Adjustments Totals: 16,048 8,184 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 8,389						
	1st Floor	Kitchen:		No./Qual. of Fixtures		Ex.			X	Ord.	Min	Carport Area:		
	2nd Floor	Other:		No. of Elec. Outlets		Many		X	Ave.	Few	Roof:			
	Bedrooms	Other:		(13) Plumbing		(14) Water/Sewer								
(1) Exterior		(6) Ceilings		Average Fixture(s)										
X	Wood/Shingle			1 3 Fixture Bath										
	Aluminum/Vinyl			2 Fixture Bath										
	Brick			Softener, Auto										
	Insulation			Softener, Manual										
(2) Windows		(7) Excavation		Solar Water Heat										
X	Many	X	Large	Basement: 0 S.F.										
	Avg.			Avg.	Crawl: 0 S.F.									
	Few		Small	Slab: 0 S.F.										
	Wood Sash			Height to Joists: 0.0										
	Metal Sash			(8) Basement										
	Vinyl Sash													
	Double Hung			Conc. Block										
	Horiz. Slide			Poured Conc.										
	Casement			Stone										
	Double Glass			Treated Wood										
	Patio Doors			Concrete Floor										
	Storms & Screens			(9) Basement Finish										
(3) Roof				(10) Floor Support										
X	Gable		Gambrel	Recreation SF										
	Hip			Living SF										
	Flat		Mansard	Walkout Doors (B)										
	Asphalt Shingle			No Floor SF										
	Chimney: Brick			Walkout Doors (A)										
				Lump Sum Items:										
				Joists:										
				Unsupported Len:										
				Cntr.Sup:										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KARVAKKO KRISTOPHER S	KARVAKKO ENTERPRISE LLC	0	11/14/2012	QC	09-FAMILY	2012/06563	DEED	0.0				
ROBBINS JAN C & RUTH RATLI	KARVAKKO KRISTOPHER S	45,000	01/19/2006	WD	03-ARM'S LENGTH	168/818	DEED	100.0				
		9,000	10/01/1993	WD	03-ARM'S LENGTH	125:429	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
35624 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
KARVAKKO ENTERPRISE LLC KARVAKKO KRISTOPHER S 18020 N LAKE AVENUE CHASSELL MI 49916		2024 Est TCV 192,830 TCV/TFA: 156.52										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description				INLAND PROPERTIES		40.000 Acres		1,200	100			48,000
P1-5-4 SEC 5 T52N R34W N 1/2 OF S 1/2 OF NE 1/4. 40 A.				40.00 Total Acres		Total Est. Land Value =				48,000		
Comments/Influences				Land Improvement Cost Estimates								
				Description			Rate	Size		% Good	Cash Value	
				D/W/P: 5in Ren. Conc.			8.75	448		94	3,685	
				Total Estimated Land Improvements True Cash Value = 3,685								
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	72,415	96,415	96,415M		78,610C	
		WK	09/30/2010	INSPECTED	2023	20,000	58,622	78,622	78,622M		74,867C	
		SC	10/25/2010	DATA ENTER	2022	20,000	9,048	29,048	29,048M	72,395X	71,302C	
					2021	20,000	9,048	29,048		72,395X	69,024C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: COLONIAL			Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Remodeled 0			Ex		Ord		Min						
Condition: Good		Trim & Decoration			Lg		Ord		Small						
Room List		Doors: Solid H.C.			Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric										
		Kitchen: Other: Other:			0 Amps Service										
(1) Exterior		No./Qual. of Fixtures			Ex.		Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets		Many		Ave.		Few				
	Insulation				(13) Plumbing										
(2) Windows		(7) Excavation			Average Fixture(s)										
	Many Avg. Few		Basement: 0 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Asphalt Shingle X Metal	(10) Floor Support			Lump Sum Items:										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

  

Cost Est. for Res. Bldg: 2 Single Family COLONIAL				Cls	C	Blt	0
(11) Heating System: Space Heater							
Ground Area = 504 SF Floor Area = 504 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space	504				
Total:				69,820	65,630		
Other Additions/Adjustments							
Water/Sewer							
1000 Gal Septic	1	4,761	4,475				
Water Well, 100 Feet	1	5,684	5,343				
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	840	38,354	36,053				
Common Wall: 1 Wall	1	-2,628	-2,470				
Door Opener	2	1,070	1,006				
Fireplaces							
Wood Stove	1	2,497	2,347				
Direct-Vented Gas	1	2,957	2,780				
Totals:				122,515	115,164		
Notes:							
ECF (SOUTH OF 283) 1.025 => TCv:						118,043	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
ARCECI DAVID G & KAREN M	BAUER THOMAS L & SALLY J	110,000		09/08/2008	WD	03-ARM'S LENGTH		2008/05119	DEED	100.0					
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status				
35605 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 09/08/2008 Qual. Ag.													
Owner's Name/Address		MAP #:													
BAUER THOMAS L & SALLY J		2024 Est TCV 153,251 TCV/TFA: 108.84													
35605 RIVER RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND										
CHASSELL MI 49916		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-5-4A SEC 5 T52N R34W S 1/2 OF NW 1/4. 80 A.					AG LAND 10 A OR MORE			80.000 Acres			1,338	100		107,000	
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			107,000				
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What			2024	53,500	23,126	76,626			65,969C				
		WK 09/30/2010 INSPECTED			2023	42,800	21,315	64,115			62,828C				
		SC 10/25/2010 DATA ENTER			2022	40,000	20,903	60,903			59,837C				
					2021	39,640	19,671	59,311			57,926C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 132 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1910		Remodeled 0		Ex X Ord Min									
Condition: Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Large Avg. Few Small		Basement: 704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Chimney: Brick		(9) Basement Finish		(14) Water/Sewer									
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		(10) Floor Support		Lump Sum Items:									
		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 704 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 704 157,429 51,112 Other Additions/Adjustments Water/Sewer 1 4,453 1,425 1000 Gal Septic 1 2,530 810 Porches 132 10,382 2,243 WGEP (1 Story) Totals: 174,794 55,590 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 46,251													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HICKS GARY W 6429 ROBINSON ALLEN PARK MI 48101		MAP #:		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-5-4B SEC 5 T52N R34W S 1/2 OF S 1/2 OF NE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			8,513C			
					2023	20,000	0	20,000			8,108C			
					2022	20,000	0	20,000			7,722C			
					2021	20,000	0	20,000			7,476C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
CHAMBO LINDA	LIIMATAINEN WILLIAM J & AU	89,500	08/03/2015	WD	03-ARM'S LENGTH	2015/04071	PROPERTY TRANSFER	100.0										
KEHUS JOHN MATT SR	CHAMBO LINDA	0	12/02/2014	OTH	03-ARM'S LENGTH	2014/06226	DEED	100.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status										
35367 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																
		P.R.E. 0%																
Owner's Name/Address		MAP #:																
LIIMATAINEN WILLIAM J & AUDREY M 2702 22ND AVE MONROE WI 53566		2024 Est TCV 92,463 TCV/TFA: 75.05																
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS												
		Public Improvements		* Factors *														
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
P1-5-5 SEC 5 T52N R34W N 1/2 OF N 1/2 OF SW 1/4. 40 A.				INLAND PROPERTIES									48,000					
Comments/Influences				40.00 Total Acres Total Est. Land Value =									48,000					
				Land Improvement Cost Estimates														
				Description	Rate								Size % Good	Cash Value				
				Wood Frame	32.95								48 59	933				
				Sewer	21.32								216 49	2,256				
				Total Estimated Land Improvements True Cash Value =									3,189					
		Topography of Site																
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value								
				Who	When	What	2024	24,000	22,232	46,232		34,353C						
													2023	20,000	18,015	38,015		32,718C
													2022	20,000	16,522	36,522		31,160C
													2021	20,000	10,983	30,983		30,165C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 616 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/60/100/27

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	616		
Total:				140,818	38,020

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		1,202
Water Well, 50 Feet	1		2,530		683
Totals:			147,801		39,905

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 40,903

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 76				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 18 = 360				
Cost New	\$ 5,796				
Phy./Func./Econ. %Good	25/25/100 6.3				
Depreciated Cost	\$ 362				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 371				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 371 / All Cards: 371					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KEHUS JIM & MARCELLA & VAUGHN ROBER & SHERRI 6289 SUNDANCE TTI BRIGHTON MI 48116		MAP #:												
		2024 Est TCV 65,254 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-5-6 SEC 5 T52N R34W S 1/2 OF N 1/2 OF SW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences								40.00 Total Acres			Total Est. Land Value =			48,000
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	8,627	32,627			28,200C			
					2023	20,000	6,858	26,858			26,858S			
					2022	20,000	6,410	26,410			26,271C			
					2021	20,000	0	20,000			20,000S			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 4 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0				Bsmnt Garage:	
Building Style: CAMP		Drywall Paneled Plaster Wood T&G											
Yr Built 0 BURNED		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Building Type	Barn - General Purpose	Farm Implement/Equipment			
Year Built					
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 208	4 Wall, 92			
Height	18	12			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	78 x 26 = 2028	30 x 16 = 480			
Cost New	\$ 66,600	\$ 3,672			
Phy./Func./Econ. %Good	25/100/100 25.0	25/20/100 5.0			
Depreciated Cost	\$ 16,650	\$ 184			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	25	25			
Est. True Cash Value	\$ 17,066	\$ 188			
Comments:		ROOF COLLAPSED 2021			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17254 / All Cards: 17254					



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
LAMPI PAUL M & MARIANNE C	LIIMATAINE WILLIAM J & AUDREY M	38,000		02/08/2008	WD	03-ARM'S LENGTH		2008/00802	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LIIMATAINEN WILLIAM J & AUDREY M 2702 22ND AVE MONROE WI 53566		MAP #:											
		2024 Est TCV 48,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			40.000 Acres			1,200	100	48,000
					40.00 Total Acres			Total Est. Land Value =			48,000		
Tax Description		P1-5-7 SEC 5 T52N R34W PART OF THE SW 1/4 OF SW 1/4 & W 1/2 OF SE 1/4 OF SW 1/4, SEC 5 T52N R34W D/F, FROM THE SW COR OF THE SW 1/4 OF SW 1/4 WHICH IS POB, TH E 990', TH N 880', TH E990', TH N 440', TH W 1980', TH S 1320' TO POB. 40 A. Comments/Influences											
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	24,000	0	24,000			15,407C		
					2023	20,000	0	20,000			14,674C		
					2022	20,000	0	20,000			13,976C		
					2021	20,000	0	20,000			13,530C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KEHUS JIM & MARCELLA & VAUGHN ROBER & SHERRI 6289 SUNDANCE TTI BRIGHTON MI 48116		2024 Est TCV 22,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-5-8 SEC 5 T52N R34W NE 1/4 OF SE 1/4 OF SW 1/4. 10 A.					INLAND PROPERTIES			10.000 Acres			2,200	100		22,000
Comments/Influences					10.00 Total Acres			Total Est. Land Value =			22,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	11,000	0	11,000			10,500C			
					2023	10,000	0	10,000			10,000S			
					2022	10,000	0	10,000			10,000S			
					2021	10,905	0	10,905			10,905S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status						
35367 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KEHUS JIM & MARCELLA & VAUGHN ROBER & SHERRI 6289 SUNDANCE TTI BRIGHTON MI 48116		MAP #:												
		2024 Est TCV 31,397 TCV/TFA: 186.89												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-5-8A SEC 5 T52N R34W SE 1/4 OF SE 1/4 OF SW 1/4. 10 A.					INLAND PROPERTIES			10.000 Acres			2,200	100		22,000
Comments/Influences					10.00 Total Acres			Total Est. Land Value =			22,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,000	4,699	15,699			14,453C			
		WK	09/30/2010	INSPECTED	2023	10,000	3,765	13,765			13,765S			
		SC	10/25/2010	DATA ENTER	2022	10,000	3,458	13,458			13,458S			
					2021	10,905	3,255	14,160			14,119C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type WGEP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame				(4) Interior																									
Building Style: 1 1/4					Drywall Paneled			Plaster Wood T&G																						
				Trim & Decoration																										
Yr Built 0		Remodeled 0			Ex	X	Ord			Min																				
Condition: Unsound				Size of Closets					Lg	X	Ord			Small																
								Doors:			Solid		X	H.C.																
Room List				(5) Floors				Central Air Wood Furnace				(12) Electric				Class: D Effec. Age: 94 Floor Area: 168 Total Base New : 25,772 Total Depr Cost: 9,168 Estimated T.C.V: 9,397				E.C.F. X 1.025				Bsmnt Garage:						
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				0 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 168 SF Floor Area = 168 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/80/100/100/36 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 168 Total: 22,334 8,040 Other Additions/Adjustments Porches WGEP (1 Story) 25 3,438 1,128 Totals: 25,772 9,168 Notes: ECF (SOUTH OF 283) 1.025 => TCv: 9,397				Cls D Blt 0				Carport Area: Roof:						
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																						
X	Wood/Shingle Aluminum/Vinyl Brick											Many				X	Ave.		Few											
Insulation								(13) Plumbing																						
(2) Windows				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement																						
	Few	Small																												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish																		
(3) Roof																														
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																						
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		10	05/01/2000	WD	03-ARM'S LENGTH	151:21	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
16230 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COOKE HELEN S TRUST		MAP #:									
5109 LAWN AVE		2024 Est TCV 81,078 TCV/TFA: 114.19									
WESTERN SPRINGS IL 60558		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
Tax Description		Public Improvements		* Factors *							
P1-5-9 SEC 5 T52N R34W COMMENCING AT THE SW COR OF THE SW 1/4 OF THE SW 1/4 OF SEC 5, TH E 990' TO A MARKER, ALSO KNOWN AS THE POB, TH N 880', TH E 990', TH S 880', TH W 990' TOPOB. 20 A. M/L		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Comments/Influences		Gravel Road		INLAND PROPERTIES							34,000
		Paved Road		20.00 Total Acres							34,000
		Storm Sewer		Total Est. Land Value =							
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		Wood Frame	30.53	64	49	957			
		Electric		Metal Prefab	15.31	99	49	743			
		Gas		Total Estimated Land Improvements True Cash Value =							1,700
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling	2024	17,000	23,539	40,539			16,825C	
			Low	2023	14,000	18,856	32,856			16,024C	
			High	2022	14,000	17,349	31,349			15,261C	
			Landscaped	2021	15,000	12,529	27,529			14,774C	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009.		Who	When	What	2024	17,000	23,539	40,539			16,825C
Licensed To: Township of Portage, County of Houghton, Michigan		WK	09/30/2010	INSPECTED	2023	14,000	18,856	32,856			16,024C
		SC	10/25/2010	DATA ENTER	2022	14,000	17,349	31,349			15,261C
					2021	15,000	12,529	27,529			14,774C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area		Type		Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 44 Floor Area: 384 Total Base New : 60,570 Total Depr Cost: 16,959 Estimated T.C.V: 17,383				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:								
Building Style: CAPE			Drywall Paneled		Plaster Wood T&G		Trim & Decoration																				
Yr Built 1960	Remodeled 0		Ex	X	Ord		Min		Size of Closets																		
Condition: Average			Lg	X	Ord		Small		Doors:												Solid	X	H.C.				
Room List			(5) Floors				(12) Electric																				
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				0 Amps Service				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Space Heater Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/50/100/28 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 384 Total: 37,512 10,503  Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 816 20,955 5,867 Fireplaces Wood Stove 1 2,103 589 Totals: 60,570 16,959  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 17,383															
(1) Exterior			(6) Ceilings				No./Qual. of Fixtures																				
							Ex. X Ord. Min																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation							No. of Elec. Outlets																			
							Many X Ave. Few				(13) Plumbing																
(2) Windows			(7) Excavation				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
			Wood Sash Metal Sash Vinyl Sash				(8) Basement																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
(3) Roof			(9) Basement Finish				(14) Water/Sewer																				
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
Asphalt Shingle X Metal			(10) Floor Support				Lump Sum Items:																				
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 116		Type WGEP (1 Story)		Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling				Class: CD Effec. Age: 19 Floor Area: 326 Total Base New : 63,383 Total Depr Cost: 20,179 Estimated T.C.V: 20,683				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:									
Drywall Paneled		Plaster Wood T&G		Trim & Decoration																							
Ex		X	Ord		Min	Size of Closets																					
Lg			Ord	X	Small	Doors:																	Solid	X	H.C.		
Building Style: CAPE																											
Yr Built 1995		Remodeled 0																									
Condition: Average																											
Room List				Doors:																							
1	Basement 1st Floor 2nd Floor 1 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 2 Single Family CAPE (11) Heating System: No Heating/Cooling Ground Area = 326 SF Floor Area = 326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/40/100/32.4 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 326 Total: 39,706 12,865 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,778 -1,224 Porches WGEP (1 Story) 116 9,576 3,103 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 768 17,879 5,435 Totals: 63,383 20,179 Notes: STORAGE BUILDING ECF (SOUTH OF 283) 1.025 => TCV: 20,683				E.C.F. X 1.025		Cls CD Blt 1995									
				Kitchen: Other: Other:				0 Amps Service																			
				No./Qual. of Fixtures																							
				Ex. X Ord. Min																							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(6) Ceilings				No. of Elec. Outlets																			
								Many X Ave. Few																			
								(13) Plumbing																			
(2) Windows				(7) Excavation				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X	Many Avg. Few		X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 326 S.F. Height to Joists: 0.0																					
	(8) Basement																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
						(9) Basement Finish																					
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
X	Gable Hip Flat		Gambrel Mansard Shed																								
X	Asphalt Shingle Metal			(10) Floor Support				Lump Sum Items:																			
	Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Labor Cabin	Farm Labor Cabin			
Year Built					
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Average	Average			
# of Walls, Perimeter	4 Wall, 48	4 Wall, 44			
Height	8	8			
Heating System	Space Heaters, Rad.	Space Heaters, Rad.			
Length/Width/Area	14 x 10 = 140	12 x 10 = 120			
Cost New	\$ 10,870	\$ 9,650			
Phy./Func./Econ. %Good	39/100/100 39.0	30/100/100 30.0			
Depreciated Cost	\$ 4,239	\$ 2,895			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	39	30			
Est. True Cash Value	\$ 4,345	\$ 2,967			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7312 / All Cards: 7312					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SINGER LINCOLN E & LAURA L	SINGER TRUST LINCOLN & LAURA L	0	09/15/2011	WD	03-ARM'S LENGTH	2012/00034	DEED	0.0							
LEEP PAUL A & VICTORIA R	SINGER LINCOLN E & LAURA L	110,000	10/11/2007	WD	03-ARM'S LENGTH	2007/05693	DEED	100.0							
		64,500	06/01/2002	WD	03-ARM'S LENGTH	158:536	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
16968 S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		OTHER		08/24/2021	2021-010-235	FOUNDATION							
		P.R.E. 100% 05/16/2022		HOUSE		10/21/2020	2020-010-886	FOUNDATION							
Owner's Name/Address		MAP #:													
SINGER TRUST LINCOLN & LAURA 16968 S RIVER RD CHASSELL MI 49916		2024 Est TCV 411,218 TCV/TFA: 244.77													
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-5-10 SEC 5 T52N R34W E 1/2 OF SE 1/4. 80 A.					INLAND PROPERTIES					80.000	Acres	1,025	100		82,000
Comments/Influences					80.00			Total Acres			Total Est. Land Value =				82,000
					Land Improvement Cost Estimates										
					Description										
					D/W/P: 4in Ren. Conc.										
					D/W/P: 5in Ren. Conc.										
					Total Estimated Land Improvements True Cash Value =										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	41,000	164,609	205,609			169,531C				
		WK	09/30/2010	INSPECTED	2023	36,200	133,145	169,345			161,459C				
		SC	10/25/2010	DATA ENTER	2022	36,200	110,698	146,898			141,726C				
					2021	36,200	3,684	39,884			33,826C				
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 224 408		Type CCP (1 Story) Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																					
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G																	
				Trim & Decoration																					
				ExXOrdMin																					
Yr Built 2021				Remodeled 0				Size of Closets																	
Condition: Good				LgXOrdSmall																					
				Doors:SolidXH.C.																					
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																	
				Kitchen: Other: Other:				0Amps Service																	
								No./Qual. of Fixtures																	
(1) Exterior				(6) Ceilings				ExXOrdMin																	
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets																	
								ManyXAvg.Few																	
								(13) Plumbing																	
Insulation								Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat																	
(2) Windows				(7) Excavation				1																	
X	Many Avg. Few		Large Avg. Small		Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																				
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
				(9) Basement Finish																					
(3) Roof								(14) Water/Sewer																	
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Asphalt Shingle				(10) Floor Support																				
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
		110,000	06/01/2002	WD	03-ARM'S LENGTH	158:418	DEED	0.0									
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% 05/05/2014 Qual. Ag.															
Owner's Name/Address		MAP #:															
PETERSON MARK & MARIA 16196 6TH ST ATLANTIC MINE MI 49905		2024 Est TCV 60,164															
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND											
		Public Improvements			* Factors *												
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value					
P1-5-11 SEC 5 T52N R34W NW 1/4 OF SE 1/4 40 A.					AG LAND 10 A OR MORE			40.000 Acres			1,475	100	59,000				
SPLIT TO 010-005-018-20 (20 A) & 010-005-018-30 (20 A)								40.00 Total Acres			Total Est. Land Value = 59,000						
Comments/Influences																	
					Topography of Site												
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
								Who	When	What	2024	29,500	582	30,082			16,049C
											2023	21,400	545	21,945			15,285C
											2022	20,000	544	20,544			14,558C
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Building Type	Farm Implement/Equipment	Farm Implement/Equipment			
Year Built					
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 40	4 Wall, 60			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	10 x 10 = 100	19 x 11 = 209			
Cost New	\$ 1,038	\$ 1,818			
Phy./Func./Econ. %Good	49/100/100 49.0	49/100/100 49.0			
Depreciated Cost	\$ 509	\$ 891			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	49	49			
Est. True Cash Value	\$ 423	\$ 741			
Comments:	PLACED ON LAND PRIOR TO 2	PLACED ON LAND PRIOR TO 2			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1164 / All Cards: 1164					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status						
35160 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/31/2007 Qual. Ag.												
Owner's Name/Address		MAP #:												
RASKIND ALEXANDER & ANNA 35160 RIVER RD CHASSELL MI 49916		2024 Est TCV 164,190 TCV/TFA: 74.87												
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 5 T52N R34W N 1/2 OF SW 1/4 OF SE 1/4. 20 A.					AG LAND 10 A OR MORE			20.000 Acres		1,675	100			33,500
Comments/Influences					20.00 Total Acres			Total Est. Land Value =						33,500
					Land Improvement Cost Estimates									
					Description			Rate	Size % Good		Cash Value			
					Wood Frame			29.65	100 46		1,364			
					Total Estimated Land Improvements True Cash Value = 1,364									
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded												
		X Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What		2024	16,750	65,345	82,095			77,012C						
LP 06/03/2008 INSPECTED		2023	13,000	61,288	74,288			73,345C						
WK 09/30/2010 INSPECTED		2022	10,500	60,178	70,678			69,853C						
SC 10/25/2010 DATA ENTER		2021	12,000	55,622	67,622			67,622S						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Barn - Confinement			
Year Built	1918				
Class/Construction	D,Frame	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 192	4 Wall, 148			
Height	20	20			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	(L or Odd Shaped) 2160	58 x 28 = 1624			
Cost New	\$ 61,193	\$ 24,181			
Phy./Func./Econ. %Good	23/100/100 23.0	23/100/100 23.0			
Depreciated Cost	\$ 14,074	\$ 5,562			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	23	23			
Est. True Cash Value	\$ 11,710	\$ 4,627			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16337 / All Cards: 16337					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MOELLER MARK & JENNIFER	HOLDEN DAVI O & ELIZABEETH	21,000	07/08/2019	WD	03-ARM'S LENGTH	2019/03432	DEED	100.0					
PETERSON MARK & MARIA	MOELLER MARK & JENNIFER	16,500	11/09/2012	WD	03-ARM'S LENGTH	2012/06460	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT	Zoning: 0 (*)	Building Permit(s)		Date	Number	Status					
S 16678 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HOLDEN DAVID O & ELIZABETH A 46855 GREEN ACRES RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 34,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
P1-5-11 SEC 5 T52N R34W S 1/2 OF SW 1/4 OF SE 1/4 20 A. SPLIT FROM 010-005-018-10 (20 A)				INLAND PROPERTIES							20.000 Acres	1,700 100	34,000
Comments/Influences				20.00 Total Acres							Total Est. Land Value =	34,000	
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What		2024	17,000	0	17,000			11,576C			
				2023	13,000	0	13,000			11,025C			
				2022	10,500	0	10,500			10,500S			
				2021	12,000	0	12,000			12,000S			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
		27,000		03/01/1999	WD	03-ARM'S LENGTH			146:362	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
PALO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 03/18/2019 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:											
LAUX STEVEN J & BRENDA M 39195 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 86,787											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-6-1 SEC 6 T52N R34W FRL E 1/2 OF FRL NE 1/4. 80.66 A.					STANDARD 20+				80.660 Acres	1,076	100		
Comments/Influences					80.66 Total Acres      Total Est. Land Value =      86,787								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-6-2 SEC 6 T52N R34W					STANDARD 20+										
FRL W 1/2,															
FRL NW 1/4 OF NE 1/4,															
W 1/2 OF NW 1/4 OF SE 1/4															
382.78 ACRES COMMERCIAL FOREST RESERVE															
850-015															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
		Who	When	What	2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KEHUS JIM & MARCELLA &	LIIMATAINEN WILLIAM J & AU	32,000		08/09/2022	WD	03-ARM'S LENGTH		2022/04248	PROPERTY TRANSFER	100.0				
KEHUS IDA	KEHUS IM & MARCELLA &	40,000		07/24/2018	WD	03-ARM'S LENGTH		2018/06088	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LIIMATAINEN WILLIAM J & AUDREY M 2702 22ND AVE MONROE WI 53566		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-6-3 SEC 6 T52N R34W SW 1/4 OF FRL NE 1/4. 40 A.					STANDARD 20+			40.000	Acres	1,214	100			48,560
Comments/Influences								40.00	Total Acres			Total Est. Land Value =		48,560
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	24,280	0	24,280			24,280S			
					2023	23,800	0	23,800			23,800S			
					2022	23,500	0	23,500			23,500S			
					2021	24,000	0	24,000			23,609C			
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		WK	09/30/2010	INSPECTED	2023	23,800	0	23,800			23,800S			
		SC	10/25/2010	DATA ENTER	2022	23,500	0	23,500			23,500S			
					2021	24,000	0	24,000			23,609C			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CHAMBO LINDA	LIIMATAINEN WILLIAM J & AU	89,500		08/03/2015	WD	03-ARM'S LENGTH		2015/04071	PROPERTY TRANSFER	100.0			
KEHUS JOHN MATT SR	CHAMBO LINDA	0		12/02/2014	OTH	03-ARM'S LENGTH		2014/06226	DEED	100.0			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LIIMATAINEN WILLIAM J & AUDREY M 2702 22ND AVE MONROE WI 53566		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-6-9					STANDARD 20+			40.000	Acres	1,214	100		
SEC 6 T52N R34W NE 1/4 OF SE 1/4. 40 A. Comments/Influences		Topography of Site			40.00 Total Acres      Total Est. Land Value =      48,560								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	24,280	0	24,280			18,450C		
		Who      When      What			2023	23,800	0	23,800			17,572C		
					2022	23,500	0	23,500			16,736C		
					2021	24,000	0	24,000			16,202C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
CHAMBO LINDA	LIIMATAINEN WILLIAM J & AU	89,500		08/03/2015	WD	03-ARM'S LENGTH		2015/04071	PROPERTY TRANSFER	100.0				
KEHUS JOHN MATT SR	CHAMBO LINDA	0		12/02/2014	OTH	03-ARM'S LENGTH		2014/06226	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
LIIMATAINEN WILLIAM J & AUDREY M 2702 22ND AVE MONROE WI 53566		MAP #:												
		2024 Est TCV 20,000												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-6-10					RESTRICTED ACCESS	80		20.000	Acres	1,000	100			20,000
SEC 6 T52N R34W							20.00	Total Acres	Total Est. Land Value =		20,000			
E 1/2 OF NW 1/4 OF SE 1/4. 20 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	10,000	0	10,000			10,000S			
		WK	09/30/2010	INSPECTED	2023	10,000	0	10,000			10,000S			
		SC	10/25/2010	DATA ENTER	2022	10,000	0	10,000			10,000S			
					2021	10,000	0	10,000			9,734C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TIHINEN WILBERT J	TIHINEN ALICE & PIORKOWSKI	0	10/06/2010	OTH	21-NOT USED/OTHER	2010/5967	DEED	0.0		
TIHINEN ALICE & PIORKOWSKI	CHAMBO LINDA & PIORKOWSKI	1	10/06/2010	QC	09-FAMILY	2010/5968	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
15680 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		OTHER		04/27/2020		2020-111-239		FOUNDATION
Owner's Name/Address		P.R.E. 0%								
		MAP #:								
KARVAKKO ENTERPRISE LLC 18020 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 141,526 TCV/TFA: 151.20								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					INLAND PROPERTIES			40.000 Acres 1,200 100 48,000		
P1-6-12 SEC 6 T52N R34W SW 1/4 OF SE 1/4. 40 A. Comments/Influences					40.00 Total Acres			Total Est. Land Value = 48,000		
					Land Improvement Cost Estimates					
					Description			Rate	Size % Good Cash Value	
					Wood Frame			23.73	240 74 4,214	
					Wood Frame			31.62	80 84 2,125	
		X	Electric	Ad-Hoc Unit-In-Place Items						
					Description			Rate	Size % Good Cash Value	
					/CI16/YARI			120.00	624 100 74,880	
					Total Estimated Land Improvements True Cash Value = 81,219					
		Topography of Site								
		X	Level							
		X	Rolling							

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			AreaType		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior																		
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G																
		Trim & Decoration																		
		Ex	X	Ord		Min														
Yr Built 1900	Remodeled 0	Size of Closets																		
Condition: Unsound		Lg	X	Ord		Small														
		Doors:			Solid	X	H.C.													
Room List		(5) Floors																		
		Kitchen:																		
		Other:																		
(1) Exterior		Other:																		
X	Wood/Shingle Aluminum/Vinyl Brick Asbestos Insulation		(6) Ceilings																	
(2) Windows		(7) Excavation																		
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
	Few		Small																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
			(9) Basement Finish																	
(3) Roof																				
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X Asphalt Shingle																				
Chimney: Brick		(10) Floor Support																		
		Joists: Unsupported Len: Cntr.Sup:																		

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900									
(11) Heating System: Forced Air w/ Ducts									
Ground Area = 468 SF Floor Area = 936 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25									
Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
2 Story	Siding	Piers	468						
Total:			99,745	11,220					
Other Additions/Adjustments									
Water/Sewer									
1000 Gal Septic			1	4,453	501				
Water Well, 50 Feet			1	2,530	285				
Totals:			106,728	12,006					
Notes:									
ECF (SOUTH OF 283) 1.025 => TCV: 12,307									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
RICHERT MARK	HILL WILLIAM G & WENDY	75,000		07/17/2020	WD	03-ARM'S LENGTH		2020/03678	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
15836 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HILL WILLIAM G & WENDY 109 PEWABIC ST LAURIUM MI 49913		MAP #:												
		2024 Est TCV 121,364 TCV/TFA: 159.69												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value		
					INLAND PROPERTIES								43,500	
					35.00 Total Acres								43,500	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Residential Local Cost Land Improvements									
					Description					Rate	Size	% Good	Cash Value	
					LEAN TO SOUND								602	
					Total Estimated Land Improvements True Cash Value =								602	
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What		2024	21,750	38,932	60,682			40,045C		
		LP	06/03/2008	INSPECTED		2023	18,100	31,555	49,655			38,139C		
							2022	18,100	29,031	47,131	47,131M	36,323C		
							2021	18,100	17,063	35,163		35,163S		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough			X	Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 192	Type CCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 208 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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X	Wood Frame				(4) Interior			X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
15950 TIHINEN RD 15944		School: HOUGHTON-PORTAGE TWP SCHOOLS							06/01/2021	2021-999-222	FOUNDATION			
		P.R.E. 100% 05/18/1994			MOBILE HOME				09/28/2011	11-208	COMPLETE			
Owner's Name/Address		MAP #:			ADDITION				08/19/2003	03-1001	COMPLETE			
HEIKKILA DENNIS CLAYTON & LORI 15950 TIHINEN RD CHASSELL MI 49916		2024 Est TCV 368,708 TCV/TFA: 118.56												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-6-13A SEC 6 T52N R34W A PARCEL OF LAND IN THE SE COR OF SE 1/4OF SE 1/4 BEING 660' ALONG TAPIOLA RD & EXTENDING 330' FROM N SIDE OF R/W. 5 A.					INLAND PROPERTIES			5.000 Acres			2,450	100		12,250
Comments/Influences					5.00 Total Acres			Total Est. Land Value =			12,250			
					Land Improvement Cost Estimates									
					Description			Rate		Size % Good		Cash Value		
					Sauna			6,499.14		1 95		6,174		
					Sewer			31.62		80 25		632		
					Electric			31.62		80 25		632		
					Residential Local Cost Land Improvements									
					Description			Rate		Size % Good		Cash Value		
					Street Lights	OLDER SHED		10.00		64 95		608		
					Total Estimated Land Improvements True Cash Value =			8,046						
					Topography of Site									
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
								2024	6,125	178,229	184,354			107,530C
		WK 09/30/2010 INSPECTED	2023	6,000				144,855	150,855	0M		0		
		SC 10/25/2010 DATA ENTER	2022	6,000				133,038	139,038	0M		0		
			2021	6,298				124,384	130,682	0M		0		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 120WGEP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																											
Building Style: CONTEMPORARY				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1919		Remodeled 2003		ExXOrdMin																											
Condition: Average				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 2 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Other: Other:				0 Amps Service																							
								No./Qual. of Fixtures																							
								ExXOrdMin																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
								ManyXAve.Few																							
								(13) Plumbing																							
								Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
(2) Windows				(7) Excavation																											
Many Avg. X Few				Large Avg. X Small				Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																											
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
				(9) Basement Finish																											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X Gable Hip Flat		Gambrel Mansard Shed						1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																							
Asphalt Shingle X Metal				(10) Floor Support				Lump Sum Items:																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls CD Blt 1919			
(11) Heating System: Forced Air w/ Ducts			
Ground Area = 1248 SF Floor Area = 1456 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			
Building Areas			
Stories	Exterior	Foundation	Size
1 Story	Siding	Crawl Space	416
1.5 Story	Siding	Crawl Space	416
1 Story	Siding	Crawl Space	416
		Total:	153,928
Other Additions/Adjustments			
Water/Sewer			
1000 Gal Septic		1	4,453
Water Well, 50 Feet		1	2,530
Porches			
WGEP (1 Story)		120	9,788
Built-Ins			
Sauna		1	5,205
		Totals:	175,904
Notes:			
ECF (SOUTH OF 283) 1.025 => TCV:			107,581

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood  Oil Coal  Elec. Steam			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 204		Type Treated Wood		Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																									
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G																							
				Trim & Decoration																									
Yr Built		Remodeled		Ex		X Ord				Min																			
2011 PREF:0																													
Condition: Good				Size of Closets																									
		Lg		X Ord				Small																					
Room List				Doors:				Solid		X H.C.																			
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors								(12) Electric																	
				Kitchen:								0 Amps Service																	
				Other:																									
				Other:																									
(1) Exterior				(6) Ceilings								No. of Elec. Outlets																	
X		Wood/Shingle Aluminum/Vinyl Brick												Many		X Ave.				Few									
Insulation												(13) Plumbing																	
(2) Windows				(7) Excavation								2				Average Fixture(s)													
X	Many		Large		Basement: 1654 S.F.								3 Fixture Bath																
	Avg.		Avg.		Crawl: 0 S.F.								2 Fixture Bath																
	Few		Small		Slab: 0 S.F.								Softener, Auto																
					Height to Joists: 0.0								Softener, Manual																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						(8) Basement								No Plumbing															
														Extra Toilet															
								Conc. Block Poured Conc. Stone						Extra Sink															
														Separate Shower															
														Ceramic Tile Floor															
														Ceramic Tile Wains															
														Ceramic Tub Alcove															
																		Vent Fan											
(9) Basement Finish												(14) Water/Sewer																	
(3) Roof																													
X	Gable		Gambrel		400		Recreation SF																						
	Hip		Mansard				Living SF																						
Flat		Shed				Walkout Doors (B)																							
								No Floor SF																					
1						Walkout Doors (A)																							
								1																					
X Asphalt Shingle				(10) Floor Support																									
Chimney: Brick				Joists:																									
				Unsupported Len:																									
				Cntr.Sup:																									

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 52				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	14 x 12 = 168				
Cost New	\$ 11,709				
Phy./Func./Econ. %Good	30/100/100 30.0				
Depreciated Cost	\$ 3,513				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	30				
Est. True Cash Value	\$ 3,601				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3601 / All Cards: 3601					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 100 508	Type CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1204 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X	Drywall Paneled	X	Plaster Wood T&G									
Yr Built 1900		Remodeled 2001		Ex	X Ord		Min							
Condition: Good		Trim & Decoration												
Room List		Lg	X Ord		Small									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		Doors:		Solid	X	H.C.								
(1) Exterior		(5) Floors		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family COLONIAL		Cls C		Blt 1900
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Kitchen: Hardwood Other: Carpeted Other:		100 Amps Service		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts				
X	Insulation	X	Drywall			No. of Elec. Outlets		Many X Ave. Few		Ground Area = 1410 SF Floor Area = 1735 SF.				
(2) Windows		(7) Excavation		Average Fixture(s)		(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59				
X	Many Avg. Few	X	Large Avg. Small	Basement: 650 S.F. Crawl: 760 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Building Areas				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer				Stories Exterior Foundation Size Cost New Depr. Cost				
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						1 Story Siding Crawl Space 600 1.5 Story Siding Basement 650 1 Story Siding Crawl Space 160				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:				Total: 215,672 127,248				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Other Additions/Adjustments				
Chimney: Brick										Water/Sewer				
										1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551				
										Porches				
										CCP (1 Story) 100 2,746 1,620				
										Deck				
										Treated Wood 508 7,468 4,406				
										Garages				
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
										Door Opener 2 1,070 631				
										Base Cost 1204 41,851 24,692				
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
										Base Cost 324 13,180 7,776				
										Totals: 289,377 170,733				
										Notes:				
										ECF (SOUTH OF 283) 1.025 => TCV:				175,001

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
				38,000	08/01/1999	WD	03-ARM'S LENGTH			148:532	DEED	0.0		
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status	
TIHINEN RD				School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address				P.R.E. 0%										
REED YARINA FAMILY TRUST 35263 PIKE RIVER RD CHASSELL MI 49916				MAP #:										
				2024 Est TCV 48,000										
				Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS						
				Public Improvements			* Factors *							
Tax Description							Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-7-1A SEC 7 T52N R34W NW 1/4 OF NE 1/4 40 AC							INLAND PROPERTIES			40.000	Acres	1,200	100	48,000
Comments/Influences								40.00	Total Acres	Total Est. Land Value =			48,000	



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	10/01/1986	WD	03-ARM'S LENGTH	154:71	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
33995 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
FISHER RAY & ET AL		2024 Est TCV 319,233 TCV/TFA: 152.31										
33995 NIEMI RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
CHASSELL MI 49916		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
Taxpayer's Name/Address				INLAND PROPERTIES		80.000 Acres		1,025	100		82,000	
FISHER RAY & ETAL		X		Gravel Road		80.00		Total Acres	Total Est. Land Value =		82,000	
33995 NIEMI RD				Paved Road								
CHASSELL MI 49916				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
Tax Description		X		Electric								
P1-7-2 SEC 7 T52N R34W S 1/2 OF NE 1/4.				Gas								
80 A.				Curb								
Comments/Influences				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
		X		Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who		When	What	2024	41,000	118,617	159,617			48,353C
						2023	36,200	96,353	132,553			46,051C
						2022	36,200	88,486	124,686			43,859C
						2021	36,200	45,909	82,109			42,458C
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Licensed To: Township of Portage, County of Houghton, Michigan												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 397 48 15		WCP (1 Story) WPP Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 6 Floor Area: 709 Total Base New : 99,501 Total Depr Cost: 93,531 Estimated T.C.V: 95,869			E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:							
Drywall Paneled		Plaster Wood T&G																				
Trim & Decoration			Ex		Ord													Min				
Size of Closets			Lg		Ord													Small				
Building Style: CABIN			Doors:			Solid		H.C.		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 468 1 Story Siding Piers 241 Total: 86,320 81,140 Other Additions/Adjustments Porches WCP (1 Story) 397 11,338 10,658 WPP 48 1,786 1,679 Foundation: Shallow 48 -599 -563 Deck Treated Wood 15 656 617 Totals: 99,501 93,531 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,869									
Yr Built Remodeled 0 2015			Trim & Decoration		Ex		Ord		Min													
Condition: Average			Size of Closets			Lg		Ord								Small						
Room List			Doors:			Solid		H.C.														
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 468 1 Story Siding Piers 241 Total: 86,320 81,140 Other Additions/Adjustments Porches WCP (1 Story) 397 11,338 10,658 WPP 48 1,786 1,679 Foundation: Shallow 48 -599 -563 Deck Treated Wood 15 656 617 Totals: 99,501 93,531 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,869													
			Kitchen: Other: Other:																			
			(6) Ceilings																			
			(7) Excavation																			
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 468 1 Story Siding Piers 241 Total: 86,320 81,140 Other Additions/Adjustments Porches WCP (1 Story) 397 11,338 10,658 WPP 48 1,786 1,679 Foundation: Shallow 48 -599 -563 Deck Treated Wood 15 656 617 Totals: 99,501 93,531 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,869													
Pine/Cedar Insulation			(6) Ceilings																			
(2) Windows			(7) Excavation																			
Many Avg. Few Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 468 S.F. Height to Joists: 0.0																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 468 1 Story Siding Piers 241 Total: 86,320 81,140 Other Additions/Adjustments Porches WCP (1 Story) 397 11,338 10,658 WPP 48 1,786 1,679 Foundation: Shallow 48 -599 -563 Deck Treated Wood 15 656 617 Totals: 99,501 93,531 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,869													
(3) Roof			(8) Basement																			
X Gable Hip Flat Gambrel Mansard Shed			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
X Asphalt Shingle			(9) Basement Finish																			
Chimney: Metal			(10) Floor Support			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 709 SF Floor Area = 709 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 468 1 Story Siding Piers 241 Total: 86,320 81,140 Other Additions/Adjustments Porches WCP (1 Story) 397 11,338 10,658 WPP 48 1,786 1,679 Foundation: Shallow 48 -599 -563 Deck Treated Wood 15 656 617 Totals: 99,501 93,531 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,869													
Joists: Unsupported Len: Cntr.Sup:																						
Lump Sum Items:																						

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KARVAKKO STEPHEN A & ELIZA	KARVAKKO STEPHEN & ELIZABE	0		05/14/2013	PTA	09-FAMILY			DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KARVAKKO STEPHEN & ELIZABETH ET AL 18020 N LAKE AVE CHASSELL MI 49916		MAP #:												
		2024 Est TCV 49,468												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-7-4 SEC 7 T52N R34W FRL NW 1/4 OF FRL NW 1/4. 40.83 A.					STANDARD 20+			40.830 Acres			1,212	100		49,468
Comments/Influences					40.83 Total Acres			Total Est. Land Value =			49,468			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,734	0	24,734			4,366C			
		WK	09/14/2010	INSPECTED	2023	24,240	0	24,240			4,159C			
		TH	10/25/2010	DATA ENTER	2022	23,936	0	23,936			3,961C			
					2021	24,415	0	24,415			3,835C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
HEALY JOHN D JR & WIFE	KARVAKKO STEPHEN & ELIZABE	12,000	08/04/2014	WD	03-ARM'S LENGTH	2014/04116	DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/14/2021		2020-999-331		FOUNDATION						
Owner's Name/Address		P.R.E. 0%														
KURTTI CHRISTIAN & STEPHANIE 1367 ORTMAN RD MARQUETTE MI 49855		MAP #:														
		2024 Est TCV 67,917 TCV/TFA: 207.06														
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *											
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
P1-7-5 SEC 7 T52N R34W FRL SW 1/4 OF FRL NW 1/4. 40.93 A.		X			Dirt Road		INLAND PROPERTIES		40.930 Acres		1,189 100	48,651				
Comments/Influences					Gravel Road		40.93		Total Acres		Total Est. Land Value = 48,651					
					Paved Road											
					Storm Sewer											
					Sidewalk											
					Water											
					Sewer											
		X			Electric											
					Gas											
					Curb											
					Street Lights											
					Standard Utilities											
					Underground Utils.											
					Topography of Site											
					Level											
		X			Rolling											
					Low											
					High											
					Landscaped											
					Swamp											
		X			Wooded											
					Pond											
					Waterfront											
					Ravine											
					Wetland											
					Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value			
		Who		When		What		2024		24,326		9,633		33,959		29,514C
								2023		20,279		7,830		28,109		28,109S
								2022		20,279		7,207		27,486		27,486S
								2021		0		0		0		0
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
		0 Front Overhang 0 Other Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Wood Frame		(4) Interior		X	Central Air Wood Furnace			Class: D Effec. Age: 41 Floor Area: 328 Total Base New : 31,854 Total Depr Cost: 18,796 Estimated T.C.V: 19,266		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:		
Drywall Paneled		Plaster Wood T&G												
Trim & Decoration														
Building Style: TAG-A-LONG		Ex		Ord	Min	Cost Est. for Res. Bldg: 1 Recreation Cabin TAG-A-LONG (11) Heating System: Space Heater Ground Area = 328 SF Floor Area = 328 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Description Add for Winterizing Other Additions/Adjustments Porches WPP Foundation: Shallow Local Cost Items PRIVVY Notes: ECF (SOUTH OF 283) 1.025 => TCv: 19,266								
Yr Built 2000		Remodeled 0												
Condition: Fair		Size of Closets												
Room List		Doors:		Solid	H.C.									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric										
		Kitchen: Other: Other:		0 Amps Service										
		No./Qual. of Fixtures		Ex.			Ord.	Min						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
Wood/Shingle Aluminum/Vinyl Brick  Insulation				Many			Ave.	Few						
		(13) Plumbing		Average Fixture(s)										
				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		(7) Excavation												
Many Avg.		Large Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X Few		X Small		(8) Basement										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
		(9) Basement Finish												
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support										
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:										
Chimney: Metal														

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		1		10/01/1986	WD	03-ARM'S LENGTH		154:71	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FISHER RAY & ET AL 33995 NIEMI RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER RAY & ETAL 33995 NIEMI RD CHASSELL MI 49916					STANDARD 20+			40.000	Acres	1,214	100			48,560
Tax Description								40.00	Total Acres			Total Est. Land Value =		48,560
P1-7-6 SEC 7 T52N R34W SE 1/4 OF FRL NW 1/4. 40 A.														
Comments/Influences														



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 03/19/2019									
Owner's Name/Address		MAP #:									
RULISON DAVID E & LINDA L 15780 DONKEN RD PELKIE MI 49958		2024 Est TCV 68,500									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			65.000	Acres	1,054 100	68,500
					65.00 Total Acres Total Est. Land Value = 68,500						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P1-7-7 SEC 7 T52N R34W PRT N 1/2 OF S 1/2 LYING E OF OTTER RIVER, EXC NE 1/4 OF SE 1/4. 65 A.											
Comments/Influences											
		Topography of Site									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	34,250	0	34,250			23,417C
					2023	29,600	0	29,600			22,302C
					2022	29,600	0	29,600			21,240C
					2021	29,600	0	29,600			20,562C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
33920 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
ATEN MICHAEL JAMES 33920 NIEMI RD CHASSELL MI 49916		2024 Est TCV 301,185 TCV/TFA: 130.27									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Taxpayer's Name/Address		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
ATEN MICHAEL JAMES 33920 NIEMI RD CHASSELL MI 49916			Gravel Road		INLAND PROPERTIES			40.000	Acres	1,200 100	48,000
			Paved Road					40.00	Total Acres	Total Est. Land Value =	48,000
			Storm Sewer		Land Improvement Cost Estimates						
			Sidewalk		Description			Rate		Size % Good	Cash Value
			Water		Sauna			6,499.14		1 95	6,174
			Sewer		Wood Frame			25.32		171 89	3,854
Tax Description		X	Electric		Wood Frame			26.87		133 95	3,395
P1-7-7A SEC 7 T52N R34W			Gas		Total Estimated Land Improvements True Cash Value =						13,423
NE 1/4 OF SE 1/4. 40 A.			Curb								
Comments/Influences			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,000	126,593	150,593			26,219C
		WK	09/14/2010	INSPECTED	2023	20,000	103,323	123,323			24,971C
		TH	10/25/2010	DATA ENTER	2022	20,000	94,794	114,794			23,782C
					2021	20,000	101,751	121,751			23,023C

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		X	Gas		Oil		Elec.			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: 1 Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
		X	Insulation			Wood	Coal	Steam																					
		0	Front Overhang			X	Forced Air w/o Ducts																						
		0	Other Overhang				Forced Air w/ Ducts																						
X	Wood Frame	(4) Interior				Forced Hot Water			Electric Baseboard			Class: C			161 WGEF (1 Story) 116 WCP (1 Story) 108 CPP 502 Treated Wood 84 Roof Cover Onl														
Building Style: CONTEMPORARY		X	Drywall		Plaster		Elec. Ceil. Radiant			Effec. Age: 21																			
		Paneled			Wood T&G		Radiant (in-floor)			Floor Area: 2,312																			
Yr Built 1993		Trim & Decoration				Electric Wall Heat			Total Base New : 298,056			E.C.F.																	
		Ex	X	Ord		Min	Space Heater			Total Depr Cost: 233,914			X 1.025																
Condition: Good		Size of Closets				Wall/Floor Furnace			Estimated T.C.V: 239,762																				
		Lg	X	Ord		Small	Forced Heat & Cool																						
Room List		Doors:				Solid	X	H.C.	Central Air									Bsmnt Garage:											
									Wood Furnace																				
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				(12) Electric												Carport Area: Roof:											
						100	Amps Service																						
(1) Exterior						No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1			Single Family			CONTEMPORARY			Cls C			Blt 1993								
						Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			No. of Elec. Outlets			Ground Area = 1388 SF			Floor Area = 2312 SF.																	
						Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79																		
X	Insulation					(13) Plumbing			Building Areas																				
(2) Windows		(7) Excavation				2			Average Fixture(s)			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
X	Many Avg. Few	X	Avg.	Small	Basement: 455 S.F. Crawl: 597 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 Fixture Bath			1.5 Story			Siding			Basement			455								
									2 Fixture Bath			2 Story			Siding			Blt-in Gar.			336								
	Wood Sash Metal Sash Vinyl Sash	(8) Basement				Softener, Auto			2 Story			Siding			Crawl Space			361											
						Softener, Manual			1+ Story			Siding			Crawl Space			236											
X	Double Hung Horiz. Slide Casement	Basement: 455 S.F. Crawl: 597 S.F. Slab: 0 S.F. Height to Joists: 0.0				Solar Water Heat			Other Additions/Adjustments																				
						No Plumbing			Plumbing																				
X	Double Glass Patio Doors	(9) Basement Finish				Extra Toilet			3 Fixture Bath						1			4,547			3,592								
						Extra Sink			Water/Sewer																				
X	Storms & Screens	Basement: 455 S.F. Crawl: 597 S.F. Slab: 0 S.F. Height to Joists: 0.0				Separate Shower			1000 Gal Septic						1			4,761			3,761								
						Ceramic Tile Floor			Water Well, 50 Feet						1			2,629			2,077								
	Asphalt Shingle Metal	(10) Floor Support				Ceramic Tile Wains			Porches																				
						Ceramic Tile Alcove			WGEF (1 Story)						161			12,838			10,142								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:				Vent Fan			WCP (1 Story)						116			5,257			4,153								
						Lump Sum Items:			CPP						108			2,118			1,673								
						(14) Water/Sewer			Deck																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water			Treated Wood						502			7,410			5,854							
							Public Sewer			w/Roof (Roof portion)						84			1,541			1,217							
	Asphalt Shingle Metal	(10) Floor Support				1 Water Well			Garages																				
						1 1000 Gal Septic			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)																				
		Joists: Unsupported Len: Cntr.Sup:				2000 Gal Septic			Base Cost						336			17,983			14,207								
									Common Wall: 2 Wall						1			-6,805			-5,376								
									Door Opener						1			535			423								
									Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																				
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TURPEINEN BROTHERS INC	ANDRESS TIM	85,000	02/13/2012	WD	03-ARM'S LENGTH	2012/00718	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
15288 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		CABIN		07/12/2013		13-109		COMPLETE		
		P.R.E. 0%		STORAGE		07/02/2012		12-122		COMPLETE		
Owner's Name/Address		MAP #:										
ANDRESS TIM & VAUNE 1007 MAPLEWOOD DRIVE HANCOCK MI 49930		2024 Est TCV 251,539 TCV/TFA: 224.59										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P1-7-8 SEC 7 T52N R34W THAT PART OF FRL S 1/2 LYING W OF OTTER RIVER EXCEPT THE W 1/2 OF W 1/2 OF SW 1/4 CONTAINS 82.13 ACRES		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			INLAND PROPERTIES		82.130 Acres		1,022 100	83,917	
Comments/Influences		82.13 Total Acres				Total Est. Land Value =		83,917				
			Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	41,959	83,811	125,770			104,523C	
		WK	09/14/2010	INSPECTED	2023	37,137	67,648	104,785			99,546C	
		TH	10/25/2010	DATA ENTER	2022	37,137	62,137	99,274			94,806C	
					2021	37,137	58,478	95,615			91,778C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 168 WCP (1 Story) 224 WCP (1 Story)		Year Built: 2012 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 95 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 2013		Remodeled 0		Ex X Ord Min									
Condition: Very Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 560 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	560		
Total:				130,149	123,642

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		4,230	
Water Well, 50 Feet	1	2,530		2,403	
Porches					
WCP (1 Story)	168	6,282		5,968	
WCP (1 Story)	224	7,544		7,167	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	384	16,593		15,763	
Fireplaces					
Wood Stove	1	2,103		1,998	
Carports					
Fiberglass	192	2,461		2,363	*9
Totals:				172,115	163,534

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 167,622

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
D&A BIRCHWOOD PROPERTY LLC	SCHLIEF BRANDON	85,000	06/23/2022	WD	03-ARM'S LENGTH	2022/03361	PROPERTY TRANSFER	100.0	
NELSON ROBERT K & TERESA L	D&A BIRCHWOOD PROPERTY LLC	68,000	09/11/2020	WD	03-ARM'S LENGTH	2020/05108	DEED	100.0	
ZARSKI STANISLAW &	NELSON ROBERT K & TERESA L	33,000	11/09/2007	WD	03-ARM'S LENGTH	2007/06318	DEED	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
15056 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/30/2015	15-0118	COMPLETE	
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
SCHLIEF BRANDON 39759 LOWER WORHAM CHASSELL MI 49916		2024 Est TCV 95,926 TCV/TFA: 0.00							
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS			
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				INLAND PROPERTIES			35.000	Acres	1,243 100 43,500
						35.00	Total Acres	Total Est. Land Value = 43,500	
				Land Improvement Cost Estimates					
				Description		Rate	Size	% Good	Cash Value
				D/W/P: 4in Ren. Conc.		8.00	185	94	1,391
						Total Estimated Land Improvements		True Cash Value = 1,391	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 25 CCP (1 Story)		Year Built: 2015 Car Capacity: 4 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
		Trim & Decoration											
Yr Built 2015		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		0 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
				Many X Ave. Few									
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. Few X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		(8) Basement											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		(10) Floor Support											
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Chimney: Brick													

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
CCP (1 Story)			25	828	778
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1500	52,140	49,012
Totals:				52,968	49,790

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 51,035

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
DEPUYDT DANIEL & ANNETTE	HOFMEYER SUSAN A	240,000		08/29/2016	WD	03-ARM'S LENGTH		2016/90425	DEED	100.0				
MUSSER PHILIP & MACLENNAN	DEPUYDT DANIEL & ANNETTE	145,500		08/15/2012	WD	03-ARM'S LENGTH		2012/04760	DEED	100.0				
ZARSKI BOGUSLAW	MUSSER PHILIP & MACLENNAN	6,000		06/29/2007	WD	03-ARM'S LENGTH		2007/03531	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 03/09/2023												
Owner's Name/Address		MAP #:												
LUNCEFORD THAD & EMILY 14992 DONKEN RD PELKIE MI 49958		2024 Est TCV 12,250												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 7 T52N R34W					INLAND PROPERTIES			5.000 Acres			2,450	100		12,250
W 165' OF SW 1/4 OF SW 1/4. 5 A.					5.00 Total Acres			Total Est. Land Value =			12,250			
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	6,125	0	6,125				6,125S		
					2023	6,000	0	6,000				6,000S		
					2022	6,000	0	6,000				6,000S		
					2021	6,298	0	6,298				6,298S		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
15780 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE			08/01/2016		2016-031-155	COMPLETE		
		P.R.E. 100% 03/19/2019			GARAGE			07/21/2016		2016-010-016	COMPLETE		
Owner's Name/Address		MAP #:											
RULISON DAVID E & LINDA L		2024 Est TCV 299,551 TCV/TFA: 208.02											
15780 DONKEN RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			INLAND PROPERTIES			95.000 Acres		1,005	100	95,500
P1-7-9 SEC 7 T52N R34W THAT PART OF FRL S 1/2 OF S 1/2 LYING E OF OTTER RIVER. 95 A.						95.00 Total Acres			Total Est. Land Value =		95,500		
Comments/Influences						Land Improvement Cost Estimates							
						Description			Rate		Size % Good		Cash Value
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Wood Frame		24.46		192		95	4,461
						Wood Frame		26.42		144		93	3,538
						Total Estimated Land Improvements True Cash Value = 7,999							
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
						2024	47,750	102,026	149,776			64,941C	
						2023	42,800	83,195	125,995			61,849C	
						2022	42,800	76,444	119,244			58,904C	
					2021	42,800	71,312	114,112			57,023C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough			X	Gas Wood	X	Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																									
					Insulation																																												
					0 Front Overhang																																												
				0 Other Overhang			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 32 Floor Area: 1,440 Total Base New : 261,202 Total Depr Cost: 177,387 Estimated T.C.V: 181,822										168 196 144 40 120	WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood Brzwy, FW			E.C.F. X 1.025																							
				(4) Interior																																													
				X	Drywall																							Plaster																					
					Paneled																								Wood T&G																				
				Trim & Decoration																								Ex		X	Ord		Min	Size of Closets		Lg		X	Ord		Small	Doors:			Solid	X	H.C.		
				Yr Built 1946																								Remodeled 0																					
Condition: Good																																																	
Room List																																																	
1 Basement 3 1st Floor 3 2nd Floor 2 Bedrooms																																																	
(1) Exterior																																																	
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall								No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost																																
X	Insulation												(13) Plumbing				1.75 Story Siding Basement 672 1 Story Siding Crawl Space 264																																
(2) Windows																																																	
X	Many Avg. Few		X	Large Avg. Small		Basement: 672 S.F. Crawl: 264 S.F. Slab: 0 S.F. Height to Joists: 0.0						Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 3,092 Water/Sewer 1000 Gal Septic 1 4,761 3,237 Water Well, 50 Feet 1 2,629 1,788 Porches WGEP (1 Story) 168 13,218 8,988 WGEP (1 Story) 196 14,596 9,925 Deck Treated Wood 144 3,267 1,993 Treated Wood 40 1,564 1,064																																	
X	Wood Sash Metal Sash Vinyl Sash													Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 648 23,730 16,136 Storage Over Garage 360 4,842 3,293 Door Opener 1 535 364 Breezeways Frame Wall 120 8,083 5,496																															
X	Double Hung Horiz. Slide Casement													Lump Sum Items:				Totals: 261,202 177,387																															
X	Double Glass Patio Doors			X										Notes: ECF (SOUTH OF 283) 1.025 => TCV: 181,822																																			
X	Storms & Screens																																																
(3) Roof																																																	
X	Gable		X	Gambrel		Recreation SF									Notes: ECF (SOUTH OF 283) 1.025 => TCV: 181,822																																		
	Hip			Mansard		Living SF																																											
X	Flat			Shed		Walkout Doors (B)																																											
						No Floor SF																																											
Asphalt Shingle																																																	
Metal																																																	
Chimney: Brick																																																	

Building Type	Barn - General Purpose	Turkey Barn	Barn - General Purpose		
Year Built					
Class/Construction	D,Frame	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 144	4 Wall, 40	4 Wall, 48		
Height	9	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	48 x 24 = 1152	12 x 8 = 96	12 x 12 = 144		
Cost New	\$ 29,330	\$ 2,901	\$ 5,978		
Phy./Func./Econ. %Good	30/100/100 30.0	66/100/100 66.0	53/100/100 53.0		
Depreciated Cost	\$ 8,799	\$ 1,915	\$ 3,168		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025		
% Good	30	66	53		
Est. True Cash Value	\$ 9,019	\$ 1,963	\$ 3,248		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14230 / All Cards: 14230					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		29,000	05/01/1995	WD	03-ARM'S LENGTH	130:607	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
YON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/17/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
TIMONEN TIMOTHY & KAREN L 34603 YON RD CHASSELL MI 49916		2024 Est TCV 59,000									
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-8-1 SEC 8 T52N R34W NE 1/4 OF NE 1/4. 40 A.		Gravel Road			AG LAND 10 A OR MORE			40.000	Acres	1,475 100	59,000
Comments/Influences		Paved Road			40.00 Total Acres Total Est. Land Value = 59,000						
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
X		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
X		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	29,500	0	29,500			10,060C
					2023	21,400	0	21,400			9,581C
					2022	20,000	0	20,000			9,125C
					2021	20,500	0	20,500			8,834C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
16615 S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BORTON JACQUELINE 8604 HARRIS HWY MORENCI MI 49256		MAP #:		2024 Est TCV 334,160 TCV/TFA: 101.85									
Taxpayer's Name/Address  BORTON JACQUELINE 16615 S RIVER RD CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements				* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						INLAND PROPERTIES			26.670	Acres	576	100	15,357
								26.67	Total Acres		Total Est. Land Value =		15,357
Tax Description		X	Dirt Road										
P1-8-2 SEC 8 T52N R34W NW 1/4 OF NE 1/4, EXC E 440'. 26.67 A.		X	Gravel Road										
Comments/Influences		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	7,679	159,401	167,080			100,352C		
					2023	16,234	128,857	145,091			95,574C		
					2022	16,234	118,369	134,603			91,023C		
					2021	16,733	111,766	128,499			88,116C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 39 WGEP (1 Story) 39 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 1950		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 169 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 169 SF Floor Area = 169 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	169		
Total:				23,441	22,269

Other Additions/Adjustments

Porches					
WGEP (1 Story)			39	4,899	4,654
WGEP (1 Story)			39	4,899	4,654
Totals:				33,239	31,577

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

32,366

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GORUP MARLENE A	HINER JOSHUA & ANDEE	110,000	12/22/2014	WD	03-ARM'S LENGTH	2015/00280	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
16719 S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 01/15/2015								
Owner's Name/Address		MAP #:								
HINER JOSHUA & ANDEE		2024 Est TCV 138,450 TCV/TFA: 72.72								
16719 S RIVER RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS				
CHASSELL MI 49916		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				INLAND PROPERTIES		13.300 Acres		2,051	100	27,280
				13.30		Total Acres		Total Est. Land Value =		27,280
Tax Description				Land Improvement Cost Estimates						
P5-10-2A SEC 8 T52N R34W E 440' OF NW 1/4 OF NE 1/4. 13.33 A.				Description			Rate	Size	% Good	Cash Value
Comments/Influences				Wood Frame			26.59	140	93	3,462
				Total Estimated Land Improvements		True		Cash Value =		3,462
		Topography of Site								
		X Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	13,640	55,585	69,225		50,392C
		WK	09/13/2010	INSPECTED	2023	10,825	44,889	55,714		47,993C
		SC	10/27/2010	DATA ENTER	2022	10,825	41,207	52,032		45,708C
					2021	12,123	38,759	50,882		44,248C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal				Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 196 136	WGEP (1 Story) Treated Wood			Year Built: 1988 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1050 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																													
Building Style: MINE HOUSE				X Drywall Paneled								Plaster Wood T&G																					
				Trim & Decoration																													
Yr Built 1921		Remodeled 0		Ex				X				Ord								Min													
Condition: Fair				Size of Closets																													
				Lg				X				Ord								Small													
Room List				Doors:								Solid				X				H.C.													
1 Basement 3 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors																													
				Kitchen: Hardwood Other: Carpeted Other:																													
								(12) Electric																									
								200 Amps Service																									
(1) Exterior																																	
				Ex.				X				Ord.								Min													
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																													
X Insulation				X Drywall																													
				X Plaster																													
(2) Windows				(7) Excavation																													
X Many Avg. Few		X Large Avg. Small		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																													
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																													
X Double Hung Horiz. Slide Casement								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																									
X Double Glass Patio Doors																																	
X Storms & Screens				(9) Basement Finish																													
(3) Roof																																	
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X Asphalt Shingle				(10) Floor Support																													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
34750 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WINELAND DAVID 8856 RT 127 WEST UNITY OH 43570		MAP #:											
		2024 Est TCV 96,663 TCV/TFA: 241.66											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-8-3 SEC 8 T52N R34W SW 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES		40.000 Acres		1,200		100		48,000
Comments/Influences					40.00		Total Acres		Total Est. Land Value =		48,000		
					Land Improvement Cost Estimates								
					Description		Rate		Size		% Good		Cash Value
					Sauna		5,204.57		1		95		4,945
					Sewer		20.18		342		64		4,417
					Electric		Total Estimated Land Improvements		True Cash Value =		9,362		
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	24,332	48,332			12,135C		
		LP	05/06/2009	DATA ENTER	2023	20,000	20,390	40,390			11,558C		
		WK	09/13/2010	INSPECTED	2022	20,000	18,662	38,662			11,008C		
		SC	10/27/2010	DATA ENTER	2021	20,000	12,537	32,537			8,628C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 120 CCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CABIN		Drywall X Paneled Plaster Wood T&G											
Yr Built 1960		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1 1st Floor 1 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Concrete Other:		0 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Log Insulation		X Wood		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many X Avg. Few		X Avg. Small		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CABIN

(11) Heating System: Space Heater

Ground Area = 400 SF Floor Area = 400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	400		
Total:				51,800	33,152

Other Additions/Adjustments

Porches					
CCP (1 Story)			120	2,977	1,905
Water/Sewer					
Water Well, 50 Feet			1	2,530	1,619
Fireplaces					
Wood Stove			1	2,103	1,346
Local Cost Items					
PRIVVY			1	500	320
Totals:				59,910	38,342

Notes: COTTAGE- 20 X 20

ECF (SOUTH OF 283) 1.025 => TCV: 39,301

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		29,000	05/01/1995	WD	03-ARM'S LENGTH	130:607	DEED	0.0					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
34603 YON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 06/17/1994 Qual. Ag.											
Owner's Name/Address		MAP #:											
TIMONEN TIMOTHY & KAREN L		2024 Est TCV 110,882 TCV/TFA: 101.35											
34603 YON RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND								
CHASSELL MI 49916		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-8-4 SEC 8 T52N R34W N 1/2 OF SE 1/4 OF NE 1/4. 20 A.					AG LAND 10 A OR MORE			20.000 Acres		1,675	100		33,500
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			33,500		
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Sauna	5,468.57		1 95		5,196			
					Sewer	12.87		340 59		2,582			
		X	Electric		Wood Frame	32.08		64 49		1,006			
					Total Estimated Land Improvements True Cash Value = 8,784								
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	16,750	38,691	55,441			26,567C		
		LP	09/29/2008	DATA ENTER	2023	13,000	35,772	48,772			25,302C		
		WK	09/13/2010	INSPECTED	2022	10,500	34,706	45,206			24,098C		
		SC	10/27/2010	DATA ENTER	2021	12,000	28,628	40,628			21,265C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 160 WGEP (1 Story) 88 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall X Paneled Plaster Wood T&G											
Yr Built 1933		Remodeled 2021		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		Doors: Solid X H.C.		X Central Air Wood Furnace							
1 Basement 2 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Other:		(12) Electric							
(1) Exterior						0 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Tile		Ex. X Ord. Min		No. of Elec. Outlets							
				Many X Ave. Few		(13) Plumbing							
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Avg. Few Small		Basement: 729 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement											
X Horiz. Slide Casement		Conc. Block Poured Conc. Stone											
X Double Glass Patio Doors		Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water, Wood Furnace Add-On

Ground Area = 729 SF Floor Area = 1094 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	729		
Total:				131,672	59,250

Other Additions/Adjustments

Plumbing					
2 Fixture Bath	1		2,541		1,143
Water/Sewer					
1000 Gal Septic	1		4,453		2,004
Water Well, 50 Feet	1		2,530		1,138
Porches					
WGEP (1 Story)		160	11,661		5,247
WGEP (1 Story)		88	7,950		3,577
Totals:			160,807		72,359

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 60,203

Building Type	Barn - General Purpose	Barn - General Purpose	Farm Implement/Equipment	Farm Implement/Equipment	Turkey Barn
Year Built					
Class/Construction	D,Frame	D,Frame	D,Pole	D,Pole	D,Frame
Quality/Exterior	Average	Average	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 100	4 Wall, 56	4 Wall, 72	4 Wall, 56	4 Wall, 40
Height	13	11	12	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	(L or Odd Shaped) 580	14 x 14 = 196	20 x 16 = 320	20 x 8 = 160	12 x 8 = 96
Cost New	\$ 24,656	\$ 9,954	\$ 1,907	\$ 1,139	\$ 2,759
Phy./Func./Econ. %Good	20/100/100 20.0	20/100/100 20.0	30/100/100 30.0	39/100/100 39.0	78/100/100 78.0
Depreciated Cost	\$ 4,931	\$ 1,991	\$ 572	\$ 444	\$ 2,152
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	20	20	30	39	78
Est. True Cash Value	\$ 4,103	\$ 1,656	\$ 476	\$ 370	\$ 1,790
Comments:					CHICKEN COUP
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8395 / All Cards: 8395					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 196 WGEP (1 Story) 56 WGEP (1 Story) 40 CPP 150 Treated Wood 12 Treated Wood 20 Treated Wood		Year Built: 1995 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 1020	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(14) Water/Sewer									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Double Glass Patio Doors		(9) Basement Finish		Lump Sum Items:									
X Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1920 (11) Heating System: Forced Air w/ Ducts Ground Area = 728 SF Floor Area = 1274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 728 Total: 159,131 85,930 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,643 Water/Sewer 1000 Gal Septic 1 4,761 2,571 Water Well, 50 Feet 1 2,629 1,420 Porches WGEP (1 Story) 196 14,596 7,882 WGEP (1 Story) 56 6,400 3,456 CPP 40 1,016 549 Deck Treated Wood 150 3,351 1,810 Treated Wood 12 536 289 Treated Wood 20 894 483 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1020 24,949 13,472 No Concrete Floor 1020 -6,630 -3,580 Totals: 214,675 115,925 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 118,823													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 65 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 280 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 280 SF Floor Area = 280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	280		
Total:				35,002	7,876

Other Additions/Adjustments

Porches			
WGEP (1 Story)	65	5,998	1,350
Totals:		41,000	9,226

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

9,457

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - Special Purpose	Farm Implement (Equipment	
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole	D,Frame	
Quality/Exterior	Average	Average	Low Cost	Average	
# of Walls, Perimeter	4 Wall, 136	4 Wall, 76	4 Wall, 104	4 Wall, 122	
Height	20	20	12	14	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	Space Heaters, Rad.	
Length/Width/Area	(L or Odd Shaped) 928	22 x 16 = 352	36 x 16 = 576	(L or Odd Shaped) 628	
Cost New	\$ 35,171	\$ 15,586	\$ 22,222	\$ 22,633	
Phy./Func./Econ. %Good	20/100/100 20.0	39/100/100 39.0	35/100/100 35.0	20/100/100 20.0	
Depreciated Cost	\$ 3,517	\$ 6,079	\$ 7,778	\$ 3,395	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	20	39	35	20	
Est. True Cash Value	\$ 3,605	\$ 6,231	\$ 7,972	\$ 3,480	
Comments:	2021 COLLAPSING				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21288 / All Cards: 21288					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status						
NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
STUROS JOSEPH B & ESTHER 34561 NIEMI RD CHASSELL MI 49916		2024 Est TCV 2,800												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STUROS JOSEPH B & ESTHER 34561 NIEMI RD CHASSELL MI 49916			Gravel Road			INLAND PROPERTIES			1.000	Acres	2,800	100		2,800
			Paved Road						1.00	Total Acres	Total Est. Land Value =			2,800
Tax Description			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
Comments/Influences		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2024	1,400	0	1,400				352C		
					2023	1,250	0	1,250				336C		
					2022	1,250	0	1,250				320C		
					2021	1,260	0	1,260				310C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LISTER HOWARD & JUDITH	LISTER HOWARD & JUDITH LE	0	11/26/2014	QC	09-FAMILY	2014/06193	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
16331 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		05/24/2010	10-112	COMPLETE				
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
LISTER HOWARD & JUDITH A; LE ET AL LISTER JON&JANICE & CURTIS JENNIFER 16331 TIHINEN RD CHASSELL MI 49916		2024 Est TCV 157,762 TCV/TFA: 91.30											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					INLAND PROPERTIES								
P1-8-7 SEC 8 T52N R34W					20.000 Acres 1,700 100 34,000								
W 1/2 OF NE 1/4 OF NW 1/4. 20 A.					20.00 Acres 0 100 0								
Comments/Influences					40.00 Total Acres Total Est. Land Value = 34,000								
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					Wood Frame					22.58	352	46	3,656
					Total Estimated Land Improvements True Cash Value = 3,656								
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	61,881	78,881			10,682C		
		LP	10/05/2009	DATA ENTER	2023	14,000	50,631	64,631			10,174C		
		WK	09/13/2010	INSPECTED	2022	14,000	46,478	60,478			9,690C		
		SC	10/28/2010	DATA ENTER	2021	15,000	43,724	58,724			9,381C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood Oil Coal Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area Type 168 WGEP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																							
Building Style: COLONIAL				X Drywall Paneled Plaster Wood T&G																							
				Trim & Decoration																							
Yr Built 1918		Remodeled 1994		Ex X Ord Min																							
Condition: Average				Size of Closets																							
				Lg X Ord Small																							
Room List				Doors: Solid X H.C.				Central Air Wood Furnace																			
1 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																			
								100 Amps Service																			
								No./Qual. of Fixtures																			
								Ex. X Ord. Min																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																			
				X Drywall				Many X Ave. Few																			
X Insulation								(13) Plumbing																			
(2) Windows				(7) Excavation				2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X Many Avg. X Large Avg. Few Small				Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																							
X Double Hung Horiz. Slide Casement																											
X Double Glass Patio Doors				X Concrete Floor																							
X Storms & Screens				(9) Basement Finish																							
(3) Roof								(14) Water/Sewer																			
X Gable Hip Flat Gambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1918																											
(11) Heating System: Forced Hot Water																											
Ground Area = 1008 SF Floor Area = 1728 SF.																											
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53																											
Building Areas																											
Stories				Exterior				Foundation				Size				Cost New				Depr. Cost							
2 Story				Siding				Basement				720															
1 Story				Siding				Basement				288															
								Total:				196,168				103,969											
Other Additions/Adjustments																											
Plumbing																											
3 Fixture Bath								1				3,778				2,002											
Water/Sewer																											
1000 Gal Septic								1				4,453				2,360											
Water Well, 50 Feet								1				2,530				1,341											
Porches																											
WGEP (1 Story)								168				12,057				6,390											
Fireplaces																											
Wood Stove								1				2,103				1,115											
								Totals:				221,089				117,177											
Notes:																											
ECF (SOUTH OF 283) 1.025 => TCV: 120,106																											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
LISTER HOWARD & JUDITH	LISTER HOWARD & JUDITH LE	0		11/26/2014	QC	09-FAMILY		2014/06193	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
16331 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
LISTER HOWARD & JUDITH LE ET AL LISTER JON&JANICE & CURTIS JENNIFER 16331 TIHINEN RD CHASSELL MI 49916		2024 Est TCV 42,627										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-8-8 SEC 8 T52N R34W NW 1/4 OF NW 1/4 EXCEPT PARCEL SOLD TO LIIMATAINEN D/F AS; COM AT THE NW CORNER OF THE NW 1/4 OF THE NW 1/4; TH E 416'; TH S 624'; TH W 416'; THEN N 624' TO THE POB. (P1-8-8A). 34.03 A.					INLAND PROPERTIES			34.030 Acres			1,253	100
Comments/Influences		Topography of Site			34.03 Total Acres			Total Est. Land Value =			42,627	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	21,314	0	21,314			3,572C	
		Who When What			2023	17,732	0	17,732			3,402C	
					2022	17,732	0	17,732			3,240C	
		LP 12/30/2009 DATA ENTER			2021	17,732	0	17,732			3,137C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
16121 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LIIMATAINEN WILLIAM JOHN 2702 22ND AVE MONROE WI 53566		MAP #:											
		2024 Est TCV 76,798 TCV/TFA: 137.14											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-8-8A SEC 8 T52N R34W PART OF THE NW 1/4 OF NW 1/4 SEC 8 T52N R34W D/F, COMMENCING AT THE NW CORNER, TH E 416', TH S 624', TH W 416', TH N 624' TO POB. 5.97 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		INLAND PROPERTIES			5.970	Acres	2,422	100		14,457
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		5.97 Total Acres      Total Est. Land Value =      14,457								
			Topography of Site										
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		LP	06/03/2008	INSPECTED	2024	7,229	31,170	38,399			9,867C		
		WK	09/13/2010	INSPECTED	2023	6,995	25,186	32,181			9,398C		
		SC	10/28/2010	DATA ENTER	2022	6,995	23,134	30,129			8,951C		
					2021	7,519	23,506	31,025			8,666C		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
HILL ROGER W & SHERRY T	HILL TRUST ROGER & SHERRY	0		02/29/2012	PTA	09-FAMILY		2012/01120	DEED	0.0					
		4,289		08/01/1999	WD	03-ARM'S LENGTH		148:90	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status				
NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
HILL ROGER & SHERRY TRUST 25937 E GROSS PT SHORES RD HANCOCK MI 49930		MAP #:													
		2024 Est TCV 48,560													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-8-9 SEC 8 T52N R34W SW 1/4 OF NW 1/4. 40 A.					STANDARD 20+					40.000	Acres	1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560				
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	24,280	0	24,280			9,846C				
		WK	09/13/2010	INSPECTED	2023	23,800	0	23,800			9,378C				
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			8,932C				
					2021	24,000	0	24,000			8,647C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
34561 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
STUROS JOSEPH B & ESTHER 34561 NIEMI RD CHASSELL MI 49916		2024 Est TCV 152,912 TCV/TFA: 106.19											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STUROS JOSEPH B & ESTHER 34561 NIEMI RD CHASSELL MI 49916					INLAND PROPERTIES			40.000 Acres	1,200	100			
					40.00 Total Acres			Total Est. Land Value =			48,000		
Tax Description		P1-8-10 SEC 8 T52N R34W SE 1/4 OF NW 1/4. 40 A.			Land Improvement Cost Estimates								
Comments/Influences					Description	Rate			Size % Good		Cash Value		
					Wood Frame	28.11			80 39		877		
					Wood Frame	20.23			336 74		5,030		
					Total Estimated Land Improvements			True Cash Value =			5,907		
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	52,456	76,456			28,280C		
		WK	09/13/2010	INSPECTED	2023	20,000	43,092	63,092			26,934C		
		SC	10/28/2010	DATA ENTER	2022	20,000	39,532	59,532			25,652C		
					2021	20,000	43,803	63,803			24,833C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 46 Floor Area: 1,440 Total Base New : 178,869 Total Depr Cost: 96,590 Estimated T.C.V: 99,005		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: CONTEMPORARY		Trim & Decoration			Central Air Wood Furnace									
Yr Built 1930	Remodeled 1980	Ex	X Ord		Min									
Condition: Fair		Size of Closets			Lg	X Ord		Small						
Room List		Doors:		Solid	X	H.C.								
	Basement 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures										
	Insulation			Ex.		X Ord.		Min						
(2) Windows		(7) Excavation		No. of Elec. Outlets										
	Many Avg. Few		Large Avg. Small	Many		X Ave.		Few						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing										
(3) Roof		Basement: 384 S.F. Crawl: 432 S.F. Slab: 336 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing										
X	Gable Hip Flat		Gambrel Mansard Shed	1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		(10) Floor Support		Lump Sum Items:										

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls CD Blt 1930

(11) Heating System: Space Heater

Ground Area = 1152 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	432			
1.75 Story	Siding	Basement	384			
1 Story	Siding	Slab	336			
Total:					155,494	83,967

Other Additions/Adjustments

Plumbing	Extra Toilet	Water/Sewer	1000 Gal Septic	Water Well, 50 Feet	Porches	CCP (1 Story)	Foundation: Shallow	Garages
1	1,250	675						
1	4,453	2,405						
1	2,530	1,366						
80	2,070	1,118						
80	-789	-426						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Base Cost	432	15,863	8,566					
Common Wall: 1 Wall	1	-2,002	-1,081					
Totals:				178,869	96,590			

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 99,005

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
TREADEAU JOSEPH R, JACQUEL	MARTIN GREGORY J	0		03/14/2023	WD	03-ARM'S LENGTH		2023/01117	DEED	100.0				
CARNE JAMES & APRIL	TREADEAU JOSEPH R, JACQUEL	45,000		03/09/2023	WD	03-ARM'S LENGTH		2023/01093	PROPERTY TRANSFER	100.0				
YODER TIMOTHY & JOSEPH & D	CARNE JAMES & APRIL	45,000		01/08/2021	WD	03-ARM'S LENGTH		2021/00170	DEED	100.0				
SETULA DAVID R & KATHLEEN	YODER TIMOTHY G, JOSEPH L,	125,000		10/29/2008	WD	03-ARM'S LENGTH		2008/06220	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
34380 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MARTIN GREGORY J 30172 TAPIOLA RD PELKIE MI 49958					2024 Est TCV 51,359									
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES					40.000 Acres		1,200	100	48,000
										40.00 Total Acres		Total Est. Land Value =		48,000
Tax Description					Land Improvement Cost Estimates									
P1-8-11 SEC 8 T52N R34W NE 1/4 OF SW 1/4. 40 A. (SPLIT 40 A TO 010-008-013-50 FOR CFR LISTING FOR 2013 KEPT ORIGINAL PID)		X			Description									
					Rate									
					Size % Good									
					Cash Value									
					Wood Frame									
					26.59									
					140 59									
					Sewer									
					38.41									
					36 84									
					1,162									
					Total Estimated Land Improvements True Cash Value =									
					3,359									
Comments/Influences														

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
YODER TIMOTHY & JOSEPH & D	FISHER EMILY	36,000		11/17/2020	WD	03-ARM'S LENGTH		2020/06679	DEED	100.0				
SETULA DAVID R & KATHLEEN	YODER TIMOTHY G, JOSEPH L,	125,000		10/29/2008	WD	03-ARM'S LENGTH		2008/06220	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FISHER EMILY 312 CENTER ST HANCOCK MI 49930		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-8-11 SEC 8 T52N R34W NW 1/4 OF SW 1/4. 40 A. (SPLIT 40 A FROM 010-008-013-00 FOR CFR LISTING FOR 2013) CFR # 2012-17-31					STANDARD 20+			40.000 Acres		1,214	100	48,560		
					40.00 Total Acres			Total Est. Land Value =		48,560				
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	24,280	0	24,280				24,280S		
					2023	23,800	0	23,800				23,800S		
					2022	23,500	0	23,500				23,500S		
					2021	0	0	0				0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 01/22/2022												
Owner's Name/Address		MAP #:												
RULISON DAVID E 15780 DONKEN RD PELKIE MI 49958		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-8-12 SEC 8 T52N R34W SW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			5,800C			
		WK	09/13/2010	INSPECTED	2023	23,800	0	23,800			5,524C			
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			5,261C			
					2021	24,000	0	24,000			5,093C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MCMASTERS MICHAEL P & DONN	DEBLOIS RANDY R & KIMBERLY	110,000		06/09/2005	WD	03-ARM'S LENGTH		167:1616	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
16502 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 09/15/2008											
Owner's Name/Address		MAP #:											
DEBLOIS RANDY R & KIMBERLY M		2024 Est TCV 46,218											
16502 DONKEN RD		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-8-13 SEC 8 T52N R34W SE 1/4 OF SW 1/4. LESS MAP CODE P1-8-13A 38.02 ACRES M/L					INLAND PROPERTIES					38.020 Acres	1,216	100	
Comments/Influences		Topography of Site			38.02 Total Acres			Total Est. Land Value =			46,218		
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	23,109	0	23,109			3,469C		
		Who When What			2023	19,248	0	19,248			3,304C		
					2022	19,248	0	19,248			3,147C		
					2021	19,248	0	19,248			3,047C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MCMASTERS MICHAEL P & DONN	DEBLOIS RANDY R & KIMBERLY	100,000	06/09/2005	WD	03-ARM'S LENGTH	167/1616	DEED	0.0						
		24,000	07/01/2001	WD	03-ARM'S LENGTH	154:876	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
16332 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
DEBLOIS RANDY R & KIMBERLY M		2024 Est TCV 93,032 TCV/TFA: 80.76												
16502 DONKEN RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements		* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-8-13A SEC 8 T52N-R34W PART OF SE 1/4 OF SW 1/4 BEG ON S SEC LINE AT A POINT W 734' FROM THE S 1/4 COR OF SAID SEC; TH CONT ALONG SEC LINE W 288'; TH N 300'; TH E 288'; TH S 300' TO THE POB. 1.98 ACRES M/L				INLAND PROPERTIES			1.980 Acres		2,652	100			5,250	
Comments/Influences				1.98 Total Acres		Total Est. Land Value =							5,250	



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 16 WGEF (1 Story) 96 Treated Wood		Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 56 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: MANUFACTURED		Drywall Paneled		Plaster Wood T&G									
Yr Built 1970		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1970 (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 1,152 120,384 67,414 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,494 Water Well, 50 Feet 1 2,530 1,417 Deck Treated Wood 96 2,391 1,339 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,767 12,190 Porches WGEF (1 Story) 16 1,406 787 Totals: 152,931 85,641 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 87,782													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
WISURI HELEN TRUST	LAMPINEN SCOTT	40,000		03/07/2023	WD	03-ARM'S LENGTH		2023/01106	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
LAMPINEN SCOTT 45307 US HWY 41 CHASSELL MI 49916		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-8-15 SEC 8 T52N R34W NW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			24,280S			
		WK	09/13/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MCMASTERS MICHAEL & DONNA	DEBLOIS RANDY R & KIMBERLY	0		07/05/2012	CD	05-CORRECTING TITLE		2012/03685	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
16502 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 02/11/2013												
Owner's Name/Address		MAP #:												
DEBLOIS RANDY R & KIMBERLY M		2024 Est TCV 100,432 TCV/TFA: 150.12												
16502 DONKEN RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *									
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					INLAND PROPERTIES		40.000 Acres		1,200	100	48,000			
P1-8-16 SEC 8 T52N R34W SW 1/4 OF SE 1/4. 40 A.					40.00 Total Acres		Total Est. Land Value =		48,000					
Comments/Influences		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates									
					Description	Rate		Size % Good		Cash Value				
					Wood Frame	34.16		32 46		503				
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Wood Frame	25.09		100 46		1,154				
					Total Estimated Land Improvements True Cash Value = 1,657									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X												
		X												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	26,216	50,216			31,405C			
		LP	06/03/2008	INSPECTED	2023	20,000	18,576	38,576			29,910C			
					2022	20,000	17,046	37,046			28,486C			
					2021	20,000	16,036	36,036			27,576C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 384 S.F. Crawl: 0 S.F. Slab: 189 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Electric Baseboard

Ground Area = 573 SF Floor Area = 669 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	384		
1 Story	Siding	Slab	189		
Total:				86,482	45,836

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453	2,360		
Water Well, 50 Feet	1	2,530	1,341		
Totals:			93,465	49,537	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 50,775

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
16860 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
WISURI WILLIAM F 3130 HOGBACK FOWLERVILLE MI 48836		MAP #:												
		2024 Est TCV 71,055 TCV/TFA: 122.30												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-8-17 SEC 8 T52N R34W SE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		X	Level	Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	24,000	11,528	35,528			14,833C			
					2023	20,000	9,207	29,207			14,127C			
					2022	20,000	8,457	28,457			13,455C			
					2021	20,000	8,306	28,306			13,026C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DATTO DANIEL J & JANELLE K	FISHER DALTON & TAYLOR	255,000	07/31/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
HACKENBERG SALLY ET AL	DATTO DANIEL J & JANELLE K	88,500	08/02/2016	WD	03-ARM'S LENGTH	2016/04210	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
16455 TIHINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		07/18/1998	98-112	COMPLETE		
Owner's Name/Address		P.R.E. 0%									
FISHER DALTON & TAYLOR 16455 TIHINEN RD CHASSELL MI 49916		MAP #: P1-8-6									
		2024 Est TCV 199,966 TCV/TFA: 158.58									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
					INLAND PROPERTIES 14.000 Acres 2,029 100 28,400						
					14.00 Total Acres Total Est. Land Value = 28,400						
					Land Improvement Cost Estimates						
					Description		Rate	Size % Good	Cash Value		
					Wood Frame		38.41	36 75	1,037		
					Total Estimated Land Improvements True Cash Value = 1,037						
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	2024	14,200	85,783	99,983			99,983S
		LP	06/03/2008	INSPECTED	2023	11,000	61,488	72,488			67,146C
		LP	04/08/2009	DATA ENTER	2022	0	0	0			0
		WK	09/13/2010	INSPECTED	2021	0	0	0			0
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
			X Insulation																	
			0 Front Overhang																	
			0 Other Overhang																	
(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 31 Floor Area: 1,261 Total Base New : 219,142 Total Depr Cost: 151,206 Estimated T.C.V: 154,986										
X Drywall													Plaster							
Paneled													Wood T&G							
Trim & Decoration																				
Yr Built			Ex			X			Ord						Min					
Remodeled			Size of Closets																	
1989			Lg			X			Ord						Small					
Condition: Average			Doors:						Solid			X			H.C.					
Room List			(5) Floors																	
1 Basement																				
8 1st Floor																				
2nd Floor																				
3 Bedrooms																				
(1) Exterior			(6) Ceilings																	
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall																	
X Insulation																				
(2) Windows			(7) Excavation																	
X	Many		Large		Basement: 1261 S.F.															
	Avg.		X Avg.		Crawl: 0 S.F.															
Few			Small			Slab: 0 S.F.														
			Height to Joists: 0.0																	
X	Wood Sash																			
	Metal Sash																			
Vinyl Sash																				
X	Double Hung																			
	Horiz. Slide																			
Casement																				
X	Double Glass																			
	Patio Doors																			
X Storms & Screens																				
(3) Roof																				
X	Gable		Gambrel		Recreation SF															
	Hip		Mansard		Living SF															
Flat			Shed		1 Walkout Doors (B)															
						No Floor SF														
X	Asphalt Shingle					Walkout Doors (A)														
(10) Floor Support																				
Chimney: Brick																				
						</														



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2018		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 280 15,260 14,650  
Door Opener 1 535 514  
Totals: 15,795 15,164  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 15,543

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DATTO DANIEL J & JANELLE K	HAMMERSTROM BROCK	15,000	09/21/2022	WD	03-ARM'S LENGTH	2022/05039	PROPERTY TRANSFER	100.0				
HACKENBERG SALLY ET AL	DATTO DANIEL J & JANELLE K	88,500	08/02/2016	WD	03-ARM'S LENGTH	2016/04210	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
34814 NIEMI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/18/2022	2022-031-361	FOUNDATION				
		P.R.E. 0%										
Owner's Name/Address		MAP #: P1-8-6										
HAMMERSTROM BROCK 14229 RED PINE RD ATLANTIC MINE MI 49905		2024 Est TCV 109,542 TCV/TFA: 108.67										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Tax Description					INLAND PROPERTIES			5.000 Acres	2,450 100	12,250		
SEC 8 T52N R34W COMM AT THE SOUTHEAST CORNER OF THE NE ¼ OF THE NW ¼, TH W ALONG THE S LINE OF THE NE ¼ OF THE NW ¼ A OF 208.6 FEET TO THE POB; TH CONTINUING W ALONG THE S LINE OF THE NE ¼ OF THE NW ¼ 451.4 FEET, MORE OR LESS, TO THE WEST LINE OF THE E ½ OF THE NE ¼ OF THE NW ¼; TH NORTH ALONG THE W LINE OF THE E ½ OF THE NE ¼ OF THE NW ¼ 396 FEET, MOL, TO THE S LINE OF THE N 924 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼; TH EAST ALONG THE S LINE OF THE N 924 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ 660 FEET, MOL, TO THE E LINE OF NE ¼ OF THE NW ¼; TH S ALONG THE E LINE ***BALANCE OF DESCRIPTION ON FILE***		X			Dirt Road			5.00 Total Acres			Total Est. Land Value =	12,250
		X			Gravel Road							
		X			Paved Road							
		X			Storm Sewer							
		X			Sidewalk							
		X			Water							
		X			Sewer							
		X			Electric							
		X			Gas							
		X			Curb							
		X			Street Lights							
		X			Standard Utilities							
		X			Underground Utils.							
		Topography of Site										
		X			Level							
		X			Rolling							
		X			Low							
		X			High							
		X			Landscaped							
		X			Swamp							
		X			Wooded							
		X			Pond							
		X			Waterfront							
		X			Ravine							
		X			Wetland							
		X			Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	6,125	48,646	54,771			51,972C	
		LP 06/03/2008 INSPECTED			2023	6,000	15,700	21,700			21,700S	
		LP 04/08/2009 DATA ENTER			2022	0	0	0			0	
		WK 09/13/2010 INSPECTED			2021	0	0	0			0	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType				Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 2 Floor Area: 1,008 Total Base New : 96,856 Total Depr Cost: 94,919 Estimated T.C.V: 97,292				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:							
Building Style: CAPE				Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas Stories Exterior Foundation Size 1.75 Story Siding Blt-in Gar. 576 Total: 48,995 48,015  Other Additions/Adjustments Water/Sewer 1 4,761 4,666 1000 Gal Septic 1 5,684 5,570 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,628 -2,575 Base Cost 1152 40,044 39,243 Totals: 96,856 94,919  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 97,292															
Yr Built 2023Remodeled 0				ExXOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Condition: Good				Size of Closets				(12) Electric				0 Amps Service				No./Qual. of Fixtures ExXOrdMin											
Room List				Doors:SolidXH.C.				(14) Water/Sewer				1 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:											
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(15) Fireplaces				Total: 48,995 48,015															
(1) Exterior				Kitchen: Other: Other:				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
Insulation								(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
(2) Windows				(7) Excavation				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X Many Avg. X Large Few Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X Gable Hip Gambrel Flat Mansard Shed				(9) Basement Finish				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X Asphalt Shingle				(10) Floor Support				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				(13) Plumbing				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
34135 SLEEPY HOLLOW RD			School: HOUGHTON-PORTAGE TWP SCHOOLS												
			P.R.E. 100% 05/18/1994												
Owner's Name/Address			MAP #:												
LANTTO GLORIA, PAAVOLA GARY G & 34135 SLEEPY HOLLOW RD PELKIE MI 49958			2024 Est TCV 76,948 TCV/TFA: 86.17												
			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
			Public Improvements			* Factors *									
Tax Description			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-9-15A SEC 9 T52N R34W SE 1/4 OF SE 1/4. 40 A.						INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences									40.00 Total Acres			Total Est. Land Value =			48,000
						Land Improvement Cost Estimates									
						Description			Rate		Size		% Good	Cash Value	
						Wood Frame			21.24		224		64	3,045	
						Residential Local Cost Land Improvements									
						Description			Rate		Size		% Good	Cash Value	
						ROLL OFF / SF			10.00		160		95	1,520	
									Total Estimated Land Improvements		True		Cash Value =		4,565
			Topography of Site												
			Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Who	When	What	2024	24,000	14,474	38,474			16,581C			
			WK	09/08/2010	INSPECTED	2023	20,000	11,971	31,971			15,792C			
			SC	10/28/2010	DATA ENTER	2022	20,000	11,043	31,043			15,040C			
						2021	20,000	10,362	30,362			14,560C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 24 Type WCP (1 Story) 40 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
		X Insulation											
		0 Front Overhang											
		0 Other Overhang											
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 66 Floor Area: 893 Total Base New : 110,216 Total Depr Cost: 22,320 Estimated T.C.V: 22,878		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
Drywall Paneled		X Plaster Wood T&G											
Trim & Decoration													
Ex X Ord Min													
Building Style: COLONIAL		Size of Closets		Central Air Wood Furnace		(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 662 SF Floor Area = 893 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/45/100/100/20.25 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 462 1 Story Siding Crawl Space 200 Total: 100,930 20,439  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,172 845 Water Well, 50 Feet 1 2,445 495 Deck Treated Wood 40 1,499 304 Porches WCP (1 Story) 24 1,170 237 Totals: 110,216 22,320  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 22,878		Cls D Blt 0			
Yr Built Remodeled 0 0													
Condition: Fair													
Lg X Ord Small													
Room List		Doors: Solid X H.C.		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic							
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors											
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other: Tile											
X Wood/Shingle Aluminum/Vinyl Brick		X Plaster											
X Insulation				(9) Basement Finish		Lump Sum Items:							
(2) Windows		(7) Excavation											
Many Avg. X Avg. Large Small		Basement: 462 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(10) Floor Support									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 32				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	8 x 8 = 64				
Cost New	\$ 1,596				
Phy./Func./Econ. %Good	92/100/100 92.0				
Depreciated Cost	\$ 1,468				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	92				
Est. True Cash Value	\$ 1,505				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1505 / All Cards: 1505					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROGERS MICHAEL B & LAURA L	LAHTI NATHAN M & NICOLE M	210,000	07/18/2016	WD	03-ARM'S LENGTH	2016/03559	DEED	100.0				
		97,300	01/01/2003	WD	03-ARM'S LENGTH	160:152	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
17879 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS				01/07/2022	2021-999-288	FOUNDATION				
		P.R.E. 100% 08/08/2016			GARAGE	08/07/1992	92-305	FOUNDATION				
Owner's Name/Address		MAP #:										
LAHTI NATHAN M & NICOLE M 17879 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 242,921 TCV/TFA: 111.79										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
P1-9-1 SEC 9 T52N R34W					INLAND PROPERTIES					70.000 Acres	1,043 100	73,000
								70.00	Total Acres	Total Est. Land Value =	73,000	
								Land Improvement Cost Estimates				
NE 1/4 OF NE 1/4 40A. N 1/2 OF SE 1/4 OF NE 1/4. 20 A. SE 1/4 OF SE 1/4 OF NE 1/4. 10 A. 65A TOTAL PARCELS 010-009-009-00 AND 010-009-012 COMBINED INTO THIS PARCEL FOR 2019 ROLL PARCEL 010-003-00 COMBINED INTO THIS PARCEL FOR 2021 ROLL					Description		Rate	Size % Good	Cash Value			
					Wood Frame		24.38	194 64	3,027			
					Wood Frame		26.59	140 78	2,904			
					Total Estimated Land Improvements True Cash Value =				5,931			
		Topography of Site										
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	36,500	84,961	121,461			98,401C	
					WK 09/08/2010 INSPECTED	2023	31,800	69,235	101,035	0M		0
					SC 10/28/2010 DATA ENTER	2022	31,800	63,545	95,345	0M		0
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas			Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X Wood Frame				(4) Interior																							
Building Style: CAPE				Drywall Paneled		Plaster Wood T&G																					
				Trim & Decoration																							
				Ex	X	Ord		Min																			
				Size of Closets																							
Yr Built 1920				Remodeled 0				Ex	X	Ord		Min															
Condition: Average								Lg	X	Ord		Small															
Room List				Doors:					Solid	X	H.C.																
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																							
Kitchen:																											
Other:																											
Other:																											
(1) Exterior				(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick																										
Insulation																											
(2) Windows				(7) Excavation																							
	Many		Large	Basement: 977 S.F.																							
X	Avg.	X	Avg.	Crawl: 96 S.F.																							
	Few		Small	Slab: 0 S.F.																							
X	Wood Sash Metal Sash Vinyl Sash			Height to Joists: 0.0																							
				(8) Basement																							
X	Double Hung Horiz. Slide Casement																										
				Conc. Block Poured Conc. Stone																							
X	Double Glass Patio Doors			Treated Wood																							
				Concrete Floor																							
X	Storms & Screens			(9) Basement Finish																							
(3) Roof																											
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF																						
					Living SF																						
					Walkout Doors (B)																						
					No Floor SF																						
				Walkout Doors (A)																							
Asphalt Shingle				(10) Floor Support																							
X	Metal			Joists:																							
				Unsupported Len:																							
Chimney: Brick				Cntr.Sup:																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
			X Insulation																			
			0 Front Overhang																			
			0 Other Overhang																			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
			X Drywall																		Plaster Wood T&G	
			Paneled																			
			Trim & Decoration																			
Building Style: CAPE						Ex	X	Ord		Min												
Yr Built 1900	Remodeled 0																					
Condition: Fair			Size of Closets																			
			Lg	X	Ord																Small	
Room List			Doors:				Solid	X	H.C.			Central Air Wood Furnace										
	3	Basement		(5) Floors																		
		1st Floor		Kitchen: Hardwood																		
		2nd Floor		Other: Hardwood																		
		1 Bedrooms		Other:																		
(1) Exterior			(6) Ceilings			X	Drywall															
X	Wood/Shingle Aluminum/Vinyl Brick																					
X Insulation			(7) Excavation			1	Average Fixture(s)															
(2) Windows			3 Fixture Bath																			
			2 Fixture Bath																			
			Softener, Auto																			
X	Many Avg.	X	Large Avg.	Basement: 0 S.F.			Softener, Manual															
				Crawl: 912 S.F.			Solar Water Heat															
			Slab: 0 S.F.			No Plumbing																
			Height to Joists: 0.0			Extra Toilet																
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement				Extra Sink															
							Separate Shower															
X	Double Hung Horiz. Slide Casement					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Ceramic Tile Floor															
							Ceramic Tile Wains															
X	Double Glass Patio Doors					Ceramic Tub Alcove																
						Vent Fan																
X Storms & Screens			(9) Basement Finish			(14) Water/Sewer					Notes:					ECF (SOUTH OF 283) 1.025 => TCV: 54,844						
(3) Roof																						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF			1	Public Water														
				Living SF				Public Sewer														
			Walkout Doors (B)			1	Water Well															
			No Floor SF				1	1000 Gal Septic														
			Walkout Doors (A)			2000 Gal Septic																
X Asphalt Shingle			(10) Floor Support			Lump Sum Items:																
Chimney: Metal			Joists:																			
			Unsupported Len:																			
			Cntr.Sup:																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	01/01/2004	WD	03-ARM'S LENGTH	163:876	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status			
34990 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
OLSON RONALD P JR 514 WEST JACKER AVE HOUGHTON MI 49931		2024 Est TCV 113,061 TCV/TFA: 11.05									
		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P1-9-2E SEC 9 T52N R34W PRT NW 1/4 OF NE 1/4, COM N 1/4 COR, TH S 33', TH E 33" TO POB. TH S ALONG E R/W LINE OF CO RD P651 398.25' TO NW COR OF J. ALLEN PAR., TH E 300', TH N 256.25', TH W 65.50', TH N 61 DEG 4' W 54.0', TH N 28 DEG 56' E 44', TH N 61 DEG 4' W 15', TH S 28 DEG 56' W 44', TH N 61 DEG 4' W 22', TH N 98', TH W 155' TO POB. 2.33 A. M/L AND PRT OF NW 1/4 OF NE 1/4, COM N 1/4 COR OF SEC 9; TH N 89 DEG 54' 06" E ALG N LINE OD SEC 9 483' TO CTRLINE OF CO RD; TH S 00 DEG 00' 00" W 175' TO POB; TH S 00 DEG 00' 00" W 256.25'; TH S 89 DEG 54' 06" W 150'; TH N 00 DEG 00' 00" E 256.25'; TH N 89 DEG 54' 06" E 150' TO POB. .88 A 3.21 A.		X	Dirt Road		SECONDARY RD	400.00	349.60	0.5743	1.0000	188 100	43,191
Comments/Influences		X	Gravel Road		400 Actual Front Feet, 3.21 Total Acres Total Est. Land Value = 43,191						
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	21,596	34,935	56,531			11,748C
					2023	21,596	30,527	52,123			11,189C
					2022	21,596	6,847	28,443			10,657C
					2021	21,596	6,539	28,135			10,317C
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Desc. of Bldg/Section: Calculator Occupancy: Schools - Vocational										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 10,234 Gross Bldg Area: 10,234 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: C      Quality: Good Stories: 0      Story Height: 10      Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 182.73									
Depr. Table : 4% Effective Age : 62 Physical %Good: 35 Func. %Good : 50 Economic %Good: 50					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 182.73									
					Quality: Good Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:					Total Floor Area: 10,234      Base Cost New of Upper Floors = 1,870,058									
Year Built Remodeled					*** Basement Info ***					Reproduction/Replacement Cost = 1,870,058									
					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Eff.Age:62      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /50 /50 /50 /4.4 Total Depreciated Cost = 81,815									
Overall Bldg Height					* Mezzanine Info *					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 69,870									
					Area #1: Type #1: Area #2: Type #2:					Replacement Cost/Floor Area= 182.73      Est. TCV/Floor Area= 6.83									
Comments:					* Sprinkler Info *														
					Area: Type:														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
				3-Piece Baths	Wash Bowls	Many Unfinished	3-Piece Baths	Water Heaters	Many Average	Many Average									
(3) Frame:				2-Piece Baths	Wash Fountains	Typical	Shower Stalls	Water Softeners	Unfinished Typical	Unfinished Typical									
(4) Floor Structure:									Flex Conduit	Incandescent									
(5) Floor Cover:				(9) Sprinklers:					Rigid Conduit	Fluorescent									
									Armored Cable	Mercury									
(6) Ceiling:				(10) Heating and Cooling:					Non-Metalic	Sodium Vapor									
									Bus Duct	Transformer									
									(13) Roof Structure: Slope=0										
									(14) Roof Cover:										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
PORTAGE TOWNSHIP	DOELLE SENIOR CITIZENS	0	09/05/1984	QC	21-NOT USED/OTHER	81/167	DEED	0.0	
TOWNSHIP OF PORTAGE	DOELLE SENIOR CITIZENS	1	02/25/1981	QC	21-NOT USED/OTHER	67/263	DEED	0.0	
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status
17579 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
DOELLE SENIOR CITIZENS 17579 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 0 TCV/TFA: 0.00							
		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL				
		Public Improvements			* Factors *				
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
					STANDARD COMMERCIAL				2.640 Acres 44,727 100 118,080
					2.64 Total Acres Total Est. Land Value =				118,080
Tax Description					Land Improvement Cost Estimates				
					Description			Rate	Size % Good Cash Value
					Wood Frame			26.33	160 74 3,118
					Total Estimated Land Improvements True Cash Value =				3,118

Desc. of Bldg/Section: DOELLE SR CENTER										Calculator Cost Computations									
Calculator Occupancy: Schools - Lecture Hall Buildings										<<<<>>>>									
Class: D Floor Area: 2,720 Gross Bldg Area: 2,720 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: D      Quality: Average									
					High      Above Ave.      Ave.      X      Low					Stories: 1      Story Height: 9      Perimeter: 0									
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 170.42									
					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 170.42									
Depr. Table : 2% Effective Age : 46 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100					Heat#1: Electric, Cable or Baseboard 0%					Total Floor Area: 2,720      Base Cost New of Upper Floors = 463,542									
					Heat#2: Electric, Cable or Baseboard 0%					Reproduction/Replacement Cost = 463,542									
					Ave. SqFt/Story: 2720					Eff.Age:46      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0									
					Ave. Perimeter					Total Depreciated Cost = 185,417									
Has Elevators:					*** Basement Info ***					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 158,346									
					Area:					Replacement Cost/Floor Area= 170.42      Est. TCV/Floor Area= 58.22									
					Perimeter:														
					Type:														
Overall Bldg Height					Heat:														
					* Mezzanine Info *														
					Area #1:														
					Type #1:														
Comments:					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X   Poured Conc.      Brick/Stone      Block					Many Above Ave.      Average Typical      Few None					Few Average      Few Average									
					Total Fixtures					Many Unfinished					Many Unfinished				
(3) Frame:					3-Piece Baths					Typical					Typical				
					2-Piece Baths														
					Shower Stalls														
					Toilets														
(4) Floor Structure:										Flex Conduit					Incandescent				
					(9) Sprinklers:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure:      Slope=0					(40) Exterior Wall:				
					Gas Oil      Coal Stoker      Hand Fired Boiler										Thickness      Bsmnt Insul.				
(6) Ceiling:										(14) Roof Cover:									

Parcel Number: 010-009-005-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		12,000	03/01/1998	WD	03-ARM'S LENGTH	142:577	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
17595 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		07/18/2024	2023-031-225	FOUNDATION		
		P.R.E. 100% 01/16/2023									
Owner's Name/Address		MAP #:									
RULISON JESSE G 17595 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 142,584 TCV/TFA: 46.46									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES		0.540 Acres		2,800	100	1,512
					0.54 Total Acres		Total Est. Land Value =		1,512		
Tax Description											
SEC 9 T52N R34W PART OF THE NW 1/4 OF NE 1/4 D/F, COMMENCING AT THE N 1/4 CORNER, GO EAST ALONG THE NORTH BOUNDARY OF THE SEC 348' TO THE POB; TH EAST ALONG THE NORTH BOUNDARY 100'; TH SOUTH 175'; TH WEST 100'; TH NORTH 175' TO THE POB. 0.40 A. M/L											
AND											
PART NW 1/4 OF NE 1/4; COM N 1/4 COR OF SEC 9; TH N 89 DEG 54' 06" E ALONG N LINE OF SD SEC 9 448.01' TO POB; TH N 89 DEG 54' 06" E ALONG N LINE OF SD SEC 9 34.99' TO CENTERLINE OF CO RD; TH S 00 DEG 00' 00" W 175'; TH S 89 DEG 54' 06" W 35'; TH N 00 DEG 00' 00" 175' TO POB. .14 ACRES											
COMBINED FROM 010-009-004-10 FOR 2021 ROLL											
Comments/Influences											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
AHO JESSE C & JUDITH K	AHO JESSE C & JUDITH K	0	04/30/2012	SD	05-CORRECTING TITLE	2012/02418	DEED	0.0			
		58,500	01/01/2003	WD	03-ARM'S LENGTH	160:280	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
34960 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 04/23/2003									
Owner's Name/Address		MAP #:									
AHO JESSE C & JUDITH K		2024 Est TCV 146,081 TCV/TFA: 76.72									
34960 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				INLAND PROPERTIES		3.100 Acres		2,544 100		7,885	
						3.10 Total Acres		Total Est. Land Value =		7,885	
Tax Description		X	Dirt Road								
P1-9-2B SEC 9 T52N R34W A PARCEL OF LAND			Gravel Road								
IN THE NW 1/4 OF NE 1/4OF SEC 9 T52N R34W			Paved Road								
D/F, COM AT NW COR OF NW 1/4 OF NE 1/4,			Storm Sewer								
TH S 431.25' ALONG W LINE OF NW 1/4 OF NE		X	Sidewalk								
1/4 & THE C/L OF CORD, TH E 300', TH S			Water								
300', TH W 300', TH N 300' TO POB. 2.07			Sewer								
A.			Electric								
AND		X	Gas								
P1-9-2A SEC 9 T52N R34W PART OF THE NW			Curb								
1/4 OF NE 1/4 D/F, COMMENCING AT THE N			Street Lights								
1/4 CORNER, TH N 89 DEG 54' 06" E ALONG			Standard Utilities								
THE N BDRY OF SAID SECTION 483' TOPOB, TH		X	Underground Utils.								
S 00 DEG 00' 00" W 431.25' TO POB; TH S			Topography of								
00 DEL 00' 00" W 300'; TH S 89 DEG 54'			Site								
06" W 150'; TH N 0 DEG 00' 00" E 300'; TH			Level								
N 89 DEG 54' 06" E 150' TO POB. 1.03 A.		X	Rolling								
M/L			Low								
3.10 A. TOTAL			High								
Comments/Influences			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		WK	09/09/2010	INSPECTED	2024	3,943	69,098	73,041			44,269C
		SC	10/28/2010	DATA ENTER	2023	3,798	55,380	59,178			42,161C
					2022	3,798	50,867	54,665			40,154C
					2021	3,905	47,875	51,780			38,872C
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of Houghton, Michigan											



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Insulation		0	Front Overhang		0	Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1296 % Good: 88 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				Drywall Paneled				X	Plaster Wood T&G																				
Building Style: 2				Trim & Decoration																													
Yr Built 1930		Remodeled 0		Ex		X Ord				Min																							
Condition: Average				Size of Closets																													
				Lg		X Ord				Small																							
Room List				Doors:				Solid		X		H.C.		Central Air Wood Furnace																			
1 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors								(12) Electric																					
				Kitchen: Linoleum Other: Hardwood Other: Carpeted								60 Amps Service																					
(1) Exterior												No./Qual. of Fixtures																					
				Ex.		X Ord.				Min																							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																									
				X	Plaster																												
Insulation																																	
(2) Windows				(7) Excavation																													
X	Many Avg.		X	Large Avg. Small		Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
	Few																																
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																													
X	Double Hung Horiz. Slide Casement							Conc. Block Poured Conc. Stone																									
								Treated Wood Concrete Floor																									
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish																													
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X	Gable Hip Flat			Gambrel Mansard Shed																													
X Asphalt Shingle				(10) Floor Support																													
				Joists: Unsupported Len: Cntr.Sup:																													
Chimney: Brick																																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PORTAGE TOWNSHIP	OTTER LAKE SPORTSMEN'S CLUB	5,200	10/05/2005	WD	03-ARM'S LENGTH	168/92	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
34850 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		COMMERCIAL		07/29/2014		14-161		COMPLETE		
		P.R.E. 0%		PORCH		05/08/2006		06-058		FOUNDATION		
Owner's Name/Address		MAP #:										
OTTER LAKE SPORTSMEN'S CLUB 34850 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 50,884 TCV/TFA: 28.55										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES						5,772	
					25.320 Acres						228 100	
					25.32 Total Acres						Total Est. Land Value =	5,772
Tax Description												
P1-9-2C SEC 9 T52N R34W NW 1/4 OF NE 1/4 SEC9 T52N R34W D/F, EXCEPT COM AT NW COR TO POB; TH N 89 DEG 54' 06" E ALG SEC LINE 483'; TH S 00 DEG 00' 00" W 731.25'; TH S 89 DEG 54' 06" W 150'; TH S 00 DEG 00' 00" W 588.75' TO S LINE OF NW 1/4 OF NE 1/4 OF SEC 9; TH ALG S LINE OF NW 1/4 OF NE 1/4 TO SW COR; TH ALG W LINE OF NW 1/4 OF NE 1/4 1320' M/L TO POB. (EXCEPT 12.61 A) & EXCEPT COM N 1/ 4 COR OF SEC 9, TH N 89 DEG 54' 06" E ALG N LINE OF SEC 9 483' TO POB; TH N 89 DEG 55' 06" E ALG SEC LINE 300'; TH S 00 DEG 00' 00" PARALLEL WITH N-S 1/4 LINE OF SEC 9 300'; TH S 89 DEG 54' 06" PARALLEL WITH N SEC LINE 300'; TH N 00 DEG 0' 00" E PARALLEL WITH N-S 1/4 LINE OF SEC 9 300' TO POB. (EXCEPT 2.07 A) 25.32 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who When What			2024	2,886	22,556	25,442			20,956C	
		WK 09/09/2010 INSPECTED			2023	16,247	18,674	34,921			19,959C	
		SC 10/28/2010 DATA ENTER			2022	16,247	12,620	28,867			19,009C	
					2021	16,949	12,029	28,978			18,402C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 54 CPP 264 WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Porches					
CPP			54	1,257	1,144
WPP			264	4,905	4,464
Totals:				6,162	5,608

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 5,748

Desc. of Bldg/Section: Calculator Occupancy: Clubhouses										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 1,782 Gross Bldg Area: 1,782 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D      Quality: Average									
										Stories: 1      Story Height: 10      Perimeter: 0 Overall Building Height: 10									
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 60 Economic %Good: 100										Base Rate for Upper Floors = 126.79									
										(10) Heating system: Forced Air Furnace      Cost/SqFt: 15.47      100% Adjusted Square Foot Cost for Upper Floors = 142.26									
1973 Year Built Remodeled										Total Floor Area: 1,782      Base Cost New of Upper Floors = 253,508									
										Reproduction/Replacement Cost = 253,508 Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /55 /60 /100/13.2 Total Depreciated Cost = 33,463									
10 Overall Bldg Height										Unit in Place Items      Rate      Quantity      Arch      %Good      Depr.Cost									
										PAVILION      9.19      768      1.00      70      4,941									
Comments:										ECF (SOUTH OF 283)      1.025 => TCV of Bldg: 1 = 39,364 Replacement Cost/Floor Area= 146.22      Est. TCV/Floor Area= 22.09									
Area: Perimeter: Type: Heat: No Heating or Cooling																			
*** Basement Info ***																			
Area #1: Type #1: Area #2: Type #2:																			
* Mezzanine Info *																			
Area: Type: Average																			
* Sprinkler Info *																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X   Poured Conc.      Brick/Stone      Block										Many Above Ave.      Average Typical      Few None									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets      Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(4) Floor Structure:										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil      Coal Stoker      Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:      Fixtures:									
										Few Average Many Unfinished Typical      Few Average Many Unfinished Typical									
										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct      Incandescent Fluorescent Mercury Sodium Vapor Transformer									
										(40) Exterior Wall:									
										Thickness      Bsmnt Insul.									
										(13) Roof Structure:      Slope=0									
										(14) Roof Cover:									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
OTTER LAKE SPORTSMAN'S CLUB 34850 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 5,468										
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description					INLAND PROPERTIES		2.070 Acres		2,642 100		5,468	
P1-9-2C1 SEC 9 T52N R34W PART OF NW 1/4 OF NE 1/4; COM N 1/4 COR OF SEC 9; TH N 89 DEG 54' 06" E ALG N LINE OF SEC 9 483' TO POB; TH N 89 DEG 54' 06" E ALG SEC LINE 300'; TH S 00 DEG 00' 00" W, PARALLEL WITH N-S 1/4 LINE OF SEC 9 300'; TH S 89 DEG 54' 06" W PARALLEL WITH N SEC LINE 300'; TH N 00 DEG 00' 00" E PARALLEL WITH N-S 1/4 LINE OF SEC 9 300' TO POB. 2.07 A. M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			2.07 Total Acres		Total Est. Land Value =		5,468		
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	2,734	0	2,734				2,707C
					2023	2,579	0	2,579				2,579S
					2022	2,579	0	2,579				2,579S
					2021	2,607	0	2,607				2,607S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: 0 (*)	Building Permit(s)	Date	Number	Status					
BALL FIELD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CHARTER TWP OF PORTAGE 47240 GREEN ACRES RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					STANDARD COMMERCIAL			4.100 Acres	35,707	100			
					4.10 Total Acres      Total Est. Land Value =      146,400								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
SEC 9 T52N R34W PART OF NW 1/4 OF NE 1/4; COM N 1/4 COR OF SEC 9; TH S 1,320'; TH E 400; TH N 450; TH W 400; TH S 450'. 4.13 A. M/L TOWNSHIP BALL FIELD NEXT TO OTTER LAKE SPORTSMEN'S CLUB													
Comments/Influences		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LEINONEN RICHARD E 44 S TRACIE LANE MARQUETTE MI 49855		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-9-3 SEC 9 T52N R34W SW 1/4 OF NE 1/4. 40 A. 168/30					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			3,767C			
					2023	20,000	0	20,000			3,588C			
					2022	20,000	0	20,000			3,418C			
					2021	20,000	0	20,000			3,309C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		1	06/01/1995	WD	03-ARM'S LENGTH	131:571	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
34666 SLEEPY HOLLOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STORHOK VICTOR W 2290 S BELLIN RD IDAHO FALLS ID 83402		MAP #:								
		2024 Est TCV 92,374 TCV/TFA: 90.21								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				INLAND PROPERTIES		9.300 Acres		2,235 100		20,787
						9.30 Total Acres		Total Est. Land Value =		20,787
				Land Improvement Cost Estimates						
				Description		Rate	Size % Good		Cash Value	
				Wood Frame		30.53	64 74		1,446	
				Sewer		20.38	320 79		5,152	
				Electric		Total Estimated Land Improvements		True Cash Value =		6,598
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	10,394	35,793	46,187		14,060C
					2023	9,545	29,098	38,643		13,391C
					2022	9,545	26,678	36,223		12,754C
					2021	10,418	25,033	35,451		12,347C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 20 64		Type WPP WPP		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 280			
X	Wood Frame			(4) Interior				X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 59 Floor Area: 1,024 Total Base New : 138,333 Total Depr Cost: 62,250 Estimated T.C.V: 63,806				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:								
Building Style: RANCH				X Drywall Paneled		X Plaster Wood T&G			Trim & Decoration																				
Yr Built 1935		Remodeled 1951		Ex		X Ord			Min																				
Condition: Average				Size of Closets																									
		Lg				Ord			X Small																				
Room List				Doors:						Solid		X H.C.		Central Air Wood Furnace															
		Basement 6 1st Floor 2nd Floor 2 Bedrooms		(5) Floors				(12) Electric																					
				Kitchen: Other: Other:				200		Amps Service																			
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures																					
X	Wood/Shingle Aluminum/Vinyl Brick							Ex.		X Ord.		Min																	
								No. of Elec. Outlets																					
								Many		X Ave.		Few																	
(2) Windows				(7) Excavation				(13) Plumbing																					
X	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 704 S.F. Slab: 320 S.F. Height to Joists: 0.0				1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																									
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																									
(3) Roof				(9) Basement Finish																									
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																								
X	Asphalt Shingle			(10) Floor Support																									
Chimney: Brick				Joists: Unsupported Len: Cntr Sup:				Lump Sum Items:																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 40				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	10 x 10 = 100				
Cost New	\$ 7,693				
Phy./Func./Econ. %Good	30/50/100 15.0				
Depreciated Cost	\$ 1,154				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	30				
Est. True Cash Value	\$ 1,183				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1183 / All Cards: 1183					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		20,000	09/01/2003	WD	03-ARM'S LENGTH	162:743	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
34671 SLEEPY HOLLOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		08/10/2020		2020-010-300		FOUNDATION	
		P.R.E. 100% 07/12/2021									
Owner's Name/Address		MAP #:									
KNUUTTILA PATRICIA A & LELAND A		2024 Est TCV 147,470 TCV/TFA: 126.80									
34671 SLEEPY HOLLOW RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
PELKIE MI 49958		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description				INLAND PROPERTIES		0.700 Acres		2,800		100	1,960
P1-9-5A				0.70 Total Acres		Total Est. Land Value =				1,960	
SEC 9 T52N R34W PT OF SW 1/4 OF SE 1/4 OF NE 1/4 OF SEC 9 D/F:		X	Dirt Road		Land Improvement Cost Estimates						
COM AT SW COR OF SW 1/4 OF SE 1/4 OF NE 1/4; TH N 30' M/L ALG W'LY BDRY TOS'LY			Gravel Road		Description						
BDRY OF A CERTAIN CRK WH TRAVERSES SD PREMISES IN A GENERAL E'LY & W'LY DIRTH		X	Paved Road		Rate						
E'LY ALG S'LY BDRY OF SD VRK TO W'LY BDRY OF A PRIV RDWAY WH TRAVERSES SD PREMISES			Storm Sewer		Size % Good						
IN A N'LY & S'LY DESC, TH S ALGSD RDWAY 104' M/L TO S BDRY OF SD PREMISES, TH W 408' TO POB. .70 A M/L		X	Sidewalk		Cash Value						
			Water		6,499.14						
		X	Sewer		1 98						
			Electric		Total Estimated Land Improvements True Cash Value =						
		X	Gas		6,369						
			Curb								
		X	Street Lights								
			Standard Utilities								
		X	Underground Utils.								
			Topography of Site								
Comments/Influences		X	Level								
			Rolling								
		X	Low								
			High								
		X	Landscaped								
			Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain								
		Who	When	What	2024	980	72,755	73,735			43,675C
		LP	10/05/2009	DATA ENTER	2023	875	59,431	60,306			41,596C
					2022	875	54,536	55,411			39,616C
					2021	882	51,302	52,184	52,184J		38,351C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MANTTA GERALD & RUTH, EST	MEDSKER STEPHANIE, MANTTA	0		09/08/2021	WD	09-FAMILY		2021/06121	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MEDSKER STEPHANIE, MANTTA D & K MANTTA DEBORAH AND KRISTIN 349 PHEASANT RUN DR HOBART IN 46342		2024 Est TCV 27,808										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES				13.630 Acres	2,040	100	27,808
							13.63	Total Acres	Total Est. Land Value =		27,808	
Tax Description												
P1-9-7 SEC 9 T52N R34W NE 1/4 OF NW 1/4 LESS THE FOLL: COM AT THE N 1/4 POST OF SEC 9 TH S 0 DEG 9' E 16.5' TH S 89 DEG 56' 30" W 33' TO POB, TH S 0 DEG 9' E 626.16' TH S 89 DEG 56' 30" W 208.72' TH N 0 DEG 9' W 626.16' THN 89 DEG 56' 30" E 208.72' TO THE POB ALSO LESS PARC COM 208' W FROM EXTREME NE COR OF NW 1/4 OF NW 1/4; TH 208' S; TH 416' W; TH 208' N; TH 416' E TO POB. ALSO EXC: P1-9-7B & P1-9-7C & P1-9-7A 13.63 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	13,904	0	13,904				4,935C
		LP	08/25/2009	DATA ENTER	2023	10,908	0	10,908				4,700C
		WK	09/09/2010	INSPECTED	2022	10,908	0	10,908				4,477C
		SC	10/28/2010	DATA ENTER	2021	12,245	0	12,245				4,334C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MANTTA GERALD STEVEN & DEBORAH LYNN 2317 TIPPECANOE ST LAKE STATION IN 46405		2024 Est TCV 4,050										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			INLAND PROPERTIES							4,050
P1-9-7A SEC 9 T52N R34W PART OF NE 1/4 OF NW 1/4, COM 208' W OF EXTREME NE CORNER OF NE 1/4 OF NW 1/4 THE POB; TH S 208'; TH W 416'; TH N 208'; THE E 416' TO POB, EXC COM N 1/4 OF SEC 9, TH S 0 DEG 9' E ALG CTRLINE OF TAPIOLA RD 16.5'; TH S 89 DEG 56' 30" W 241.72' TO POB; TH S 0 DEG 9' E 208.72'; TH S 89 DEG 56' 30" W 104.36'; TH N 0 DEG 9' W 208.72'; TH N 89 DEG 56' 30" E 104.36' TO POB. 1.5 A.					1.50 Total Acres      Total Est. Land Value =						4,050	
Comments/Influences		Topography of Site										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	2,025	0	2,025			708C	
					2023	1,875	0	1,875			675C	
					2022	1,875	0	1,875			643C	
					2021	1,890	0	1,890			623C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
34919 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KARVAKKO STEPHEN & ELIZABETH 18020 N LAKE AVE CHASSELL MI 49916		MAP #:												
		2024 Est TCV 77,946 TCV/TFA: 58.78												
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					SECONDARY RD	104.36	419.15	0.9831	1.0000	188	100		19,288	
					OFF HWY				1.496	Acres	14,751	100		22,068
					104 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								41,356	
AFTER 2019 SPLIT, CHANGE TO P1-9-8C SEC 9 T52N-R34W COM @ N 1/4 COR OF SEC 9;TH S 0 DEG 9' EALG C/L OF CO RD 16 1/2'; TH S 89 DEG 56' 30" W 33'; TH S 0 DEG 09' E PARALLEL TO SAID RD 521.80' TO POB, TH S 0 DEG 09' E PARALLEL TO SAID RD 104.36; TH S 89 DEG 56' 30" W 208.72'; TH S 0 DEG 9' E 208.72'; TH S 89 DEG 56' 30" W 200.43'; TH N 0 DEG 09' W 434.66; TH N 89 DEG 56' 30" E 208.72; THS 104.36'; TH S 89 DEG 56' 30" W 208.72' TO POB. 2.5 AC M/L SPLIT IN 2018 FOR 2019 ROLL TO 010-009-013-55 PERSONAL PROPERTY ON 900-010-00 ***BALANCE OF DESCRIPTION ON FILE***		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review
		Who	When	What	2024	20,678	18,295	38,973			15,768C			
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					2022	20,678	14,345	35,023			14,303C			
					2021	20,303	13,699	34,002			13,847C			

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 1,326 Gross Bldg Area: 1,326 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: C      Quality: Average Stories: 1      Story Height: 12      Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 92.32									
					** ** Calculator Cost Data ** **					(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100%									
					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 92.32									
Depr. Table : 3% Effective Age : 36 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling      100% Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 1326 Ave. Perimeter Has Elevators:					Total Floor Area: 1,326      Base Cost New of Upper Floors = 122,416  Reproduction/Replacement Cost = 122,416 Eff.Age:36      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 42,846									
Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					ECF (COMMERCIAL INDUSTRIAL PROPERTIES)      0.854 => TCV of Bldg: 1 = 36,590 Replacement Cost/Floor Area= 92.32      Est. TCV/Floor Area= 27.59									
Overall Bldg Height					* Mezzanine Info *														
Comments:					Area #1: Type #1: Area #2: Type #2:														
					* Sprinkler Info *														
Area: Type:																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths	Wash Bowls	Many Unfinished	3-Piece Baths	Water Heaters	Many Unfinished										
				2-Piece Baths	Water Heaters	Many Unfinished	2-Piece Baths	Water Heaters	Many Unfinished										
				Shower Stalls	Wash Fountains	Many Unfinished	Shower Stalls	Wash Fountains	Many Unfinished										
(4) Floor Structure:				Toilets	Water Softeners				Typical	Typical									
				(9) Sprinklers:					Flex Conduit					Incandescent					
									Rigid Conduit					Fluorescent					
(5) Floor Cover:										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(6) Ceiling:										(13) Roof Structure:      Slope=0					(14) Roof Cover:				



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KARVAKKO STEPHEN & ELIZABE	CHARTER TOWNSHIP OF PORTAGE	170,000		12/31/2018	WD	03-ARM'S LENGTH		2019/00111	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status		
34919 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			COMMERCIAL				06/29/1992	92-298			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
CHARTER TOWNSHIP OF PORTAGE 47240 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 0 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					SECONDARY RD	208.27	208.27	0.7457	1.0000	188	100	29,197	
					208 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	29,197
Tax Description													
P1-9-8C SEC 9 T52N-R34W COM @ N 1/4 COR OF SEC 9; TH S 0 DEG 9' E ALG C/L OF CO RD P651 16 1/2'; TH S 89 DEG 56' 30" W 33'; TH S 0 DEG 09' E PARALLEL TO SAID RD 417.44' TO POB, TH S 0 DEG 09' E PARALLEL TO SAID RD 208.72'; TH S 89 DEG 56' 30" W 208.72'; TH N 0 DEG 09' W 208.72; TH S 89 DEG 56' 30" W 208.72' TO POB. 1.0 AC M/L THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ OF NW¼) OF SECTION 9, TOWNSHIP 52 NORTH, RANGE 34 WEST, PORTAGE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9; THENCE SOUTH 00° 09' EAST ALONG THE CENTER LINE OF OTTER LAKE ROAD, ***BALANCE OF DESCRIPTION ON FILE***													
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2022	0	0	0			0		
					2021	0	0	0			0		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Distribution				<<<<<< Calculator Cost Computations >>>>>>															
Class: S Floor Area: 6,398 Gross Bldg Area: 6,398 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght  Depr. Table : 2.5% Effective Age : 27 Physical %Good: 50 Func. %Good : 100 Economic %Good: 100  1994 Year Built 1995 Remodeled  16 Overall Bldg Height  Comments:				Construction Cost				Class: S    Quality: Average Stories: 1    Story Height: 12    Perimeter: 0 Overall Building Height: 16											
				High	Above Ave.	X	Ave.		Low	Base Rate for Upper Floors = 57.79									
				** ** Calculator Cost Data ** **								(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt: 4.87    58%							
				Quality: Average								(10) Heating system: Wall or Floor Furnace    Cost/SqFt: 3.92    23%							
				Heat#1: Space Heaters, Gas with Fan    58%								Combined Heating System adjustment: 3.73    100%							
Heat#2: Wall or Floor Furnace    23% Ave. SqFt/Story: 6398 Ave. Perimeter Has Elevators:  *** Basement Info ***  Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Average				Adjusted Square Foot Cost for Upper Floors = 61.52								Total Floor Area: 6,398    Base Cost New of Upper Floors =    393,583							
				Total Floor Area: 6,398    Base Cost New of Upper Floors =    393,583								Reproduction/Replacement Cost =    393,583							
				Eff.Age:27    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0								Total Depreciated Cost =    196,792							
				Unit in Place Items								Rate    Quantity    Arch    %Good    Depr.Cost							
				CONCRETE OVERHANG LEANTOS								24.87    964    1.00    97    23,255							
				ECF (COMMERCIAL INDUSTRIAL PROPERTIES)    0.854 => TCV of Bldg: 1 =    187,920								Replacement Cost/Floor Area= 65.26    Est. TCV/Floor Area= 29.37							
(1) Excavation/Site Prep: 4640 SqFt Excavation (in cubic feet) 4640 SqFt Site Prep				(7) Interior: 1440 SqFt, Wood Frame, Drywall, 2 Sides X Metal and Glass				(11) Electric and Lighting: 1440 SqFt, Ave.# Outlets, Flexible				(39) Miscellaneous:							
(2) Foundation:				Footings				(8) Plumbing:				Outlets:    Fixtures:							
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average				
4640 SqFt, Class S								Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners							
(3) Frame: 4640 SqFt, Steel, Class S								1440 SqFt, Typical, Retail Stores				X    Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct							
(4) Floor Structure: 3200 SqFt, Concrete, On Ground 1440 SqFt, Wood Joists and Sheathing								(9) Sprinklers:				X    Incandescent Fluorescent Mercury Sodium Vapor Transformer							
(5) Floor Cover: 1440 SqFt, Hardwood								(10) Heating and Cooling:				(13) Roof Structure:    Slope=0 3200 SqFt, Steel Joists, Steel Deck 1440 SqFt, Wood Joists, Wood or Com							
(6) Ceiling: 1440 SqFt, Acoustical Ceilings, Tile								X    Gas Oil    Coal Stoker    Hand Fired Boiler				(14) Roof Cover: 3200 SqFt, Alum./Steel Shingles 1440 SqFt, Alum./Steel Shingles							
								1440 SqFt, Forced Air											
												(40) Exterior Wall:  Thickness    Bsmnt Insul.							
												1440 SqFt, Plywood, Siding on Wood 3200 SqFt, Plywood, Siding on Wood							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
MANTTA LYNETTE DIANE	BUSHEY BRITTANY	130,000		09/15/2021	WD	03-ARM'S LENGTH		2021/06045	DEED	100.0						
		1		02/01/1999	WD	03-ARM'S LENGTH		146:625	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status					
34851 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 100% 10/18/2021														
Owner's Name/Address		MAP #:														
BUSHEY BRITTANY 34851 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 164,383 TCV/TFA: 129.95														
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements				* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-9-7B SEC 9 T52N R34W PARC IN NE 1/4 OF NW 1/4; COM @ N 1/4 COR OF SEC 9; TH S 00 DEG 09'00" E ALG C/L OF OTTER LAKE RD, BEING CO RD P651 16.50'; TH S 89 DEG 56' 30" W 33'; TH S 00 DEG 09' E PARA TO OTTER LK RD 626.16' BEING POB; TH S 00 DEG 09' E 469.30' M/L TO N LN OF THE S 208' OF NE 1/4 OF NW 1/4; TH W ALG SD N LN & PAR TO S LN OF SD NE 1/4 OF NW 1/4 1287' M/L TO W LN OF NE 1/4 OF NW 1/4; TH N ALG SD W LN 469.30'; TH E 1078.28';TH N 89 DEG 56'30" E 208.72' TO POB. 13.87 AC M/L						INLAND PROPERTIES				13.870 Acres		2,033		100		28,192
						13.87 Total Acres				Total Est. Land Value =		28,192				
		Topography of Site				Land Improvement Cost Estimates										
						Description			Rate		Size % Good		Cash Value			
						Sauna			6,499.14		1 75		4,874			
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Total Estimated Land Improvements True Cash Value = 4,874										
Comments/Influences						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What				2024	14,096	68,096	82,192			68,327C				
						2023	10,968	55,485	66,453			65,074C				
						2022	10,968	51,008	61,976			61,976S				
						2021	12,333	47,450	59,783			4,084C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 100 WCP (1 Story) 406 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G										
Yr Built 1920		Remodeled 2020		Trim & Decoration										
Condition: Good		Ex X Ord		Min										
Room List		Lg X Ord		Small										
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.												
(1) Exterior		(5) Floors		(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service										
Insulation		No./Qual. of Fixtures		Ex. X Ord. Min										
(2) Windows		(6) Ceilings		No. of Elec. Outlets										
Many Avg. X Avg. Large Small				Many X Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing										
		Basement: 836 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(8) Basement		(14) Water/Sewer										
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:										
Chimney: Brick		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1920 (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 1265 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 572 1 Story Siding Basement 264 Total: 163,288 99,606 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 2,774 Water/Sewer 1000 Gal Septic 1 4,761 2,904 Water Well, 100 Feet 1 5,684 3,467 Porches WCP (1 Story) 100 4,647 2,835 Deck Treated Wood 406 6,447 3,933 Totals: 189,374 115,519 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 118,407														

Building Type	Barn - General Purpose	Barn - General Purpose			
Year Built					
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 56	4 Wall, 152			
Height	10	14			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	14 x 14 = 196	(L or Odd Shaped) 1200			
Cost New	\$ 7,072	\$ 33,732			
Phy./Func./Econ. %Good	35/100/100 35.0	30/100/100 30.0			
Depreciated Cost	\$ 2,475	\$ 10,120			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	35	30			
Est. True Cash Value	\$ 2,537	\$ 10,373			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12910 / All Cards: 12910					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KARVAKKO MICHAEL J & SARA	DATTO PROPERTIES LLC	115,000		11/09/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0			
RICK GREUB LLC	KARVAKKO MICHAEL J & SARA	40,000		12/30/2017	WD	22-OUTLIER		2018/00178	DEED	100.0			
BYLER DALLAS G	RICK GREUB LLC	123,500		06/25/2013	WD	03-ARM'S LENGTH		2013/05601	DEED	100.0			
KARVAKKO PAUL R & JOYCE A	BYLER DALLAS G	120,000		11/06/2009	WD	19-MULTI PARCEL ARM'S LEN		2009/06689	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status		
34961 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			COMMERCIAL		04/03/2018		2018-031-023	FOUNDATION			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DATTO PROPERTIES LLC 18020 N LAKE CHASSELL MI 49916		2024 Est TCV 97,186 TCV/TFA: 37.61											
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-9-8 SEC 9 T52N R34W PART OF NE 1/4 OF NW 1/4 SEC 9 T52N R34W D/F: COM AT THE N 1/4 POST OF SEC 9; TH S 09' E ALONG CENTER LINE OF TAPIOLA RD 16 1/2'; TH S 89 DEG 56' 30" W 33'; TH S 09' E 104.36' TO POB; TH S 09' E 104.36'; TH S 89 DEG 56' 30" W 208.72'; TH N 09' W 20 104.36'; TH N 89 DEG 56' 30" E 208.72' TO POB. 0.5 AC M/L TOTAL					SECONDARY RD	104.36	208.72	0.9831	1.0000	188	100		19,288
Comments/Influences					104 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 19,288								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	9,644	38,949	48,593			48,593S		
					2023	9,644	34,278	43,922			35,754C		
					2022	9,644	30,237	39,881			34,052C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2021	9,644	28,842	38,486			32,965C		

Desc. of Bldg/Section: 34961 TAPIOLA RD										Calculator Cost Computations									
Calculator Occupancy: Markets - Convenience										<<<<>>>>									
Class: D Floor Area: 2,584 Gross Bldg Area: 2,584 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D    Quality: Low Cost									
					High		Above Ave.		Ave.	X	Low	Stories: 1    Story Height: 10    Perimeter: 0							
Depr. Table : 3% Effective Age : 56 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Overall Building Height: 10									
					Quality: Low Cost					Base Rate for Upper Floors = 94.00									
					Heat#1: Forced Air Furnace 38%					(10) Heating system: Forced Air Furnace    Cost/SqFt: 9.25    38%									
					Heat#2: Space Heaters, Radiant 62%					(10) Heating system: Space Heaters, Radiant    Cost/SqFt: 5.39    62%									
					Ave. SqFt/Story: 2584					Combined Heating System adjustment: 6.86    100%									
Ave. Perimeter					Adjusted Square Foot Cost for Upper Floors = 100.86														
Has Elevators:					Total Floor Area: 2,584    Base Cost New of Upper Floors = 260,615														
*** Basement Info ***					Reproduction/Replacement Cost = 260,615														
Area:					Eff.Age:56    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0														
Perimeter:					Total Depreciated Cost = 91,215														
Type:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 77,898														
Heat: No Heating or Cooling					Replacement Cost/Floor Area= 100.86    Est. TCV/Floor Area= 30.15														
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type:																			
(1) Excavation/Site Prep: 2880 SqFt Excavation (in cubic feet)										(7) Interior: 984 SqFt, Frame, Markets, Mini-Marts									
(2) Foundation:										(8) Plumbing:									
Footings										Outlets:    Fixtures:									
X Poured Conc.    Brick/Stone    Block										Many Above Ave.    Average Typical    Few None									
984 SqFt, Class D, Siding or Stucco										Total Fixtures									
1600 SqFt, Class C, Bearing Walls										3-Piece Baths    Urinals									
(3) Frame:										Wash Bowls									
984 SqFt, Wood, Mill Type Construction										2-Piece Baths    Water Heaters									
1600 SqFt, Concrete, Precast, post tension										Shower Stalls    Wash Fountains									
(4) Floor Structure:										Toilets    Water Softeners									
984 SqFt, Wood Joists and Sheathing										984 SqFt, Typical, Markets, Mini-Marts									
1600 SqFt, Concrete, On Ground										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
984 SqFt, Tile, Ceramic or Quarry										X Gas    Coal    Hand Fired									
(6) Ceiling:										Oil    Stoker    Boiler									
984 SqFt, Acoustical Ceilings, Tile or										984 SqFt, Forced Air									
										X Flex Conduit    X Incandescent									
										Rigid Conduit    Fluorescent									
										Armored Cable    Mercury									
										Non-Metallic    Sodium Vapor									
										Bus Duct    Transformer									
(13) Roof Structure:    Slope=0										(40) Exterior Wall:									
984 SqFt, Wood Joists, Wood or Composite										Thickness    Bsmnt Insul.									
1600 SqFt, Wood Joists, Wood or Composite										984 SqFt, Vinyl Siding									
										1600 SqFt, Block, Concrete, 8"									
(14) Roof Cover:																			
984 SqFt, Composition, Roll, Mineral																			
1600 SqFt, Composition, Roll, Mineral																			

Parcel Number: 010-009-015-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.								
RICK GREUB LLC	KARVAKKO MICHAEL J & SARA	40,000	12/30/2017	WD	22-OUTLIER	2018/00178	DEED	100.0								
BYLER DALLAS G	RICK GREUB LLC	123,500	06/25/2013	WD	03-ARM'S LENGTH	2013/05601	DEED	100.0								
KARVAKKO PAUL R & JOYCE A	BYLER DALLAS G	120,000	11/06/2009	WD	19-MULTI PARCEL ARM'S LEN	2009/06689	DEED	100.0								
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status						
34979 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
KARVAKKO MICHAEL J & SARA E TRUSTEE 47266 COUNTY 36 LAPORTE MN 56461		2024 Est TCV 96,177 TCV/TFA: 65.34														
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL										
		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
					SECONDARY RD	104.36	208.72	0.9831	1.0000	188 100	19,288					
					104 Actual Front Feet, 0.50 Total Acres						Total Est. Land Value =	19,288				
Tax Description																
P1-9-8A SEC 9 T52N R34W PART OF NE 1/4 OF NW 1/4 D/F, FROM N 1/4 POST OF SEC 9; TH S 0 DEG 9' E 16 1/2'; TH S 89 DEG 56' 30" W 33'; TH S 0 DEG 9' E 104.36' TO POB; TH S 0 DEG 9' E 104.36'; TH S 89 DEG 56' 30" W 208.72'; TH N 9' W 104.36'; TH N 89 DEG 56' 30" E 208.72' TO POB. 0.5 ACRE MOL		X	Dirt Road													
			Gravel Road													
			Paved Road													
			Storm Sewer													
			Sidewalk													
		X	Water													
			Sewer													
			Electric													
			Gas													
			Curb													
Comments/Influences																
		Topography of Site														
		X	Level													
			Rolling													
			Low													
			High													
		Landscaped														
		Swamp														
		Wooded														
		Pond														
		Waterfront														
		Ravine														
		Wetland														
		Flood Plain														
			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who	When		What	2024		9,644		38,445		48,089		48,089M		37,135C
		LP	07/15/2009		DATA ENTER	2023		9,644		33,360		43,004				35,367C
		WK	09/09/2010		INSPECTED	2022		9,644		33,923		43,567				33,683C
		SC	10/28/2010		DATA ENTER	2021		9,644		32,023		41,667				32,607C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 192 216	Type CCP (1 Story) CCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 59 Floor Area: 1,472 Total Base New : 198,286 Total Depr Cost: 87,034 Estimated T.C.V: 74,327		E.C.F. X 0.854		Bsmnt Garage: Carport Area: Roof:											
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1472 SF Floor Area = 1472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,376 1 Story Siding Crawl Space 96 Total: 181,752 81,790  Other Additions/Adjustments Water/Sewer 1 4,453 2,004 1000 Gal Septic 1 2,530 1,138 Porches CCP (1 Story) 192 4,535 998 CCP (1 Story) 216 5,016 1,104 Totals: 198,286 87,034  Notes: ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 74,327															
Yr Built 1970		Remodeled 0		Ex X Ord Min				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Condition: Poor				Size of Closets				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min																			
Room List				Doors: Solid X H.C.				(5) Floors Kitchen: Other: Other:																			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Insulation				(7) Excavation				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
(2) Windows				(7) Excavation				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Many Avg. Few		X Large Avg. Small		Basement: 1376 S.F. Crawl: 96 S.F. Slab: 0 S.F. Height to Joists: 0.0				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
(3) Roof				(9) Basement Finish				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Asphalt Shingle X Metal				(10) Floor Support				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
17473 RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		09/06/2006		06-265		COMPLETE	
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
KARVAKKO STEPHEN & ELIZABETH 18020 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 37,972 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description					INLAND PROPERTIES						
P1-9-7A					0.500 Acres 2,800 100 1,400						
SEC 9 T52N R34W					0.50 Total Acres Total Est. Land Value = 1,400						
COM N 1/4 OF SEC 9, TH S 0 DEG 9' E ALG											
CTRLINE OF TAPIOLA RD 16.5'; TH S 89 DEG											
56' 30" W 241.72' TO POB; TH S 0 DEG 9' E											
208.72'; TH S 89 DEG 56' 30" W 104. 36';											
TH N 0 DEG 9' W 208.72'; TH N 89 DEG 56'											
30" E 104.36' TO POB. .5 A.											
Comments/Influences											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1232 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 38,783 Total Depr Cost: 35,680 Estimated T.C.V: 36,572					
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
Room List		Size of Closets		Lg X Ord		Small							
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.		(5) Floors		(12) Electric							
(1) Exterior		Kitchen: Other: Other:				0 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
Insulation				No. of Elec. Outlets		Many X Ave. Few							
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. Few		X Large Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 1232 38,783 35,680  
Totals: 38,783 35,680  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 36,572

Cls C Blt 0

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
17177 S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/18/2005	05-074	FOUNDATION						
Owner's Name/Address		P.R.E. 0%												
MANTTA KRISTIN & DEBORAH, & MEDSKER STEPHANIE 349 PHEASANT RUN DR HOBART IN 46342		MAP #:												
		2024 Est TCV 262,762 TCV/TFA: 128.55												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-9-10 SEC 9 T52N R34W W 1/2 OF NW 1/4. 80 A.					INLAND PROPERTIES			80.000 Acres			1,025	100		82,000
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			82,000			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	41,000	90,381	131,381				48,825C		
		WK	09/09/2010	INSPECTED	2023	36,200	73,505	109,705				46,500C		
		SC	10/28/2010	DATA ENTER	2022	36,200	67,744	103,944	103,944D			44,286C		
					2021	36,200	45,341	81,541				42,872C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Farm Implement (Equipment	Barn - General Purpose	Farm Labor Cabin	
Year Built					
Class/Construction	D,Pole	D,Frame	D,Frame	D,Frame	
Quality/Exterior	Average	Average	Average	Average	
# of Walls, Perimeter	4 Wall, 168	4 Wall, 104	4 Wall, 76	4 Wall, 64	
Height	13	13	16	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	Space Heaters, Rad.	
Length/Width/Area	(L or Odd Shaped) 1440	32 x 20 = 640	24 x 14 = 336	18 x 14 = 252	
Cost New	\$ 44,942	\$ 17,741	\$ 16,908	\$ 17,305	
Phy./Func./Econ. %Good	20/100/100 20.0	44/100/100 44.0	49/100/100 49.0	30/100/100 30.0	
Depreciated Cost	\$ 8,988	\$ 7,806	\$ 8,285	\$ 5,192	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	20	44	49	30	
Est. True Cash Value	\$ 9,213	\$ 8,001	\$ 8,492	\$ 5,321	
Comments:		CHORDWOOD BUILDING	PART 2 STY PART 1 STY		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 31027 / All Cards: 31027					



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 77 WGEF (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Asbestos Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family COLONIAL

(11) Heating System: Space Heater

Ground Area = 280 SF Floor Area = 490 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	280		
Total:				59,658	26,846

Other Additions/Adjustments

Porches			
WGEF (1 Story)	77	6,664	2,999
Totals:		66,322	29,845

Notes: ROS

ECF (SOUTH OF 283) 1.025 => TCv:

30,591

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose		
Year Built					
Class/Construction	D,Frame	C	D,Frame		
Quality/Exterior	Low Cost	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 128	4 Wall, 120	4 Wall, 100		
Height	12	12	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	34 x 16 = 544	40 x 20 = 800	38 x 12 = 456		
Cost New	\$ 18,697	\$ 38,304	\$ 14,733		
Phy./Func./Econ. %Good	39/100/100 39.0	39/100/100 39.0	39/100/100 39.0		
Depreciated Cost	\$ 7,292	\$ 14,939	\$ 5,746		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025		
% Good	39	39	39		
Est. True Cash Value	\$ 7,474	\$ 15,312	\$ 5,890		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 28676 / All Cards: 28676					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
KAURALA PAUL M	AHO JESSE C	2,000		06/05/2018	WD	03-ARM'S LENGTH		2018/02780	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
AHO JESSE C		MAP #:													
34960 TAPIOLA RD		2024 Est TCV 2,268													
CHASSELL MI 49916		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
Tax Description		Public Improvements			* Factors *										
P1-9-12 SEC 9 T52N R34W		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
PART OF THE SE 1/4 OF NW 1/4 OF SEC 9					INLAND PROPERTIES							0.810 Acres	2,800	100	2,268
T52N R34W												0.81 Total Acres	Total Est. Land Value =	2,268	
D/F:															
COMMENCING AT THE NE COR OF THE SE 1/4 OF NW 1/4 OF SEC 9;															
TH W 208';		Topography of Site													
TH S 170';															
TH E 208';															
TH N 170' TOPOB.															
0.81 A.															
Comments/Influences		Who			When	What	2024	1,134	0	1,134			1,063C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2023	1,013	0	1,013				1,013S			
					2022	1,013	0	1,013				1,013S			
					2021	1,020	0	1,020				1,020S			

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1908 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 41 Floor Area: 1,204 Total Base New : 205,650 Total Depr Cost: 122,506 Estimated T.C.V: 125,569				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:										
Building Style: CAPE				X	Drywall			Plaster Wood T&G		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Hot Water Ground Area = 868 SF Floor Area = 1204 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 672 1 Story Siding Crawl Space 196 Total: 141,728 83,618  Other Additions/Adjustments Water/Sewer 1 4,453 2,627 1000 Gal Septic 1 2,530 1,493 Porches WGEP (1 Story) 120 9,788 6,949 Fireplaces Wood Stove 1 2,103 1,241 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1908 45,048 26,578 Totals: 205,650 122,506				Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 125,569													
Yr Built 1920		Remodeled 1950		Ex	X	Ord		Min	Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:										
Condition: Good				Size of Closets				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
Room List				Doors:		Solid	X	H.C.	Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:										
2 Basement 2 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Other:				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
(1) Exterior				(6) Ceilings X Drywall				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 672 S.F. Crawl: 196 S.F. Slab: 0 S.F. Height to Joists: 0.0				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
(2) Windows				(8) Basement				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Many Avg. Few	X	Large Avg. Small	Basement: 672 S.F. Crawl: 196 S.F. Slab: 0 S.F. Height to Joists: 0.0				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Double Hung Horiz. Slide Casement			(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Double Glass Patio Doors			(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Storms & Screens			(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
(3) Roof				(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
X	Asphalt Shingle			(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											
Chimney: Brick				(10) Floor Support				Central Air Wood Furnace  (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
WUORI ALBERT F & BEATRICE	WUORI ALBERT F & BEATRICE	0		12/07/2004	QC	21-NOT USED/OTHER		2017/05385	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
SLEEPY HOLLOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE				07/27/2020	2020-999-552	FOUNDATION			
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
WUORI ALBERT F & BEATRICE Y KNUUTTILA, PATRICIA ET AL 34663 SLEEPY HOLLOW RD PELKIE MI 49958		2024 Est TCV 58,494 TCV/TFA: 299.97												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-9-15 SEC 9 T52N R34W					INLAND PROPERTIES			30.000 Acres			1,300	100		39,000
NE 1/4 OF SE 1/4 LESS NW 1/4 OF NE 1/4 OF SE 1/4. 30 A.								30.00 Total Acres			Total Est. Land Value =			39,000
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	19,500	9,747	29,247			15,482C			
					2023	16,200	7,863	24,063			14,745C			
					2022	16,200	7,224	23,424			14,043C			
					2021	16,200	6,798	22,998			13,595C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat				Class: CD Effec. Age: 2 Floor Area: 195 Total Base New : 19,407 Total Depr Cost: 19,019 Estimated T.C.V: 19,494					
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord Min		Size of Closets		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Room List		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: Space Heater

Ground Area = 195 SF Floor Area = 195 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	195		
Total:				19,407	17,560

Other Additions/Adjustments

Totals:				19,407	19,019
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 19,494

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
34402 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LEINONEN RICHARD E & DORIS 44 S TRACIE LANE MARQUETTE MI 49855		MAP #:											
		2024 Est TCV 141,055 TCV/TFA: 103.11											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-9-17 SEC 9 T52N R34W NW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100	
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000		
					Land Improvement Cost Estimates								
					Description	Rate			Size % Good			Cash Value	
					Wood Frame	38.41			10 46			177	
					Total Estimated Land Improvements True Cash Value =								177
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	46,528	70,528			22,547C		
		WK	09/09/2010	INSPECTED	2023	20,000	37,177	57,177			21,474C		
		SC	10/28/2010	DATA ENTER	2022	20,000	34,148	54,148			20,452C		
					2021	20,000	32,136	52,136			19,799C		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood			Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 621 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X Wood Frame			(4) Interior																			
Building Style: COLONIAL			Drywall Paneled		Plaster Wood T&G																	
			Trim & Decoration																			
Yr Built 0	Remodeled 0	Ex		X	Ord		Min															
Condition: Fair			Size of Closets																			
			Lg	X	Ord		Small															
Room List			Doors:			Solid		X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors																			
			Kitchen: Other: Other:																			
(1) Exterior			(6) Ceilings																			
X	Wood/Shingle Aluminum/Vinyl Brick																					
Insulation																						
(2) Windows			(7) Excavation																			
X	Many Avg.	X	Large Avg.	Basement: 684 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
	Few		Small																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																			
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
			(9) Basement Finish																			
(3) Roof						Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat	Gambrel Mansard Shed																				
	X Asphalt Shingle			(10) Floor Support																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																			

1 Sauna Trash Compactor Central Vacuum Security System										Class: CD Effec. Age: 59 Floor Area: 1,368 Total Base New : 201,362 Total Depr Cost: 90,613 Estimated T.C.V: 92,878									
Cost Est. for Res. Bldg: 1 Single Family COLONIAL										Cls CD Blt 0									
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 684 SF Floor Area = 1368 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45																			
Building Areas																			
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
2 Story		Siding		Basement		684													
Total:						153,712				69,171									
Other Additions/Adjustments																			
Water/Sewer																			
1000 Gal Septic						1		4,453		2,004									
Water Well, 50 Feet						1		2,530		1,138									
Porches																			
WGEP (1 Story)						112		9,354		4,209									
Garages																			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																			
Base Cost						621		25,573		11,508									
Door Opener						1		535		241									
Built-Ins																			
Sauna						1		5,205		2,342									
Totals:						201,362				90,613									
Notes:										ECF (SOUTH OF 283) 1.025 => TCV: 92,878									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WANHALA LINDA 620 EAST F ST IRON MOUNTAIN MI 49801		2024 Est TCV 7,650									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			3.000	Acres	2,550 100	7,650
					3.00 Total Acres Total Est. Land Value =						7,650
Tax Description		Dirt Road									
P1-9-18A SEC 9 T52N R34W A PARCEL OF LAND IN SW 1/4 OF SE 1/4 OF SEC 9 D/F; COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 THENCE EAST 300 FEET TO THE POB; THENCE NORTH 167 FEET; THENCE EAST 783 FEET, THENCE SOUTH 167 FEET; THENCE WEST 783 FEET TO THE POB.		Gravel Road									
SAID PARCEL CONTAINS 3.00 ACRES, MORE OR LESS.		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	3,825	0	3,825			2,218C
		WK	09/09/2010	INSPECTED	2023	3,675	0	3,675			2,113C
		SC	10/28/2010	DATA ENTER	2022	3,675	0	3,675			2,013C
					2021	3,779	0	3,779			1,949C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
34106 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		SAUNA		11/23/2022		2022-010-157		FOUNDATION				
		P.R.E. 0%		GARAGE		11/08/2022		2022-010-056		FOUNDATION				
Owner's Name/Address		MAP #:												
HEIKKINEN STEVEN 7295 CO RD 451 NEWBERRY MI 49868		2024 Est TCV 118,717 TCV/TFA: 81.76												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INLAND PROPERTIES						17.000 Acres	1,859 100	31,600	
											17.00 Total Acres	Total Est. Land Value =	31,600	
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
P1-9-18B SEC 9 T52N R34W PART OF THE SW1/4 OF THE SE1/4 D/F : BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 660 FEET, THENCE WEST 237 FEET; THENCE NORTH 167 FEET; THENCE WEST 783 FEET, THENCE SOUTH 167 FEET; THENCE WEST 300 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 17.00 ACRES MORE OR LESS. SPLIT FOR 2020 ROLL INTO 010-009-043-00 AND 043-25; EXEMPT SPLIT PROPOSED TO 027-00						Description						Rate	Size % Good	Cash Value
						Sauna						6,499.14	1 99	6,434
						Wood Frame						23.97	216 69	3,573
						Total Estimated Land Improvements True Cash Value =						10,007		
Comments/Influences		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						2024	15,800	43,559	59,359			26,151C		
						2023	12,350	32,505	44,855			21,842C		
						2022	12,350	23,153	35,503			18,321C		
						2021	13,650	21,788	35,438			17,736C		
		Who	When	What	2024	15,800	43,559	59,359				26,151C		
		WK	/	/	INSPECTED	2023	12,350	32,505	44,855			21,842C		
		TH	01/03/2011	DATA ENTER	2022	12,350	23,153	35,503				18,321C		
					2021	13,650	21,788	35,438				17,736C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 120 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Poor		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
Basement 3 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric							
(1) Exterior						0 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
Insulation				No. of Elec. Outlets		Many X Ave. Few							
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 830 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer									
X Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0 (11) Heating System: Space Heater Ground Area = 830 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 830 Total: 153,222 68,951 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WCP (1 Story) 120 4,870 2,191 Fireplaces Wood Stove 1 2,103 946 Totals: 167,178 75,230 Notes: UNOCCUPIED SINCE 05 ECF (SOUTH OF 283) 1.025 => TCV: 77,110													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
OLSON NATHAN J 15219 JUNE WASHAM RD DAVIDSON NC 28036		2024 Est TCV 22,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 9 T52N R34W PART OF THE SW1/4 OF THE SE1/4 D/F : , BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 990 FEET TO THE POINT OF BEGINNING; THENCE NORTH 330 FEET; THENCE EAST 1320 FEET, THENCE SOUTH 330 FEET; THENCE WEST 1320 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.00 ACRES, MORE OR LESS.					INLAND PROPERTIES			10.000 Acres	2,200	100			
SPLIT FOR 2020 ROLL FROM 010-009-028-00		Topography of Site			10.00 Total Acres      Total Est. Land Value =      22,000								
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who                      When                      What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	11,000	0	11,000			5,446C		
					2023	10,000	0	10,000			5,187C		
					2022	10,000	0	10,000			4,940C		
					2021	10,905	0	10,905			4,783C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
HEIKKINEN A WESLEY 1292 N 68TH ST MILWAUKEE WI 53213		MAP #:						
		2024 Est TCV 86,320 TCV/TFA: 124.02						
		X Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				INLAND PROPERTIES			10.000 Acres	2,200 100 22,000
						10.00	Total Acres	Total Est. Land Value = 22,000
Tax Description		Dirt Road						
SEC 9 T52N R34W		Gravel Road						
PART OF THE SW1/4 OF THE SE1/4 D/F :		Paved Road						
BOUNDED AND DESCRIBED AS FOLLOWS:		Storm Sewer						
COMMENCING AT THE SOUTHWEST CORNER OF THE		Sidewalk						
SOUTHWEST QUARTER OF THE SOUTHEAST		Water						
QUARTER; THENCE NORTH 660 FEET TO THE		Sewer						
POINT OF BEGINNING; THENCE NORTH 330		Electric						
FEET; THENCE EAST 1320 FEET, THENCE SOUTH		Gas						
330 FEET; THENCE WEST 1320 FEET; TO THE		Curb						
POINT OF BEGINNING.		Street Lights						
SAID PARCEL CONTAINS 10.00 ACRES, MORE OR		Standard Utilities						
LESS.		Underground Utils.						
SPLIT FOR 2020 ROLL FROM 010-009-028-00		Topography of Site						
Comments/Influences		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
				Year	Land Value	Building Value	Assessed Value	Board of Review Tribunal/ Other Taxable Value
		Who When What		2024	11,000	32,160	43,160	10,000D 5,128C
				2023	10,000	25,948	35,948	10,000D 4,884C
				2022	10,000	0	10,000	4,652C
				2021	10,905	0	10,905	4,504C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:					
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:				
	Town Home	0	Front Overhang	X	Forced Warm Air			Appliance Allow.		2nd/Same Stack				Class:					
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior:					
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.:					
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.:					
Building Style: TAG-A-LONG		Drywall	Plaster		Central Air Wood Furnace			Vent Fan		Prefab 1 Story		Class: Average Effec. Age: 24 Floor Area: Total Base New : 20,475 Total Depr Cost: 9,624 Estimated T.C.V: 9,865		Foundation:					
		Paneled						Wood T&G	Hot Tub		Prefab 2 Story			Finished ?:					
Trim & Decoration		Size of Closets						Unvented Hood		Heat Circulator						Auto. Doors:			
		Ex	X					Ord	Min	Vented Hood				Raised Hearth		Mech. Doors:			
Yr Built	Remodeled										Intercom			Wood Stove		Area:			
0	0										Jacuzzi Tub			Direct-Vented Gas		% Good:			
Condition: Good		Lg						X	Ord	Small	Jacuzzi repl.Tub					Storage Area:			
											Oven					No Conc. Floor:			
Room List		Doors:	Solid	X				H.C.						Microwave				Bsmnt Garage:	
	Basement	(5) Floors						(12) Electric			Standard Range							Carport Area:	
	1st Floor	Kitchen:			0 Amps Service			Self Clean Range											
	2nd Floor	Other:			No./Qual. of Fixtures			Sauna						Roof:					
	Bedrooms	Other:			Ex.			X	Ord.	Min									
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Trash Compactor											
X	Wood/Shingle				Many			X	Ave.	Few									
	Aluminum/Vinyl				(13) Plumbing			Central Vacuum											
	Brick				Average Fixture(s)			Security System											
	Insulation	(7) Excavation			1 3 Fixture Bath														
(2) Windows		Basement: 0 S.F.			2 3 Fixture Bath														
X	Many	X	Avg.	Large	Crawl: 0 S.F.														
	Avg.			Small	Slab: 0 S.F.														
	Few				Height to Joists: 0.0														
	Wood Sash	(8) Basement			Softener, Auto														
	Metal Sash				Softener, Manual														
	Vinyl Sash				Solar Water Heat														
	Double Hung				No Plumbing														
	Horiz. Slide				Extra Toilet														
	Casement				Extra Sink														
	Double Glass				Separate Shower														
	Patio Doors				Ceramic Tile Floor														
	Storms & Screens				Ceramic Tile Wains														
(3) Roof		(9) Basement Finish			(14) Water/Sewer														
X	Gable				Public Water														
	Hip				Public Sewer														
	Mansard				Water Well														
	Flat				1000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support			2000 Gal Septic														
Chimney: Brick		Joists:			Lump Sum Items:														
		Unsupported Len:																	
		Cntr.Sup:																	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40	Type Brzwy, FW	Year Built:									
	Mobile Home				Car Capacity:																
	Town Home				Class:																
	Duplex				Exterior:																
A-Frame		Brick Ven.:																			
Wood Frame		Stone Ven.:																			
Building Style: RANCH		Common Wall:																			
Yr Built 2022	Remodeled 0	Ex	Ord	Min	X		Wall/Floor Furnace		Foundation:												
Condition: Average		Size of Closets		Forced Heat & Cool		Heat Pump		Finished ?:													
Room List		Lg	Ord	Small	No Heating/Cooling		Class: D		Effec. Age: 16		E.C.F.		Bsmnt Garage:								
Basement		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 2 Single Family RANCH		Cls D		Blt 2022											
1st Floor		Kitchen:		0 Amps Service		(11) Heating System: Wall/Floor Furnace		Ground Area = 472 SF		Floor Area = 472 SF.											
2nd Floor		Other:		No./Qual. of Fixtures		Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Bedrooms		Other:		Ex.		Ord.		Min		1 Story		Siding		Piers		192					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		Ave.		Few		1 Story		Siding		Piers		280			
Wood/Shingle						(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		Other Additions/Adjustments		Total:		52,035		43,709	
Aluminum/Vinyl								1 3 Fixture Bath				2 Fixture Bath		Water/Sewer							
Brick								2 Fixture Bath				Softener, Auto		1000 Gal Septic		1		4,172		3,504	
Insulation								Softener, Manual				Solar Water Heat		Water Well, 100 Feet		1		5,389		4,527	
(2) Windows		(7) Excavation						No Plumbing				Breezeways		Frame Wall		40		1,650		1,386	
Many								Extra Toilet				Notes:		ECF (SOUTH OF 283) 1.025 => TCV:				54,455			
Avg.								Extra Sink													
Few								Separate Shower													
Wood Sash								Ceramic Tile Floor													
Metal Sash								Ceramic Tile Wains													
Vinyl Sash								Ceramic Tub Alcove													
Double Hung								Vent Fan													
Horiz. Slide																					
Casement																					
Double Glass																					
Patio Doors																					
Storms & Screens																					
(3) Roof																					
Gable																					
Hip																					
Flat																					
Asphalt Shingle																					
Chimney:																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
34663 SLEEPY HOLLOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #: P1-9-16											
WUORI ALBERT F & BEATRICE Y KNUUTTILA, PATRICIA ET AL 34663 SLEEPY HOLLOW RD PELKIE MI 49958		2024 Est TCV 152,432 TCV/TFA: 110.78											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES						18,516		
					7.990 Acres						2,317 100	18,516	
					7.99 Total Acres						Total Est. Land Value =	18,516	
Tax Description					Land Improvement Cost Estimates								
					Description			Rate		Size % Good	Cash Value		
					D/W/P: 5in Ren. Conc.						8.75	280 84	2,058
					Wood Frame						33.65	68 74	1,693
					Total Estimated Land Improvements						True Cash Value =	3,751	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Gas			Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
					Insulation																						
					0 Front Overhang																						
					0 Other Overhang																						
X	Wood Frame			X	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1 Dishwasher 1 Hot Tub 1 Unvented Hood 1 Vented Hood 1 Jacuzzi Tub 1 Jacuzzi repl.Tub 1 Oven 1 Standard Range 1 Self Clean Range 1 Sauna 1 Trash Compactor 1 Central Vacuum 1 Security System			1 Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack 1 Two Sided 1 Exterior 1 Story 1 Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story 1 Heat Circulator 1 Raised Hearth 1 Wood Stove 1 Direct-Vented Gas			16 CPP 60 Treated Wood 202 Treated Wood			E.C.F. X 1.025						
					Drywall																		Plaster				
					Paneled																		Wood T&G				
					Trim & Decoration																						
Building Style:				Trim & Decoration																							
CAPE																											
Yr Built		Remodeled																									
1928		1988		Ex				X Ord								Min											
Condition: Good				Size of Closets																							
				Lg				X Ord								Small											
Room List				Doors:								Solid				X H.C.											
1 Basement				(5) Floors																							
4 1st Floor																											
2 2nd Floor																											
2 Bedrooms																											
(1) Exterior				(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																						
X	Insulation			X																							
(2) Windows				(7) Excavation																							
X	Many		X	Large		Basement: 600 S.F.				1 3 Fixture Bath																	
	Avg.			Avg.		Crawl: 476 S.F.				1 2 Fixture Bath																	
X	Few		X	Small		Slab: 0 S.F.				Softener, Auto																	
						Height to Joists: 0.0				Softener, Manual																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement																										
X	Double Glass																										
X	Patio Doors																										
X	Storms & Screens																										
(3) Roof				(8) Basement																							
X	Gable		X	Gambrel		Recreation SF				1 Public Water																	
	Hip			Mansard		Living SF				1 Public Sewer																	
X	Flat		X	Shed		1 Walkout Doors (B)				1 Water Well																	
						No Floor SF				1 1000 Gal Septic																	
Asphalt Shingle																											
X	Metal																										
Chimney: Brick				(9) Basement Finish																							

Building Type	Poultry Houses Floor Oper				
Year Built	1940				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 90				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	46 x 24 = 1104				
Cost New	\$ 22,058				
Phy./Func./Econ. %Good	39/100/100 39.0				
Depreciated Cost	\$ 8,603				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	39				
Est. True Cash Value	\$ 8,818				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8818 / All Cards: 8818					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
34663 SLEEPY HOLLOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WUORI ALBERT F & BEATRICE Y KNUUTTILA, PATRICIA ET AL 34663 SLEEPY HOLLOW RD PELKIE MI 49958		2024 Est TCV 5,612												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES									5,612
					2.13 Total Acres									5,612
					Total Est. Land Value =									
Tax Description		Dirt Road												
SEC 9 T52N R34W		Gravel Road												
401		Paved Road												
PARCEL IN THE NW 1/4 OF NE 1/4 OF SE 1/4 D/F;		Storm Sewer												
COM 2 THE E 1/4 CRN SEC 9; TH N88*47'22"W		Sidewalk												
1331.78'; TH S01*00'53"W 376.88' TO POB;		Water												
TH S88*42'"E 325.00';		Sewer												
TH S01*00'53"W 285.00';		Electric												
TH N 88*42'34"W 325.00';		Gas												
TH N01*00'53"E 285.00' TO POB		Curb												
ALONG WITH A REGISTERED 60' WIDE ACCESS		Street Lights												
EASEMENT ACROSS 010-009401-05.		Standard Utilities												
		Underground Utils.												
SPLIT FROM 010-009-024-00 INTO		Topography of Site												
010-009-401-05 AND 010-009-401-30 FOR														
2024 ROLL		Level												
		Rolling												
		Low												
		High												
Comments/Influences		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		2024	2,806	0	2,806			567C						
		2023	0	0	0			0						
		2022	0	0	0			0						
		2021	0	0	0			0						
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		1		01/01/1996	WD	03-ARM'S LENGTH		134:33	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
34789 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			SAUNA		07/22/2020		2020-010-303		FOUNDATION		
		P.R.E. 100% 05/28/2013			GARAGE		10/11/2018		2018-010-030		FOUNDATION		
Owner's Name/Address		MAP #:			HOUSE		06/26/2013		13-090		COMPLETE		
JUNTUNEN BRANDON L & ERIN M		2024 Est TCV 419,135 TCV/TFA: 134.51			GARAGE		05/14/2007		07-063		COMPLETE		
34789 LAKE RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					INLAND PROPERTIES			19.640 Acres		1,716	100		33,712
P1-10-1 SEC 10 T52N R34W NE 1/4 OF NE 1/4					19.64 Total Acres								33,712
LESS PARCELS ON CODE #P1-10-2; P1-10-3;													
P1-10-3A; P1-10-3B;. 19.64 A.													
Comments/Influences													
		X	Dirt Road										
		X	Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water			Land Improvement Cost Estimates							
			Sewer			Description							
			Electric			D/W/P: 5in Ren. Conc.							
		X	Gas			Rate							
			Curb			Size % Good							
			Street Lights			Cash Value							
			Standard Utilities			D/W/P: 5in Ren. Conc.							
			Underground Utils.			D/W/P: 5in Ren. Conc.							
						D/W/P: 5in Ren. Conc.							
						Sauna							
						6,499.14							
						Wood Frame							
						38.41							
						Total Estimated Land Improvements True Cash Value =							
						14,126							
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	16,856	192,712	209,568				97,104C	
		LP	06/05/2008	INSPECTED	2023	13,802	156,569	170,371				92,480C	
		WK	09/08/2010	INSPECTED	2022	13,802	143,713	157,515				88,077C	
		SC	10/28/2010	DATA ENTER	2021	14,838	135,180	150,018				85,264C	

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 16	Type CPP	Year Built: 2007 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
		0	Front Overhang																			
		0	Other Overhang																			
		(4) Interior																				
			Drywall Paneled			Plaster Wood T&G																
X	Wood Frame																					
Building Style: CAPE			Trim & Decoration																			
Yr Built 2013	Remodeled 0		Ex	X	Ord			Min														
Condition: Average			Size of Closets																			
			Lg	X	Ord			Small														
Room List			Doors:				Solid		X	H.C.		Central Air Wood Furnace										
1 Basement 2 1st Floor 2nd Floor 2 Bedrooms			(5) Floors									(12) Electric										
												0 Amps Service										
(1) Exterior												No./Qual. of Fixtures										
												Ex.		X	Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings												No. of Elec. Outlets								
Insulation																						
(2) Windows			(7) Excavation																			
X	Many Avg.		Large Avg.	X		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 308 S.F. Height to Joists: 0.0																
	Few		Small																			
X	Wood Sash Metal Sash Vinyl Sash																					
	Double Hung Horiz. Slide Casement																					
	Double Glass Patio Doors Storms & Screens																					
(3) Roof																						
X	Gable Hip Flat		Gambrel Mansard Shed																			
X	Asphalt Shingle																					
Chimney:																						



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
18829 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MATHIEU LAURA J 18799 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 151,822 TCV/TFA: 127.26												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INLAND PROPERTIES			9.000	Acres	2,252 100	20,267			
					9.00 Total Acres Total Est. Land Value =						20,267			
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates									
P1-10-2 SEC 10 T52N R34W POR OF NE 1/4 OF NE 1/4 D/F: COM AT NW COR OF NE 1/4 OF NE 1/4 TH E 353.71' TO POB, TH E 272.42' TH S 834.84' TH W 626.13' TH N 417.42' TH E 208.71' TH N 116.42';TH E 145';TH N 301' POB. 9 A.M/L					Description							Rate	Size % Good	Cash Value
					Wood Frame							28.22	100 84	2,370
					Wood Frame							24.46	192 84	3,945
					Total Estimated Land Improvements True Cash Value =							6,315		
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	10,134	65,777	75,911			31,670C			
		LP	09/26/2008	DATA ENTER	2023	9,350	53,822	63,172			30,162C			
		LP	08/06/2009	DATA ENTER	2022	9,350	49,380	58,730			28,726C			
					2021	10,209	45,693	55,902			27,809C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X Wood Frame		(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						188	Treated Wood										
Building Style: RANCH		X Drywall Paneled																				
Yr Built 1961		Remodeled 2005		Trim & Decoration									E.C.F. X 1.025	Bsmnt Garage:								
Condition: Average		Ex		X Ord		Min																
Room List		Doors:		Solid		X H.C.							Carport Area: Roof:									
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																				
(1) Exterior		Kitchen: Laminate Other: Carpeted Other:																				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall			(12) Electric																
						100 Amps Service																
X Insulation		(6) Ceilings				No./Qual. of Fixtures																
(2) Windows		X Drywall				No. of Elec. Outlets																
Many Avg. Few		X Avg. Small				Many																
X Wood Sash Metal Sash Vinyl Sash Double Hung		(7) Excavation				(13) Plumbing																
X Horiz. Slide Casement		Basement: 1193 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s)																
X Double Glass Patio Doors		(8) Basement				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(14) Water/Sewer																
(3) Roof		(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:																
X Asphalt Shingle		(10) Floor Support																				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																				
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1961 (11) Heating System: Forced Air w/ Ducts Ground Area = 1193 SF Floor Area = 1193 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,193 153,115 96,464 Other Additions/Adjustments Water/Sewer 1 4,453 2,805 1000 Gal Septic 1 2,530 1,594 Deck Treated Wood 188 3,801 2,395 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,373 15,355 Door Opener 2 1,070 674 Fireplaces Interior 1 Story 1 4,600 2,898 Totals: 193,942 122,185 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 125,240																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	09/01/1995	WD	03-ARM'S LENGTH	132:447	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
18799 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/28/2011		11-113		COMPLETE			
		P.R.E. 100% 03/20/1996											
Owner's Name/Address		MAP #:											
MATHIEU LAURA J 18799 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 59,798 TCV/TFA: 66.74											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
MATHIEU LAURA J 18799 N LAKE AVE CHASSELL MI 49916					INLAND PROPERTIES			1.000 Acres			2,800	100	2,800
					1.00 Total Acres			Total Est. Land Value =			2,800		
Tax Description													
P1-10-2A SEC 10 T52N R34W PART OF NE 1/4 OF NE 1/4; COM @ NW COR OF NE 1/4 OF NE 1/4 E 208.71' TO POB TH E 145'; TH S 301'; TH W 145'; TH N 301' TO POB. 1 A M/L													
Comments/Influences		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	1,400	28,499	29,899			21,554C		
		WK	09/08/2010	INSPECTED	2023	1,250	22,422	23,672			20,528C		
		SC	10/28/2010	DATA ENTER	2022	1,250	20,597	21,847			19,551C		
					2021	1,260	19,384	20,644			18,927C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:				
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				168	Treated Wood	Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Average Effec. Age: 35 Floor Area: Total Base New : 68,162 Total Depr Cost: 23,857 Estimated T.C.V: 24,453		E.C.F. X 1.025 Bsmnt Garage:			
	Duplex	0	Other Overhang														Bsmnt Garage:	
X	Wood Frame	(4) Interior															Carport Area:	
Building Style: PARK MODEL		Drywall	Plaster														Roof:	
		Paneled															Wood T&G	
Yr Built 1980		Trim & Decoration															Roof:	
		Ex	X														Ord	Min
Condition: Average		Size of Closets															Roof:	
		Lg	X														Ord	Small
Room List		Doors:	Solid														X	H.C.
	Basement	(5) Floors		(12) Electric		0 Amps Service		Total Base New : 68,162		Total Depr Cost: 23,857		Estimated T.C.V: 24,453						
	1st Floor	Kitchen:		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Cls Average		Blt 1980					
	2nd Floor	Other:		No. of Elec. Outlets		Many		X	Ave.	Few	Other Additions/Adjustments							
	Bedrooms	Other:		(13) Plumbing		Average Fixture(s)		1		3	Fixture Bath	Water/Sewer						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	1000 Gal Septic		1		4,761	1,666		
X	Wood/Shingle	(7) Excavation		Average Fixture(s)		1		3	Fixture Bath	Water Well, 150 Feet		1		8,411	2,944			
	Aluminum/Vinyl	Basement: 0 S.F.		2		Fixture Bath	Softener, Auto		Solar Water Heat		Deck		Treated Wood		168		3,614	1,265
	Brick	Crawl: 0 S.F.		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Totals:		68,162		23,857		
	Insulation	Slab: 0 S.F.		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Wains		ECF (SOUTH OF 283) 1.025 => TCV:		24,453				
(2) Windows		Height to Joists: 0.0		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Wains								
	Many	X	Avg.	(8) Basement		Conc. Block		Poured Conc.		Stone								
	Avg.			Conc. Block		Poured Conc.		Stone										
	Few		Small	Treated Wood		Concrete Floor		(9) Basement Finish		(14) Water/Sewer								
X	Wood Sash	(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well								
	Metal Sash	Recreation SF		1		1000 Gal Septic	2000 Gal Septic		Lump Sum Items:									
	Vinyl Sash	Living SF		1		1000 Gal Septic	2000 Gal Septic											
	Double Hung	Walkout Doors (B)		1		1000 Gal Septic	2000 Gal Septic											
	Horiz. Slide	No Floor SF		1		1000 Gal Septic	2000 Gal Septic											
	Casement	Walkout Doors (A)		1		1000 Gal Septic	2000 Gal Septic											
	Double Glass	Walkout Doors (A)		1		1000 Gal Septic	2000 Gal Septic											
	Patio Doors	Walkout Doors (A)		1		1000 Gal Septic	2000 Gal Septic											
	Storms & Screens	Walkout Doors (A)		1		1000 Gal Septic	2000 Gal Septic											
(3) Roof		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:										
X	Gable		Gambrel	Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)						
	Hip		Mansard	Recreation SF		Living SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)				
	Flat		Shed	Recreation SF		Living SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)				
X	Asphalt Shingle	(10) Floor Support		Recreation SF		Living SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)				
Chimney: Brick		Joists:		Unsupported Len:		Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 144 120WGEP (1 Story) Treated Wood				Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 480	
X Wood Frame				(4) Interior																									
Building Style: COLONIAL				Drywall Paneled				X Plaster Wood T&G																					
				Trim & Decoration																									
Yr Built 1920		Remodeled 1930		Ex				X Ord								Min													
Condition: Average				Size of Closets																									
				Lg				X Ord								Small													
Room List				Doors:								Solid				X				H.C.									
5 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		(5) Floors																									
				Kitchen: Tile Other: Carpeted Other:																									
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																									
X Insulation				X Plaster																									
(2) Windows				(7) Excavation																									
Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0																									
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																									
X Double Hung Horiz. Slide Casement								Conc. Block Poured Conc. Stone																					
X Double Glass Patio Doors Storms & Screens								Treated Wood Concrete Floor																					
(3) Roof				(9) Basement Finish																									
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X Asphalt Shingle				(10) Floor Support																									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																									

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
OLSON PETER A & GAIL ANN	HOSKINS TERRY C & DANIELLE	7,500		09/18/2020	WD	03-ARM'S LENGTH		2020/05169	DEED	100.0				
CAMPBELL HELEN M	OLSON PETER A & GAIL ANN	4,200		08/14/2006	QC	03-ARM'S LENGTH		169/41	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HOSKINS TERRY C & DANIELLE M 34981 COTTAGE RD CHASSELL MI 49916		2024 Est TCV 5,348												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 10 T52N R34W					INLAND PROPERTIES									
COM NW COR OF NE 1/4 OF NE 1/4 ; TH E'LY 1067' TO POB; TH E'LY 220' TO CO RD W'LY R/W, TH S'LY 400', TH W'LY 220', TH N 400' TO POB. 2.02 A.					2.020 Acres 2,648 100 5,348									
Comments/Influences					2.02 Total Acres Total Est. Land Value = 5,348									



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DEVRIES ANNETTE M	KOSSIVAS GEORGE P & BALUT	10,500	09/16/2005	WD	03-ARM'S LENGTH	167/2789	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KOSSIVAS GEORGE P & BALUT ZANETA 6922 N OVERHILL AVE CHICAGO IL 60631		2024 Est TCV 5,372												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-10-3A1 SEC 10 T52N R34W THE N 400' OF THE NE 1/4 OF NE 1/4 EXCEPT THE W 626.13' & THE E 473'. 2.03 A.					INLAND PROPERTIES			2.030 Acres			2,646	100		5,372
Comments/Influences					2.03 Total Acres			Total Est. Land Value =			5,372			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	2,686	0	2,686			2,660C			
					2023	2,534	0	2,534			2,534S			
					2022	2,534	0	2,534			2,534S			
					2021	2,557	0	2,557			2,557S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status							
N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
KNUUTTILA OSCAR & HUEKLE REBECCA 7035 CRANE RD YPSILANTI MI 48197		MAP #:		2024 Est TCV 5,348											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-10-3A2 SEC 10 T52N R34W THE W 220' OF THE E 473' OF THE NE 1/4 OF NE 1/4. 2.02 A.					INLAND PROPERTIES			2.020 Acres		2,648	100				5,348
Comments/Influences					2.02 Total Acres			Total Est. Land Value =			5,348				
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	2,674	0	2,674			2,649C				
					2023	2,523	0	2,523			2,523S				
					2022	2,523	0	2,523			2,523S				
					2021	2,544	0	2,544			2,366C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KNUUTTILA OSCAR & PATRICIA	KNUUTTILA, THOMAS, OSCAR I	1		08/09/2010	QC	09-FAMILY		2010/04052	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
34891 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KNUUTTILA THOMAS OSCAR LE 7035 CRANE RD YPSILANTI MI 48197		MAP #:											
		2024 Est TCV 66,241 TCV/TFA: 99.16											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES				1.990 Acres		2,651	100	5,275
									1.99 Total Acres		Total Est. Land Value =		5,275
					Land Improvement Cost Estimates								
					Description				Rate		Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.				7.19		60 0		0
					Wood Frame				24.36		120 49		1,432
					Wood Frame				25.69		96 64		1,578
					Residential Local Cost Land Improvements								
					Description				Rate		Size % Good		Cash Value
					LEAN TO, FAIR				6.00		40 95		228
					Total Estimated Land Improvements				True Cash Value =				3,238
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,638	30,483	33,121			2,694C		
		PG	/	/	2023	2,488	24,618	27,106			2,566C		
		TH	01/03/2011	DATA ENTER	2022	2,488	22,603	25,091			2,444C		
					2021	2,507	21,275	23,782			2,366C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 60	Type WPP	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 0 Mech. Doors: 3 Area: 1520 % Good: 0 Storage Area: 0 No Conc. Floor: 260			
X	Wood Frame			(4) Interior	Drywall Paneled			Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 56 Floor Area: 668 Total Base New : 125,156 Total Depr Cost: 56,320 Estimated T.C.V: 57,728				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:			
Building Style: CABIN				Trim & Decoration																							
Yr Built 0	Remodeled 0			Ex	X	Ord		Min																			
Condition: Average				Size of Closets																							
				Lg	X	Ord		Small																			
Room List				Doors:					Solid	X	H.C.																
1	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors								(12) Electric															
				Kitchen:				0 Amps Service																			
				Other:				No./Qual. of Fixtures																			
				Other:				Ex.				X	Ord.		Min												
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																			
X	Wood/Shingle Aluminum/Vinyl Brick																										
Insulation																											
(2) Windows				(7) Excavation				1				Average Fixture(s)															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F.				3 Fixture Bath																			
				Crawl: 182 S.F.				2 Fixture Bath																			
				Slab: 486 S.F.				Softener, Auto																			
				Height to Joists: 0.0				Softener, Manual																			
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block				Extra Toilet																			
				Poured Conc.				Extra Sink																			
				Stone				Separate Shower																			
				Treated Wood				Ceramic Tile Floor																			
				Concrete Floor				Ceramic Tile Wains																			
(9) Basement Finish																											
(3) Roof																											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF				Public Water																			
				Living SF				Public Sewer																			
				Walkout Doors (B)				Water Well																			
				No Floor SF				1000 Gal Septic																			
X	Asphalt Shingle			Walkout Doors (A)				2000 Gal Septic																			
Chimney: Brick				Joists:																							
				Unsupported Len:																							
				Cntr.Sup:																							

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status						
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BOSIO JOHN & MARTHA 51 CRABTREE LN FRANKLIN NC 28734		2024 Est TCV 26,520												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements		* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-10-5A SEC 10 T52N R34W W 1/2 OF SW 1/4 OF NE 1/4. 20 A.				STANDARD 20+			20.000	Acres	1,326	100			26,520	
Comments/Influences				20.00 Total Acres Total Est. Land Value = 26,520										
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	13,260	0	13,260			2,575C			
		WK	09/08/2010	INSPECTED	2023	13,000	0	13,000			2,453C			
		SC	10/28/2001	DATA ENTER	2022	12,500	0	12,500			2,337C			
					2021	13,000	0	13,000			2,263C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
WARREN WILLIAM C & GLORIA	MICHAELSON JAMES M & MICHELE	38,000		12/24/2008	WD	03-ARM'S LENGTH		2009/00050	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
PIKE RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 12/30/2008										
Owner's Name/Address		MAP #:										
MICHAELSON JAMES M & MICHELE A 18383 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 39,000										
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements				* Factors *						
Tax Description						Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P1-10-7						INLAND PROPERTIES			30.000 Acres	1,300	100	39,000
SEC 10 T52N R34W												
NE 1/4 OF NW 1/4, EXC COM AT A PT 330' E												
OF THE INTERSECTION OF BOSIO RD & ALDRICH												
RD AS POB, TH S 660', TH E 660', THN 660'												
TH W 660' TO POB. CONT 30 ACRES M/L												
Comments/Influences												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		14,000	05/01/1999	WD	03-ARM'S LENGTH	147:15	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
18383 N LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		09/14/2016		2016-031-220		FOUNDATION				
		P.R.E. 100% 02/25/2003		ADDITION		06/03/2016		2016-010-003		FOUNDATION				
Owner's Name/Address		MAP #:		ADDITION		08/29/2003		03-1005		FOUNDATION				
MICHAELSON JAMES M 18383 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 154,384 TCV/TFA: 73.69												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
MICHAELSON JAMES M 18383 N LAKE AVE CHASSELL MI 49916					INLAND PROPERTIES									
					10.000 Acres 2,200 100 22,000									
		10.00 Total Acres Total Est. Land Value = 22,000												
Tax Description		Land Improvement Cost Estimates												
P1-10-7A		Description												
SEC 10 T52N R34W PART OF THE NE 1/4 OF NW 1/4 D/F: COM ATA PT 330' E OF THE INTERSECTION OF BOSIO RD & ALDRICH RD AS POB, TH S 660', TH E 660', TH N 660', TH W 660' TO POB. CONT 10 ACRES M/L		Rate												
Comments/Influences		6,499.14 1 85 5,524												
		Residential Local Cost Land Improvements												
		Description												
		Rate												
		Size % Good												
		Cash Value												
		LEAN TO SOUND 10.00 180 84 1,512												
		Total Estimated Land Improvements True Cash Value = 7,036												
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	11,000	66,192	77,192			24,864C			
					2023	10,000	53,521	63,521			23,680C			
					2022	10,000	29,959	39,959			22,553C			
					2021	10,905	28,126	39,031			21,833C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 168 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 2003		Trim & Decoration									
Condition: Fair		Ex X Ord		Min									
Room List		Lg X Ord		Small									
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.											
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service									
Insulation		No./Qual. of Fixtures		Ex. X Ord. Min									
(2) Windows		(6) Ceilings		No. of Elec. Outlets									
X Many Avg. Few		X Large Avg. Small		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing									
X Many Avg. Few		X Large Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(8) Basement		(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:									
Chimney: Brick		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:											

Building Type	Barn - General Purpose	Farm Implement/Equipment			
Year Built					
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 140	4 Wall, 84			
Height	12	12			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	40 x 30 = 1200	24 x 18 = 432			
Cost New	\$ 26,220	\$ 3,322			
Phy./Func./Econ. %Good	44/100/100 44.0	44/100/100 44.0			
Depreciated Cost	\$ 11,537	\$ 1,462			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	44	44			
Est. True Cash Value	\$ 11,825	\$ 1,498			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13323 / All Cards: 13323					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HEIKKINEN WILLIAM & WILLIA	HEIKKINEN WILLIAM ET AL	0	11/08/2012	QC	09-FAMILY	2012/06298	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
18073 N LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/12/2019											
Owner's Name/Address		MAP #:											
HEIKKINEN WILLIAM N ET AL MICHAELSON SAMANTHA 18073 N LAKE AVENUE CHASSELL MI 49916		2024 Est TCV 132,277 TCV/TFA: 147.47											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			78.000 Acres			1,028	100	80,200
Tax Description					78.00			Total Acres	Total Est. Land Value =			80,200	
P1-10-8 SEC 10 T52N R34W W 1/2 OF NW 1/4 EXCEPT COM @ SW COR OF SW 1/4 OF NW 1/4 OF SEC 10; TH N 330';TH E 264'; TH S 330'; TH W 264' TO POB (2 ACRES TO 010-010-014-00) 78 A. TOTAL					Land Improvement Cost Estimates								
					Description			Rate		Size	% Good		Cash Value
					Wood Frame			22.37		100	9		201
					Total Estimated Land Improvements True Cash Value =								201
Comments/Influences													

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 64	Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame				(4) Interior																								
Building Style: 1 1/4					Drywall Paneled			Plaster Wood T&G																					
Yr Built 0		Remodeled 0			Ex	X	Ord			Min																			
Condition: Fair								Size of Closets																					
		Lg	X	Ord			Small																						
Room List				Doors:			Solid		X	H.C.																			
	Basement			(5) Floors																									
2	1st Floor			Kitchen:																									
2	2nd Floor			Other:																									
2	Bedrooms			Other:																									
(1) Exterior																													
X	Wood/Shingle			(6) Ceilings																									
	Aluminum/Vinyl Brick																												
Insulation																													
(2) Windows				(7) Excavation																									
X	Many		Large	Basement: 744 S.F.																									
	Avg.	X	Avg.	Crawl: 0 S.F.																									
	Few		Small	Slab: 0 S.F.																									
Wood Sash				Height to Joists: 0.0																									
Metal Sash																													
Vinyl Sash				(8) Basement																									
Double Hung																													
Horiz. Slide																													
Casement																													
Double Glass																													
Patio Doors																													
Storms & Screens																													
(3) Roof																													
X	Gable		Gambrel	Recreation SF																									
	Hip		Mansard	Living SF																									
	Flat		Shed	Walkout Doors (B)																									
				No Floor SF																									
				Walkout Doors (A)																									
																</													

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X		Gas Wood		X		Oil Coal		Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 112		WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 54 Floor Area: 630 Total Base New : 94,802 Total Depr Cost: 43,609 Estimated T.C.V: 44,699				E.C.F. X 1.025				Bsmnt Garage:							
Drywall Paneled				X Plaster Wood T&G																							
Trim & Decoration																											
Size of Closets																											
Building Style: 1 1/4				Ex				X Ord				Min															
Yr Built 1930				Remodeled 0								X		Ord				Small									
Condition: Fair				Lg				X Ord																			
Room List				Doors:						Solid		X		H.C.													
1 Basement 2 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 504 SF Floor Area = 630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories Exterior Foundation Size 1.25 Story Siding Basement 504 Total: 77,813 35,794 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,785 821 Water/Sewer 1000 Gal Septic 1 4,172 1,919 Water Well, 50 Feet 1 2,445 1,125 Porches WGEP (1 Story) 112 8,587 3,950 Totals: 94,802 43,609 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 44,699				Cls D Blt 1930											
				Kitchen: Linoleum Other: Other:				60 Amps Service																			
				No./Qual. of Fixtures				Ex.												X Ord.				Min			
				No. of Elec. Outlets				Many		X Ave.												Few					
(1) Exterior				(6) Ceilings				(13) Plumbing																			
X Wood/Shingle Aluminum/Vinyl Brick																											
Insulation																											
(2) Windows				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X Many Avg. Few				X Large Avg. Small				Basement: 504 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X Wood Sash Metal Sash Vinyl Sash Double Hung				(8) Basement																							
X Horiz. Slide Casement								Conc. Block Poured Conc. Stone																			
X Double Glass Patio Doors				X Concrete Floor																							
X Storms & Screens				(9) Basement Finish																							
(3) Roof																											
X Gable Hip Flat				Gambrel Mansard Shed				1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							



Building Type	Farm Utility Buildings				
Year Built	1930				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 96				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	28 x 20 = 560				
Cost New	\$ 5,903				
Phy./Func./Econ. %Good	41/100/100 41.0				
Depreciated Cost	\$ 2,420				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	41				
Est. True Cash Value	\$ 2,481				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2481 / All Cards: 2481					

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
				164	05/01/1999	WD	03-ARM'S LENGTH			153:722	DEED	0.0				
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status			
34504 SLEEPY HOLLOW RD				School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address				P.R.E. 0%												
HEIKKINEN ROSE MARY				MAP #:												
34504 SLEEPY HOLLOW RD				2024 Est TCV 48,560												
PELKIE MI 49958				Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502								
Taxpayer's Name/Address				Public Improvements			* Factors *									
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
							STANDARD 20+			40.000	Acres	1,214	100		48,560	
							40.00 Total Acres				Total Est. Land Value =				48,560	
Tax Description				Topography of Site												
P1-10-10 SEC 10 T52N R34W NE 1/4 OF SW				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
1/4. 40 A.							2024	24,280	0	24,280			4,366C			
Comments/Influences							2023	23,800	0	23,800			4,159C			
							2022	23,500	0	23,500			3,961C			
							2021	24,000	0	24,000			3,835C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 240
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 66 Floor Area: 240 Total Base New : 35,261 Total Depr Cost: 11,899 Estimated T.C.V: 12,196					
Building Style: COLONIAL			Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration										
Condition: Fair		Ex		X Ord		Min								
Room List		Doors:		Solid		X H.C.								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
Insulation				Ex.		X Ord.		Min						
(2) Windows		(7) Excavation		No. of Elec. Outlets										
Many Avg. Few		X Avg. Small		Many		X Ave.		Few						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 240 SF Floor Area = 240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/75/100/33.75

Functional Depreciation because of: DEFERRED MAINTENANCE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	240		
Total:				28,831	9,729

Other Additions/Adjustments

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

	Base Cost		
Common Wall: 1 Wall	1	-1,804	-609
No Concrete Floor	240	-1,308	-441
Totals:	35,261		11,899

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 12,196

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 216 % Good: 0 Storage Area: 0 No Conc. Floor: 216
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 66 Floor Area: 405 Total Base New : 48,725 Total Depr Cost: 14,253 Estimated T.C.V: 14,609		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:		
Building Style: COLONIAL		Trim & Decoration		X No Heating/Cooling		Central Air Wood Furnace								
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures									
Condition: Fair		Size of Closets		Lg		X	Ord	Small						
Room List		Doors:	Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex.		X	Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick			Many		X	Ave.	Few						
	Insulation			(13) Plumbing		Average Fixture(s)								
(2) Windows		(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.25 Story		Exterior Siding	Foundation Piers	Size 324	Cost New 43,416	Depr. Cost 12,700		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 1 Wall Base Cost No Concrete Floor								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Totals:								
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Notes:								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		ECF (SOUTH OF 283) 1.025 => TCV:						14,609	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
VANDENBERG SUSAN ETAL	MILLER JENNIFER L & DAVID	85,000		11/05/2009	WD	03-ARM'S LENGTH		2009/6771	DEED	100.0				
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status			
18020 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 12/14/2010												
Owner's Name/Address		MAP #:												
MILLER JENNIFER L & DAVID H 18020 LAKE RD PELKIE MI 49958		2024 Est TCV 147,107 TCV/TFA: 145.94												
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-10-12 SEC 10 T52N R34W SW 1/4 OF SW 1/4. 40 A.					AG LAND 10 A OR MORE			40.000 Acres			1,475	100		59,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			59,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	29,500	44,054	73,554			62,129C			
		LP	04/28/2009	DATA ENTER	2023	21,400	41,259	62,659			59,171C			
		SC	10/28/2010	DATA ENTER	2022	20,000	40,633	60,633			56,354C			
		WK	09/08/2010	INSPECTED	2021	20,000	37,172	57,172			54,554C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Barn - General Purpose	Farm Implement/Equipment	Poultry Houses Floor Oper	Farm (Sun) Shelter	Farm Implement/Equipment S
Year Built					
Class/Construction	D,Pole	D,Frame	D,Frame	D,Frame	D,Frame
Quality/Exterior	Average	Average	Average	Average	Average
# of Walls, Perimeter	4 Wall, 192	4 Wall, 56	4 Wall, 116	Lean-To, 60	4 Wall, 64
Height	18	12	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	72 x 24 = 1728	14 x 14 = 196	42 x 16 = 672	20 x 10 = 200	20 x 12 = 240
Cost New	\$ 58,078	\$ 4,032	\$ 15,570	\$ 904	\$ 4,603
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0	39/100/100 39.0	44/100/100 44.0	30/10/100 3.0
Depreciated Cost	\$ 17,423	\$ 1,210	\$ 6,072	\$ 398	\$ 138
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	30	30	39	44	30
Est. True Cash Value	\$ 14,496	\$ 1,006	\$ 5,052	\$ 331	\$ 115
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21000 / All Cards: 21000					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MAKILA EMIL ET AL	MITTER KURT	39,000	05/01/2014	QC	09-FAMILY	2014/03540	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
18306 S LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		07/06/2021		2021-031-168		FOUNDATION					
Owner's Name/Address		P.R.E. 0%													
MITTER KURT 334 W SOUTH BLVD ROCHESTER MI 48307		MAP #:													
		2024 Est TCV 153,670 TCV/TFA: 152.45													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
P1-10-13 SEC 10 T52N R34W SE 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres		1,200 100	48,000				
Comments/Influences					40.00 Total Acres			Total Est. Land Value =		48,000					
					Land Improvement Cost Estimates										
					Description		Rate		Size % Good		Cash Value				
					Wood Frame		22.09		1100 49		11,907				
					Sewer		26.42		144 64		2,435				
		X	Electric				Total Estimated Land Improvements True Cash Value =					14,342			
					Gas										
					Curb										
					Street Lights										
					Standard Utilities										
					Underground Utils.										
		Topography of Site													
		X	Level												
					Rolling										
					Low										
		X	High												
					Landscaped										
					Swamp										
					Wooded										
					Pond										
					Waterfront										
					Ravine										
					Wetland										
					Flood Plain										
			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2024		24,000		52,835		76,835				30,394C
		WK	09/08/2010	INSPECTED	2023		20,000		43,416		63,416				28,947C
		SC	10/28/2010	DATA ENTER	2022		20,000		30,096		50,096				23,124C
					2021		20,000		28,267		48,267				22,386C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 84 WGEP (1 Story) 144 WGEP (1 Story) 128 WCP (1 Story)		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 576	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1905		Remodeled 0		Ex X Ord Min									
Condition: Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster X Tile		No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer									
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:									
Chimney: Brick		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
Total:				132,186	59,484

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,505	1,127	
Water/Sewer				
1000 Gal Septic	1	4,761	2,142	
Water Well, 50 Feet	1	2,629	1,183	
Porches				
WGEP (1 Story)	84	8,413	8,161	
WGEP (1 Story)	144	11,949	5,377	
WCP (1 Story)	128	5,691	5,520	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	16,710	7,519	
No Concrete Floor	576	-3,139	-1,413	
Totals:			181,705	89,100

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

91,328

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 112 WGEP (1 Story) 120 Treated Wood		Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1916		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Large Avg. Small		Basement: 512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish		Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls D Blt 1916 (11) Heating System: Forced Air w/ Ducts Ground Area = 512 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 512 Total: 88,702 39,917 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,785 803 Water/Sewer 1000 Gal Septic 1 4,172 1,877 Water Well, 50 Feet 1 2,445 1,100 Porches WGEP (1 Story) 112 8,587 3,864 Deck Treated Wood 120 2,755 1,240 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 728 25,808 11,614 Fireplaces Wood Stove 1 1,741 783 Totals: 135,995 61,198 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 62,728													

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 1140Type CCP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 2 Floor Area: 2,496 Total Base New : 331,102 Total Depr Cost: 324,480 Estimated T.C.V: 332,592				E.C.F. X 1.025				Bsmnt Garage:					
Building Style: COLONIAL				Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace				Cost Est. for Res. Bldg: 2 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1664 SF Floor Area = 2496 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas Stories Exterior Foundation Size 1.5 Story Block Basement 1,664 Total: 291,904 286,066				Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,822 1,786 Water/Sewer 1000 Gal Septic 1 4,692 4,598 Porches CCP (1 Story) 1140 32,684 32,030 Totals: 331,102 324,480				Notes: ECF (SOUTH OF 283) 1.025 => TCv: 332,592 60% Completed => Est. True Cash Value 2024 =					
Yr Built 2022Remodeled 0				ExXOrdMin				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
Condition: Average Part. Construct.: 60%				LgXOrdSmall				(14) Water/Sewer				Lump Sum Items:													
Room List				Doors:SolidXH.C.				(15) Fireplaces				Class: C Effec. Age: 2 Floor Area: 2,496 Total Base New : 331,102 Total Depr Cost: 324,480 Estimated T.C.V: 332,592				E.C.F. X 1.025				Bsmnt Garage:					
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(1) Exterior				(6) Ceilings				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
X Wood/Shingle Aluminum/Vinyl Brick  Insulation				(6) Ceilings				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
(2) Windows				(7) Excavation				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
X Many Avg. X Large Few Small				Basement: 1664 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
X Gable Hip Gambrel Flat Mansard Shed				(9) Basement Finish				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
X Asphalt Shingle				(10) Floor Support				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				No. of Elec. Outlets ManyX Ave.Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
OTTER LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BOSIO JOHN & MARTHA 51 CRABTREE LN FRANKLIN NC 28734		MAP #:		2024 Est TCV 26,520										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-10-15A SEC 10 T52N R34W W 1/2 OF NW 1/4 OF SE 1/4. 20 A.					STANDARD 20+			20.000 Acres			1,326	100		26,520
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			26,520			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	13,260	0	13,260			2,575C			
		WK	09/08/2010	INSPECTED	2023	13,000	0	13,000			2,453C			
		SC	10/28/2010	DATA ENTER	2022	12,500	0	12,500			2,337C			
					2021	13,000	0	13,000			2,263C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MAKILA EMIL W & WEALTHY V	GROESCHL DOUGLAS J & KATHE	48,000		09/20/2006	WD	03-ARM'S LENGTH		169 /00551	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GROESCHL DOUGLAS J & KATHERINE A 34870 COTTAGE RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 48,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-10-16 SEC 10 T52N R34W SW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100	48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000			24,000S		
		WK	09/08/2010	INSPECTED	2023	23,800	0	23,800			23,486C		
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			22,368C		
					2021	24,000	0	24,000			21,654C		
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1970 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 56 Storage Area: 0 No Conc. Floor: 0						
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 39 Floor Area: 500 Total Base New : 85,772 Total Depr Cost: 51,390 Estimated T.C.V: 52,675		E.C.F. X 1.025		Bsmnt Garage:  Carport Area: Roof:									
Drywall Paneled		Plaster Wood T&G																							
Trim & Decoration																									
Ex		X		Ord														Min							
Building Style: CAPE				Size of Closets				Central Air Wood Furnace  (12) Electric  0 Amps Service  No./Qual. of Fixtures  Ex. X Ord. Min  No. of Elec. Outlets  Many X Ave. Few  (13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 400 SF Floor Area = 500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Piers 400 Total: 54,552 33,276  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 150 Feet 1 8,181 4,990 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,586 10,408 Totals: 85,772 51,390  Notes: COTTAGE  ECF (SOUTH OF 283) 1.025 => TCV: 52,675		Cls CD Blt 1940											
Lg		X		Ord												Small									
Doors:				Solid		X										H.C.									
(5) Floors																									
Kitchen: Other: Other:																									
(6) Ceilings																									
Insulation																									
(2) Windows				(7) Excavation																					
X	Many Avg.		X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																					
						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
(3) Roof				(9) Basement Finish																					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X Asphalt Shingle				(10) Floor Support																					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 04/25/2022												
Owner's Name/Address		MAP #:												
JUNTUNEN BRANDON L & ERIN M 34789 LAKE RD PELKIE MI 49958		2024 Est TCV 34,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 10 T52N R34W D/F; N 440' OF E 1/2 OF SW 1/4 OF NE 1/4; AND N 440' OF SE 1/4 OF NE 1/4					INLAND PROPERTIES									
SPLIT COMBINED FOR 2022 ROLL FROM 010-010-009-00, 010-010-011-00, 010-010-021-00 INTO 010-010-104-00, -45 & -85					20.000 Acres 1,700 100 34,000									
					20.00 Total Acres Total Est. Land Value = 34,000									
Comments/Influences		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			14,700C			
					2023	14,000	0	14,000			14,000S			
					2022	14,000	0	14,000			4,715C			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CORNELL ERICKA L	TREADEAU JOSEPH, JACQUELYN	20,000	04/13/2022	WD	03-ARM'S LENGTH	2022/02181	PROPERTY TRANSFER	100.0			
		1	08/01/2000	WD	03-ARM'S LENGTH	151:799	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
34595 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		03/14/2023		2023-010-035		FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
TREADEAU JOSEPH, JACQUELYN & ROSS 13918 FORD DR LANSE MI 49946		MAP #:									
		2024 Est TCV 64,130 TCV/TFA: 59.38									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 10 T52N R34W D/F; S 440' OF TH N 880' OF E 1/2 OF SW 1/4 OF NE 1/4; AND S 440' OF TH N 880' OF SE 1/4 OF NE 1/4		X			Dirt Road					34,000	
		X			Gravel Road					34,000	
		X			Paved Road						
		X			Storm Sewer						
		X			Sidewalk						
		X			Water						
		X			Sewer						
		X			Electric						
		X			Gas						
		X			Curb						
		X			Street Lights						
		X			Standard Utilities						
		X			Underground Utils.						
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	2024	17,000	15,065	32,065			27,535C
		WK	09/08/2010	INSPECTED	2023	14,000	15,444	29,444	24,866M		24,866S
		SC	10/28/2010	DATA ENTER	2022	14,000	3,541	17,541			6,123C
					2021	0	0	0			0
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall X Paneled		X Plaster Wood T&G									
Yr Built 2022		Remodeled WELL 0		Ex X Ord		Min							
Condition: Average		Size of Closets		Lg X Ord		Small							
Room List		Doors:		Solid X H.C.		Central Air Wood Furnace							
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Tile Other: Carpeted Other:		(12) Electric 220 Amps Service							
(1) Exterior		(6) Ceilings		X Plaster		No./Qual. of Fixtures Ex. X Ord. Min							
X Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets Many X Ave. Few							
X Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing							
X Many Avg. X Few		X Large Avg. X Small				(14) Water/Sewer							
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens				(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:							
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support									
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:									
Chimney: Brick													

Cost Est. for Res. Bldg: 1 Single Family COLONIAL  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Water/Sewer  
1000 Gal Septic 1 4,761 2,809  
Water Well, 100 Feet 1 5,684 3,354  
Totals: 10,445 6,163  
Notes: ECF (SOUTH OF 283) 1.025 => TCV: 6,317

Cls	C	Blt	2022
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood			Coal	Steam									
	(4) Interior													
	Drywall Paneled			Plaster Wood T&G										
Building Style: PARK MODEL		Trim & Decoration												
Yr Built 1985	Remodeled 0	Ex	Ord	Min										
Condition: Very Poor		Size of Closets												
		Lg	Ord	Small										
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric										
		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior		No./Qual. of Fixtures												
		Ex.	Ord.	Min										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets										
					Many Ave. Few									
Insulation				(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)										
Many Avg. Few		Basement: 0 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		(8) Basement												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish												
(3) Roof				(14) Water/Sewer										
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL

(11) Heating System: Wall Furnace

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
Addition	Siding	Crawl	128		
Total:				56,137	19,648

Other Additions/Adjustments

Porches					
WPP	48		1,801		630
Totals:			57,938		20,278

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 20,785

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MARTIN GREGORY J	TREADEAU JOSPEH & JACQUELYN	0	03/15/2023	WD	03-ARM'S LENGTH	2023/01116	DEED	100.0		
CORNELL ERICKA L	MARTIN GREGORY J	40,000	04/13/2022	WD	03-ARM'S LENGTH	2022/02182	PROPERTY TRANSFER	100.0		
		1	08/01/2000	WD	03-ARM'S LENGTH	151:799	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
TREADEAU JOSPEH & JACQUELYN & TREADEAU ROSS 13918 FORD DR LANSE MI 49946		2024 Est TCV 48,000								
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				INLAND PROPERTIES		40.000 Acres		1,200	100	48,000
				40.00 Total Acres		Total Est. Land Value =		48,000		
Tax Description		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,000	0	24,000		24,000S
		WK	09/08/2010	INSPECTED	2023	20,000	0	20,000		20,000S
		SC	10/28/2010	DATA ENTER	2022	20,000	0	20,000		10,365C
					2021	0	0	0		0
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 128 63 160	WGEP (1 Story) WGEP (1 Story) Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1 Wood Stove Class: CD Effec. Age: 57 Floor Area: 1,268 Total Base New : 210,925 Total Depr Cost: 94,915 Estimated T.C.V: 97,288				E.C.F. X 1.025		Bsmnt Garage:								
X Drywall Paneled				Plaster Wood T&G																							
Trim & Decoration																											
Size of Closets																											
Building Style: CAPE				Ex				X	Ord		Min																
Yr Built 1920 2006				Remodeled 1988								X	Ord		Min												
Condition: Average												X	Ord		Min												
Room List				Doors:					Solid	X	H.C.																
1 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric															
				Kitchen: Tile Other: Other:								100 Amps Service															
(1) Exterior												No./Qual. of Fixtures															
												Ex.				X	Ord.		Min								
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings								No. of Elec. Outlets															
X	Log Insulation			X	Drywall Tile																						
(2) Windows				(7) Excavation								(13) Plumbing															
X	Many Avg. Few			X	Large Avg. Small			Basement: 918 S.F. Crawl: 120 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan				Other Additions/Adjustments Plumbing 2 Fixture Bath Vent Fan Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) WGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Sauna Fireplaces Wood Stove				Size 918 120 Total: 154,692 2,541 201 4,453 2,530 10,191 6,366 3,424 19,219 5,205 2,103 210,925				Cost New 69,611		Depr. Cost	
								(8) Basement																			
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish								(14) Water/Sewer															
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone																							
				Treated Wood Concrete Floor																							
X	Double Glass Patio Doors			(10) Floor Support																							
X	Storms & Screens			Joists: Unsupported Len: Cntr.Sup:																							
Chimney: Brick																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address			Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
19610 HYYPIO RD			School: HOUGHTON-PORTAGE TWP SCHOOLS									
			P.R.E. 100% 05/18/1994									
Owner's Name/Address			MAP #:									
HYYPIO PAUL F & NANCY K					2024 Est TCV 29,565							
19610 HYYPIO RD												
CHASSELL MI 49916												
			Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE					
			Public Improvements			* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description						LAKE FRONTAGE	240.29	333.00	0.9640	0.9818	130 100	29,565
P1-11-1A SEC 11 T52N R34W PART OF GOV'T LOT 4, SEC 11 T52N R34W D/F COMMENCING AT THE NE CORNER OF SEC 11 TH S 89 DEG 39' W 1321.3' TO THE 1/16COR TH S 1320' TO THE 1/16 CORNER POB, TH N 89 DEG 39' E 70.87', TH S 45 DEG 21' E 330' M/L TO THE SHORE OF OTTER LAKE, TH SW'LY ALONG SAID LAKE SHORE 325' M/L, TH N ALONG SUBDIVISION LINE 337' TO POB. 1.38 A. ***BALANCE OF DESCRIPTION ON FILE***						325 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 29,565						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010		MAP #:													
		2024 Est TCV 14,500													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010					ACREAGE			2.800	Acres	5,179	100				14,500
Tax Description					2.80 Total Acres Total Est. Land Value = 14,500										
P1-11-1B SEC 11 T52N R34W A PARCEL OF LAND IN GOV'T LOT 4, SEC 11 T56N R34W D/F, COM AT NE COR OF SEC 11 TH S 89 DEG 39' W 445' ALONG SEC LINE TO POB, TH S 89 DEG 39' W 701.97', TH S 39 DEG 47' E 101.10', TH N 79 DEG 48' E 59.60', TH S 81 DEG 25' E 227.10', TH S 60 DEG 57' E 76.50', TH S 33 DEG 57' E 199.30', TH S 86 DEG 44' E 125.25', TH N 9 DEG 10' E 319' TO POB. 2.80 A M/L.															
Comments/Influences		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What			2024	7,250	0	7,250			1,726C				
					2023	7,250	0	7,250			1,644C				
					2022	3,200	0	3,200			1,566C				
					2021	4,980	0	4,980			1,516C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
US BANK PERSONAL REP	ROTH MARLENE A	99	08/22/2011	OTH	08-ESTATE	2011/04279	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
34711 DEER LANE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		08/19/2003		03-1004							
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
ROTH MARLENE A PO BOX 343 ULM MT 59485		2024 Est TCV 31,921 TCV/TFA: 91.73													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
P1-11-1C SEC 11 T52N R34W A PARCEL OF LAND IN GOV'T LOT 4, SEC 15-52-34 D/F, COM AT SW COR OF GOV'T LOT 4, TH N 169.15' ALONG W LINE OF GOV'T LOT 4, TH N 67 DEG 30" E 100' TO POB, TH N 67 DEG 30' E 179.10' TH S 23 DEG 30' 30" W 239.80', TH N 24 DEG 41' W 166.70' TO POB. .34 A.					ACREAGE								1.000 Acres	6,700 100	6,700
Comments/Influences					1.00 Total Acres								Total Est. Land Value =	6,700	
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	3,350	12,611	15,961			13,696C				
					2023	3,350	10,074	13,424			13,044C				
					2022	3,500	9,252	12,752			12,423C				
					2021	3,470	8,708	12,178			12,027C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 180 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 1940		Remodeled 0		Ex X Ord Min									
Condition: Very Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 348 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 348 SF Floor Area = 348 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	252		
1 Story	Siding	Slab	96		
Total:				43,128	19,407

Other Additions/Adjustments

Porches					
WGEP (1 Story)	180	11,554		5,199	
Totals:		54,682		24,606	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 25,221

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
		1		01/01/1996	WD	03-ARM'S LENGTH		134:31	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
WIRTANEN MATT C & RHONA ETAL		MAP #:													
4225 S ALEXA CIRCLE		2024 Est TCV 14,860													
PO BOX 2334		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
PALMER AK 99645		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
JUNTUNEN MATT					LAKE FRONTAGE	97.00	486.00	1.1557	1.0197	130	100		14,860		
35041 PIKE RIVER RD		Topography of Site			97 Actual Front Feet, 1.08 Total Acres								Total Est. Land Value =	14,860	
CHASSELL MI 49916															
Tax Description		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
P1-11-1D SEC 11 T52N R34W A PAR OF LAND IN GOV'T LOT 4, SEC 11 D/FBEG AT NE COR OF SEC 11, TH S 89 DEG 39' W 1321.23', TH W 1320', TH N 89 DEG 39' E 511.6'TO POB, TH N 36 DEG 45' W 222.8'; TH N 11 DEG 43' 30" W 104.1', TH N 40 DEG04' 30" W 98.76', TH N 23 DEG 30' 30" E 100'; TH S 33 DEG 39' 50" E 465.98' TO A1" IRON PIPE, TH S 33 DEG 39'50"E 56.88'; TH SW'LY ALG SHORE OF OTTER LK 97.9', THN 36 DEG 45'W 70' TO POB. 1.11 A M/L															
Comments/Influences		Who			When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
							2024	7,430	0	7,430			1,804C		
					2023	5,773	0	5,773			1,719C				
					2022	4,801	0	4,801			1,638C				
					2021	4,287	0	4,287			1,586C				
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Licensed To: Township of Portage, County															
of Houghton, Michigan															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MADER DENNIS & DOROTHY	HOSKINS TERRY C & DANIELLE	180,000	10/10/2018	WD	03-ARM'S LENGTH	2018/05025	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
34981 COTTAGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS					06/01/2020	2018-999-017	FOUNDATION				
		P.R.E. 100% 03/03/2019											
Owner's Name/Address		MAP #:											
HOSKINS TERRY C & DANIELLE		2024 Est TCV 295,204 TCV/TFA: 103.07											
34981 COTTAGE ROAD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
CHASSELL MI 49916		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					LAKE FRONTAGE	75.00	235.00	1.2167	0.9482	130	100		11,249
					ACREAGE			1.745	Acres	6,079	100		10,608
P1-11-2 SEC 11 T52N R34W PART OF GOV'T LOT 4, SEC 11-52-34 D/F FROM THE NE CORNER OF SEC 11 POB GO S 89 DEG 39' W ALONG SEC LINE 445', TH S 9 DEG 10' W 110', TH S 86 DEG 44' E 191', TH S 62 DEG 00' E 235' M/L TO SHORE OF OTTER LAKE, TH NE'LY ALONG SAID SHORE 75' TO SEC LINE T H N ALONG SEC LINE ON E SIDE OF SEC 11, 179' M/L TO POB. 2.15 A.		X	Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		75 Actual Front Feet, 2.15 Total Acres					Total Est. Land Value =			21,857
Comments/Influences		Topography of Site											
		X	Level Rolling										
		X	Low High Landscaped Swamp Wooded Pond										
		X	Waterfront Ravine Wetland Flood Plain										
		Who	When	What	2024	10,929	136,673	147,602					89,944C
		WK	08/10/2010	INSPECTED	2023	9,674	110,703	120,377					85,661C
		SC	10/27/2010	DATA ENTER	2022	8,938	101,680	110,618					81,582C
					2021	7,442	95,648	103,090					78,976C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 160 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Size of Closets		Lg X Ord Small		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CABIN

(11) Heating System: No Heating/Cooling

Ground Area = 400 SF Floor Area = 400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/25/100/11.25

Functional Depreciation because of: DISREPAIR

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	400		
Total:				38,121	4,289

Other Additions/Adjustments

Porches					
WCP (1 Story)			160	6,067	683
Totals:				44,188	4,972

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 5,096

Building Type	Farm Implement/Equipment				
Year Built	2020				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 32				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	8 x 8 = 64				
Cost New	\$ 732				
Phy./Func./Econ. %Good	96/100/100 96.0				
Depreciated Cost	\$ 703				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->   Unit-In-Place ->   Items ->					
E.C.F.	X 1.025				
% Good	96				
Est. True Cash Value	\$ 720				
Comments:	CHICKEN COUP				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 720 / All Cards: 720					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SPECKMAN ROGER ESTATE	GARY, DAVID & SHELLY	0	12/09/1998	WD	09-FAMILY	145/492	PROPERTY TRANSFER	0.0		
		1	12/01/1998	WD	03-ARM'S LENGTH	145:492	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
34927 COTTAGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
GESSLER SHELLEY (2/3) SPECKMAN DAID & CAROL M TRUST (1/3) 608 GOLDFINCH LANE SHEBOYGAN WI 53083		2024 Est TCV 80,375 TCV/TFA: 135.77								
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					LAKE FRONTAGE	122.00	357.00	1.1039	0.9887	130 100 17,310
					122 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 17,310					
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Sauna	6,499.14		1 85		5,524
					Wood Frame	28.90		96 46		1,276
					Total Estimated Land Improvements True Cash Value = 6,800					

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area	Type	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
																										42 150 120	WGEP (1 Story) WGEP (1 Story) Treated Wood									
																														(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		
X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(12) Electric 100 Amps Service No./Qual. of Fixtures Ex.    X Ord.      Min			Cost Est. for Res. Bldg: 1 Single Family CAMP (11) Heating System: Wall/Floor Furnace Ground Area = 592 SF    Floor Area = 592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories            Exterior            Foundation            Size            Cost New            Depr. Cost 1 Story            Siding            Crawl Space            592            71,416            32,850  Other Additions/Adjustments Porches WGEP (1 Story)            42            5,075            2,334 WGEP (1 Story)            150            11,139            5,124 Deck Treated Wood            120            2,819            1,297 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost            440            16,060            7,388 Water/Sewer Water Well, 100 Feet            1            5,520            2,539 Built-Ins Sauna            1            5,205            2,394 Fireplaces Wood Stove            1            2,103            967  Totals:            119,337            54,893  Notes:            ECF (SOUTH OF 283) 1.025 => TCV:            56,265																				
X	Wood Frame			X	(5) Floors  Kitchen: Vinyl Other: Other:			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																			
X	Panelled		Plaster Wood T&G																	Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support				
Building Style: CAMP				Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support																				
Yr Built 1950	Remodeled 0	Ex	X																Ord		Min	Joists: Unsupported Len: Cntr.Sup:														
Condition: Fair				Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support																				
Lg	X	Ord																	Small	Joists: Unsupported Len: Cntr.Sup:																
Room List				Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support																				
Basement 3 1st Floor 2nd Floor 2 Bedrooms	(5) Floors  Kitchen: Vinyl Other: Other:																		(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(1) Exterior				Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support																				
X	Wood/Shingle Aluminum/Vinyl Brick																		(6) Ceilings  X Tile X Suspended			No. of Elec. Outlets  Many    X Ave.      Few			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
Insulation				Trim & Decoration			Size of Closets			Doors:      Solid X H.C.			(14) Water/Sewer			(10) Floor Support																				
(2) Windows			(7) Excavation  Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0																(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement  Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
X	Double Hung Horiz. Slide Casement																																			
X	Double Glass Patio Doors			(8) Basement  Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
X	Storms & Screens																																			
(3) Roof				(8) Basement  Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
X	Gable Hip Flat		Gambrel Mansard Shed																(10) Floor Support																	
				Asphalt Shingle																																
Chimney: Brick				(8) Basement  Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing  Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
34975 COTTAGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010		MAP #:												
		2024 Est TCV 96,944 TCV/TFA: 97.33												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements				* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010						LAKE FRONTAGE	149.00	201.00	1.0606	0.9335	130	100	19,178	
						ACREAGE				0.532	Acres	6,700	100	3,564
						149 Actual Front Feet, 1.22 Total Acres Total Est. Land Value =								22,742
Tax Description		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
P1-11-6 SEC 11 T52N R34W PART OF GOV'T LOT 4, SEC 11-52-34 D/F; COM AT NE COR OF SEC 11, TH S 36 DEG 14' W 281.92' TO POB, TH N 62 DEG 00' W 120.25', TH N 80 DEG 18' 30" W 135.06', TH N 6 DEG 18' E 35', TH N 86 DEG 44' W 56', TH S 9 DEG 10' W 209', TH S 88 DEG 44' E 201.5', TH S 62 DEG 00' E 78' M/L TO SHORE OF OTTER LAKE, TH NE'LY ALONG SD SHORE 149' M/L, TH N 62 DEG 00' W 16' M/L TO POB 1.22 ACRES														
Comments/Influences														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	Wood			Coal	Steam										
	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump														
X	Wood Frame	(4) Interior	X	Drywall Paneled			Plaster Wood T&G	Class: Fair Effec. Age: 30 Floor Area: Total Base New : 27,034 Total Depr Cost: 9,461 Estimated T.C.V: 9,698	E.C.F. X 1.025	Bsmnt Garage:					
Building Style: PARK MODEL		Trim & Decoration													
Yr Built	Remodeled	Ex		X	Ord	Min									
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	(12) Electric			Central Air Wood Furnace	100 Amps Service	Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 400 SF Floor Area = 400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 400 Total: 27,034 9,461 Totals: 27,034 9,461 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 9,698							
(1) Exterior		Kitchen: Other: Other:	No./Qual. of Fixtures						No. of Elec. Outlets						
			Ex.	X	Ord.					Min					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	Many						X	Ave.	Few				
Insulation		X Tile	(13) Plumbing						Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(2) Windows		(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Lump Sum Items:									
X	Double Hung Horiz. Slide Casement		(10) Floor Support												
X	Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:												
Asphalt Shingle X Metal															
Chimney: Brick															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010		MAP #:													
		2024 Est TCV 17,799 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
GALLICK CHRISTINE MARTIN 28659 W RAVINE RD BARRINGTON IL 60010					LAKE FRONTAGE	50.00	352.00	1.3195	0.9873	130	100				8,468
Tax Description					50 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 8,468										
P1-11-7 SEC 11 T52N R34W PART OF GOV'T LOT 4 D/F, COM AT NE COR GOV'T LOT 4, TH W 203', TH S 125' TO POB, TH S 10 DEG W 50', TH S 68 DEG E 240' TO SHORE OTTER LAKE, TH NE'LY ALONG SD SHORE 50', TH N 68 DEG W 236' TO POB ALSO ADJOINING PARCEL D/F, COMM AT NE COR GOV'T LOT 4, TH W 203', TH S 115' TO POB, TH W 135'TO PT 108' S OF N BDRY GOV'T LOT 4 TH S AT RT ANG 35', TH E'LY 135', TH N'LY 50' TO POB. 0.40 ACRE															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	4,234	4,666	8,900			6,249C				
					2023	3,290	3,764	7,054			5,952C				
					2022	2,736	3,459	6,195			5,669C				
					2021	2,443	3,254	5,697			5,488C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 216 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X No Heating/Cooling		Class: CD Effec. Age: 4 Floor Area: 0 Total Base New : 9,482 Total Depr Cost: 9,103 Estimated T.C.V: 9,331		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	06/01/2002	WD	03-ARM'S LENGTH	158:279	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
34905 COTTAGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
GROESCHL DOUGLAS J & KATHERINE A		MAP #:												
34870 COTTAGE RD		2024 Est TCV 51,324 TCV/TFA: 76.95												
CHASSELL MI 49916		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
Tax Description		Public Improvements			* Factors *									
P1-11-9 SEC 11 T52N R34W PART OF GOV'T LOT 4, SEC 11-52-34 D/F FROM THE NE CORNER OF SEC 11 GO S 36 DEG 14' W 430.3' TH S 62 DEG 00' E 38' M/L TO THE SHORE OF OTTER LAKE, TH S 25 DEG 02' W ALONG SD SHORE 122' M/L TO POB		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
TH S 26 DEG 05' W ALONG SD SHORE 114.1' M/L		Gravel Road			LAKE FRONTAGE	114.00	225.00	1.1190	0.9441	130	100		15,656	
TH N 56 DEG 42' W 248' M/L,		Paved Road			114 Actual Front Feet, 0.59 Total Acres								Total Est. Land Value =	15,656
TH N 17 DEG DEG 11' E 109.2',		Storm Sewer			Land Improvement Cost Estimates									
TH S 51 DEG 43' E 150';		Sidewalk			Description					Rate	Size % Good		Cash Value	
TH S 67		Water			Wood Frame					34.16	36 95		1,168	
DEG 34' E 117' M/L TO POB . 0.589A		Sewer			Total Estimated Land Improvements True Cash Value =								1,168	
Comments/Influences		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Rolling			2024	7,828	17,834	25,662			19,236C		
		X	Low			2023	6,082	14,333	20,415			18,320C		
		X	High			2022	5,058	13,155	18,213			17,448C		
		X	Landscaped			2021	4,516	12,375	16,891			16,891S		
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											
		Who	When	What	2024	7,828	17,834	25,662				19,236C		
		WK	08/10/2010	INSPECTED	2023	6,082	14,333	20,415				18,320C		
		SC	10/27/2010	DATA ENTER	2022	5,058	13,155	18,213				17,448C		
					2021	4,516	12,375	16,891				16,891S		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 60 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1960		Remodeled 1987		Trim & Decoration									
Condition: Average		Ex X Ord Min											
		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Other:		60 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
		Ex. X Ord. Min											
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
X Insulation		X Drywall		Many X Ave. Few									
				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 225 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Space Heater

Ground Area = 617 SF Floor Area = 667 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Piers	200		
1 Story	Siding	Crawl Space	225		
1 Story	Siding	Piers	192		
Total:				68,294	30,732
Other Additions/Adjustments					
Deck					
Treated Wood			60	1,872	842
Water/Sewer					
Water Well, 50 Feet			1	2,530	1,138
Fireplaces					
Wood Stove			1	2,103	946
Totals:				74,799	33,658

Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 34,500

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		1		01/01/1996	WD	03-ARM'S LENGTH		134:31	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
34755 DEER LANE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WIRTANEN MATT C & RHONA ETAL		MAP #:											
4225 S ALEXA CIRCLE		2024 Est TCV 26,000											
PO BOX 2334		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
PALMER AK 99645		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
JUNTUNEN MATT		Gravel Road			LAKE FRONTAGE	200.00	400.00	1.0000	1.0000	130	100	26,000	
35041 PIKE RIVER RD		Paved Road			200 Actual Front Feet, 1.84 Total Acres							Total Est. Land Value =	26,000
CHASSELL MI 49916		Storm Sewer											
Tax Description		Sidewalk											
P1-11-10 SEC 11 T52N R34W PT OF GOVT LOT		Water											
4 SEC 14-52-34 D/F, COMM AT NE COR SEC 11		Sewer											
GO S 89 DEG 39' W ALONG SEC LINE 1321.3'		Electric											
TO THE 1/16 COR, TH W ALG W LINE OF GOVT		Gas											
LOT 4 1320' TH N 89 DEG 39'E 217.29' TO		Curb											
POB,		Street Lights											
TH N 45 DEG 21'W 77.75',		Standard Utilities											
TH N 23 DEG 30' 30" E 330.64',		Underground Utils.											
TH S 40 DEG 04' 30" E 98.76',		Topography of Site											
TH S 11 DEG43' 30" E 104.1',		Level											
TH S 36 DEG 45' E 293'M/L TO SHORE OF		Rolling											
OTTER LK,		Low											
TH SWLY ALG SDLK SHORE 200' M/L,		High											
TH N 45 DEG 21' W 248' M/L TO POB. 1.70		Landscaped											
ACRES		Swamp											
Comments/Influences		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	13,000	0	13,000			8,540C		
					2023	10,100	0	10,100			8,134C		
					2022	8,400	0	8,400			7,747C		
					2021	7,500	0	7,500			7,500S		
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of Houghton, Michigan													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		125,500		11/01/2002	WD	03-ARM'S LENGTH		159:722	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning: RER		Building Permit(s)		Date	Number	Status			
34870 COTTAGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				GARAGE			08/10/2011	11-158	COMPLETE			
		P.R.E. 100% 11/25/2005												
Owner's Name/Address		MAP #:												
GROESCHL DOUGLAS J & KATHERINE 34870 COTTAGE RD CHASSELL MI 49916		2024 Est TCV 198,649 TCV/TFA: 165.54												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements				* Factors *								
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
GROESCHL DOUGLAS J & KATHERINE 34870 COTTAGE RD CHASSELL MI 49916			Gravel Road			LAKE FRONTAGE	304.56	212.00	0.9193	0.9385	130	100	34,160	
			Paved Road			305 Actual Front Feet, 1.48 Total Acres							Total Est. Land Value =	34,160
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
Tax Description		X	Electric											
P1-11-10A SEC 11 T52N R34W PART OF GOVT LOT 4, SEC 11-52-34 D/F, COM NE COR OF SEC 11; TH S 89 DEG 39' 00" W ALG N LINE GOVT LOT 4 532.23'; TH S 440.52' TO POB; TH S 56 DEG 39' 25" E 229' AND OTTER LAKE SHORE; TH S 28 DEG 39' 39" W ALG OTTER LAKE SHORE 101.77'; TH S 16 DEG 18' 44" E ALG OTTER LAKE SHORE 114.34'; TH S 00 DEG 42' 32" W ALG OTTER LAKE 88.45'; TH N 60 DEG 30' 00" W 295.62'; TH N 17 DEG 22' 24" E 280.57' TO POB. 1.48 A. M/L			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
			Topography of Site											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,080	82,245	99,325			72,441C			
		LP	08/26/2009	INSPECTED	2023	13,270	68,048	81,318			68,992C			
		WK	08/10/2010	INSPECTED	2022	11,036	62,513	73,549			65,707C			
		SC	10/27/2010	DATA ENTER	2021	9,854	58,827	68,681			63,608C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X Gas Wood		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 16 CPP 15 Treated Wood		Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0 Front Overhang 0 Other Overhang													
		(4) Interior													
		Drywall Paneled		Plaster Wood T&G											
X Wood Frame															
Building Style: RANCH		Trim & Decoration													
Yr Built 1940		Remodeled 0		Ex X Ord Min											
Condition: Fair		Size of Closets		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric											
		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior				No./Qual. of Fixtures											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets											
				Many X Ave. Few											
Insulation				(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s)											
X Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
				(8) Basement											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X Gable Hip Flat		Gambrel Mansard Shed													
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	1,008		
Total:				134,431	87,379

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,761		3,095
Water Well, 50 Feet	1		2,629		1,709
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	384		18,520		12,038
Porches					
CPP	16		437		284
Deck					
Treated Wood	15		670		435
Totals:			161,448		104,940

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 107,564

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 35 Floor Area: 192 Total Base New : 26,713 Total Depr Cost: 17,363 Estimated T.C.V: 17,797				E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace									
Yr Built 1940		Remodeled 0		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		Doors: Solid X H.C.									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 192 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 43,379 Total Depr Cost: 38,174 Estimated T.C.V: 39,128					
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 2011 GARA0		Trim & Decoration		Ex X Ord Min									
Condition: Average		Size of Closets		Lg X Ord Small		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
US BANK PERSONAL REP	ROTH MARLENE A	99		08/22/2011	OTH	08-ESTATE		2011/04279	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
34870 DEER LANE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
ROTH MARLENE A PO BOX 343 ULM MT 59485		2024 Est TCV 175,454 TCV/TFA: 111.61													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road	Description			Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-11-10B SEC 11 T52N R34W PT OF GOV'T LOT 4, SEC 11-52-34 D/F FROMTHE NE CORNER OF SEC 11 GO S 89 DEG 39' W 1321.3' ALONG SEC LINE TO THE 1/16 CORTH S 1320' ALONG SUB-DIV LINE, TH N 89 DEG 39' E 70.87' TO POB, TH N 22 DEG 30'W 182.67', TH N 67 DEG 30' E 100', TH S 24 DEG 41' E 166.7', TH S 45 DEG 21' E 328' M/L TO SHORE OF OTTER LAKE, TH SW'LY ALONG SD SHORE 100' M/L, TH N 45 DEG 21' W 330' M/L TO POB. 1.15 ACRES			Gravel Road	LAKE FRONTAGE			100.00	328.00	1.1487	0.9804	130	100		14,640	
			Paved Road	ACREAGE							0.397	Acres	6,700	100	2,660
			Storm Sewer	100 Actual Front Feet, 1.15 Total Acres							Total Est. Land Value =			17,300	
			Sidewalk												
			Water												
			Sewer												
		X	Electric												
			Gas												
			Curb												
			Street Lights												
			Standard Utilities												
			Underground Utils.												
Comments/Influences		Topography of Site													
			Level												
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	8,650	79,077	87,727			60,333C				
		WK	09/15/2010	INSPECTED	2023	7,017	64,039	71,056			57,460C				
		SC	10/27/2010	DATA ENTER	2022	6,119	52,648	58,767			54,724C				
					2021	5,601	49,547	55,148			52,976C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 506 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1970		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1000 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1000 SF Floor Area = 1000 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
Total:				130,688	86,256

Other Additions/Adjustments

Deck					
Treated Wood	506	7,448	4,916		
Totals:	138,136	91,172			

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 93,451

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 17 Floor Area: 572 Total Base New : 76,053 Total Depr Cost: 63,124 Estimated T.C.V: 64,703				
Building Style: RANCH			Drywall Paneled		Plaster Wood T&G								
Yr Built 2004		Remodeled 0			Trim & Decoration								
Condition: Average			Ex	X	Ord								
Room List			Lg	X	Ord								
	Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid	X	H.C.						
(1) Exterior			(5) Floors			(12) Electric							
	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:			0 Amps Service							
X	Log Insulation		(6) Ceilings			No./Qual. of Fixtures							
(2) Windows						Ex. X Ord. Min							
	Many Avg. Few					No. of Elec. Outlets							
	Large Avg. Small					Many X Ave. Few							
(3) Roof			(7) Excavation			(13) Plumbing							
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer							
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle Metal		(9) Basement Finish			Lump Sum Items:							
Chimney: Brick			(10) Floor Support										
			Joists: Unsupported Len: Cntr.Sup:										

Cost Est. for Res. Bldg: 2 Single Family RANCH  
(11) Heating System: No Heating/Cooling  
Ground Area = 572 SF Floor Area = 572 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Pine Logs Slab 572  
Total: 76,053 63,124  
Other Additions/Adjustments  
Totals: 76,053 63,124  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 64,703

Cls C Blt 2004

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
DEER LANE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SAVELA CORINA & MARIE & MASSE LISA M 1/4 INT 186 FARMERSVILLE RD SANDWICH MA 02563		2024 Est TCV 51,756										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					ACREAGE			39.390 Acres		1,314	100	51,756
					39.39 Total Acres Total Est. Land Value = 51,756							
Tax Description		X										
P1-11-11 SEC 11 T52N R34W NW 1/4 OF NE 1/4 EXCEPT PARCELS SOLD TO STEPHENS P1-11-12A (0.367 A.) & GODSHALL P1-11-12B SEC 11 T52N R34W PART OF THE NW 1/4 OF NE 1/4 OF SEC 11-52-34 D/F, FR THE NE COR OF SEC 11, RUN W ON CENTER OF BOY SCOUT RD TO THE 1/8 LINE POST, TH CONT W 1004' TO POB, TH S 208', TH W 208', TH N 208', TH E 208' TO POB. 1 A AND COM NE OF SEC 11; TH W ON CTR OF BOY SCOUT RD TO 1/8 LINE POST; TH W 1004'; TH S 208' TO POB; TH S 145'; TH W PAR TO S'LY LINE TO W LINE OF NW 1/4 OF NE 1/4; TH N ALG SEC CTRLINE 145' M/L TO PT W OF SW COR OF KARVAKKO PARCEL; TH E 308' ALG S'LY LINES OF KARVAKKO AND GODSHALL ***BALANCE OF DESCRIPTION ON FILE***												
		Topography of Site										
		X										
Comments/Influences												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	25,878	0	25,878			9,009C	
		LP	08/06/2009	DATA ENTER	2023	25,878	0	25,878			8,580C	
					2022	25,878	0	25,878			8,172C	
					2021	21,518	0	21,518			7,911C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KARVAKKO PAUL & JOYCE & ET	KARVAKKO PAUL & JOYCE & M	0	11/10/2014	QC	09-FAMILY	2014/05957	DEED	0.0			
		11,000	11/01/2004	WD	03-ARM'S LENGTH	166:956	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
34985 APPLESEED RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KURTTI CHRISTIAN & STEPHANIE 1367 ORTMAN RD MARQUETTE MI 49855		MAP #:									
		2024 Est TCV 3,149									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			0.470	Acres	6,700 100	3,149
					0.47 Total Acres Total Est. Land Value = 3,149						
Tax Description		Dirt Road									
P1-11-12A SEC 11 T52N R34W		Gravel Road									
PART OF THE NW 1/4 OF NE 1/4, SEC		Paved Road									
11-52-34 D/F, (GOV'T LOT 4) COM AT THE NW		Storm Sewer									
COR OF THE NW 1/4 OF NE 1/4, TH RUN S		Sidewalk									
208' ALONG THE SEC C/L, TH E 100', TH N		Water									
208' TO THE SEC LINE, TH W ALONG THE		Sewer									
SECLINE 100' TO POB.		Electric									
EXC: EXC N 16.5' & W 16.5' DEEDED FOR RD		Gas									
PURPOSES. 166/956		Curb									
		Street Lights									
		Standard Utilities									
Comments/Influences		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	1,575	0	1,575			1,575S
		WK	08/10/2010	INSPECTED	2023	1,575	0	1,575			1,575S
		SC	10/27/2010	DATA ENTER	2022	1,645	0	1,645			1,645S
					2021	1,631	0	1,631			1,631S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SAVELA MARIE B, CORINA M,	GODSHALL JAMES L & NANCY I	6,000	06/01/2009	WD	03-ARM'S LENGTH	2009/03448	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19531 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/25/2009		09-0108		FOUNDATION		
		P.R.E. 0%		ADDITION		06/06/2005		05-105		FOUNDATION		
Owner's Name/Address		MAP #:										
GODSHALL JAMES L & NANCY LOU 5012 LEWISSETTA DR GLEN ALLEN VA 23060		2024 Est TCV 195,871 TCV/TFA: 209.26										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description					ACREAGE			2.240	Acres	5,616 100	12,580	
P1-11-12B SEC 11 T52N R34W PART OF THE NW 1/4 OF NE 1/4 OF SEC 11-52-34 D/F, FR THE NE COR OF SEC 11, RUN W ON CENTER OF BOY SCOUT RD TO THE 1/8 LINE POST, TH CONT W 1004' TO POB, TH S 208', TH W 208', TH N 208', TH E 208' TO POB. 1 A AND COM NE OF SEC 11; TH W ON CTR OF BOY SCOUT RD TO 1/8 LINE POST; TH W 1004'; TH S 208' TO POB; TH S 145'; TH W PAR TO S'LY LINE TO W LINE OF NW 1/4 OF NE 1/4; TH N ALG SEC CTRLINE 145' M/L TO PT W OF SW COR OF KARVAKKO PARCEL; TH E 308' ALG S'LY LINES OF KARVAKKO AND GODSHALL PARCELS TO POB. 1.24 A. M/L 2.24 A MOL TOTAL		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			2.24 Total Acres Total Est. Land Value = 12,580						
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Comments/Influences		Who	When	What	2024	6,290	91,646	97,936				57,673C
		WK	08/10/2010	INSPECTED	2023	6,290	83,390	89,680				54,927C
		SC	10/27/2010	DATA ENTER	2022	6,290	76,602	82,892				52,312C
					2021	4,494	72,097	76,591				50,641C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19610 HYYPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		08/12/2008		08-234		ROUGH FRAM			
Owner's Name/Address		P.R.E. 100% 05/18/1994											
HYYPIO PAUL F & NANCY K		MAP #:											
19610 HYYPIO RD		2024 Est TCV 343,750 TCV/TFA: 127.13											
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
Tax Description			Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-13 SEC 11 T52N R34W GOV'T LOT 3. 36.70 A.		X	Gravel Road	LAKE FRONTAGE		1000.00	400.00	0.7248	1.0000	130	100		94,221
Comments/Influences			Paved Road	ACREAGE				27.517	Acres	1,690	100		46,510
			Storm Sewer	1000 Actual Front Feet, 36.70 Total Acres				Total Est. Land Value =		140,731			
			Sidewalk										
			Water	Land Improvement Cost Estimates									
			Sewer	Description				Rate	Size		% Good	Cash Value	
		X	Electric	Wood Frame				22.26	384		46	3,932	
			Gas	Wood Frame				22.09	832		46	8,454	
			Curb	Total Estimated Land Improvements				True Cash Value =		12,386			
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	70,366	101,509	171,875			64,421C		
		LP	10/31/2008	INSPECTED	2023	59,857	82,981	142,838			61,354C		
		LP	11/03/2008	DATA ENTER	2022	53,696	76,114	129,810			58,433C		
		WK	09/07/2010	INSPECTED	2021	47,305	71,576	118,881			56,567C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 171 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1892		Remodeled 1980		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Carpeted Other: Carpeted Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 913 S.F. Crawl: 0 S.F. Slab: 414 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1327 SF Floor Area = 1696 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	528		
1 Story	Siding	Slab	288		
1 Story	Siding	Slab	126		
1.5 Story	Siding	Basement	210		
1 Story	Siding	Basement	175		
Total:				185,787	104,041

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,494	
Water Well, 50 Feet	1	2,530		1,417	
Porches					
WGEP (1 Story)	171	12,201		6,833	
Totals:		204,971		114,785	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

117,655

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior											
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Log Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. Few		X Avg. Small		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 3 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 144 SF Floor Area = 144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	144		
Total:				20,624	9,281

Other Additions/Adjustments

Totals:		20,624	9,281
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 9,513

Class: CD  
Effec. Age: 59  
Floor Area: 144  
Total Base New : 20,624  
Total Depr Cost: 9,281  
Estimated T.C.V: 9,513  
E.C.F. X 1.025  
Cls CD Blt 1920

Bsmnt Garage:  
Carport Area:  
Roof:

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 300 % Good: 94 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					
Building Style: 1			Drywall Paneled			Plaster Wood T&G							
Yr Built 1920	Remodeled 0		Ex	X	Ord		Min						
Condition: Fair		Trim & Decoration			Size of Closets								
			Lg	X	Ord		Small						
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric								
			Kitchen:			0 Amps Service							
			Other:			No./Qual. of Fixtures							
			Other:				Ex.	X	Ord.		Min		
(1) Exterior		(6) Ceilings			No. of Elec. Outlets								
	Wood/Shingle Aluminum/Vinyl Brick						Many	X	Ave.		Few		
X	Log Insulation				(13) Plumbing								
					Average Fixture(s)								
(2) Windows		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 360 S.F. Height to Joists: 0.0								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish			Lump Sum Items:								
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								
X	Asphalt Shingle	(10) Floor Support											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
FUST KATELYN A	CORMIER BARBRA & RICHARD	33,000		10/20/2022	WD	03-ARM'S LENGTH		2022/05640	PROPERTY TRANSFER	100.0		
KOLEHMAINEN DONALD A, EST	FUST KATELYN A	17,000		07/27/2022	WD	03-ARM'S LENGTH		2022/04043	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
CORMIER BARBRA & RICHARD PO BOX 352 PAINESDALE MI 49955		MAP #:										
		2024 Est TCV 29,822										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-11-14 SEC 11 T52N R34W PART OF THE N 1/2 OF N 1/2 OF NW 1/4, SEC 11 T52N R34W D/F, COM AT THE NW COR OF SEC 11, TH E ALONG THE SEC LINE 540' TO POB, TH CONT E ALONG THE SEC LINE 493', TH S 660', TH W 813', TH N 420', TH E 320', TH N 240' TO POB LESS HWY R/W. 10.53 A.					ACREAGE			10.530 Acres		2,832	100	29,822
Comments/Influences					10.53 Total Acres Total Est. Land Value = 29,822							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PAAVOLA DAVID H & CATHERIN	PAAVOLA ALEX D	0	06/07/2013	QC	09-FAMILY	2013/03365	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
34926 LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		DEMOLISH		09/09/2013		13-196		COMPLETE	
		P.R.E. 100% 02/19/2018									
Owner's Name/Address		MAP #:									
PAAVOLA ALEX D 33210 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 82,753 TCV/TFA: 54.73									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description					ACREAGE			2.120 Acres	5,679	100	12,040
P1-11-14A SEC 11 T52N R34W PART OF THE N 1/2 OF N 1/2 OF NW 1/4 OF SEC 11 T52N R34W D/F, COMMENCING AT THE NW CORNER OF SAID SEC 11, TH 240' S ALONG CENTER OF COUNTY ROAD TO POB, TH E 220', TH S 420', TH W ALONG COUNTY ROAD 220', TH N 420' TO POB. 2.12 A.							2.12 Total Acres	Total Est. Land Value =			12,040
Comments/Influences											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 20 WGEP (1 Story) 9 Treated Wood 80 Roof Cover Onl		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Remodeled 0		Trim & Decoration										
Condition: Poor		Ex X Ord		Min										
Room List		Lg X Ord		Small										
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.												
(1) Exterior		(5) Floors		(12) Electric										
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service										
Insulation		No./Qual. of Fixtures		Ex. X Ord. Min										
(2) Windows		(6) Ceilings		No. of Elec. Outlets										
Many Avg. X Avg. Large Few Small				Many X Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing										
		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(8) Basement		(14) Water/Sewer										
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:										
Chimney: Brick		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Functional Depreciation because of: DEFERRED MAINTENANCE Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 864 Total: 162,802 58,609 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 761 Water/Sewer 1000 Gal Septic 1 4,453 1,603 Water Well, 200 Feet 1 10,153 3,655 Porches WGEP (1 Story) 20 1,757 633 Deck Treated Wood 9 394 142 w/Roof (Roof portion) 80 1,346 485 Local Cost Items BSMT ENTR SHELTER 16 480 173 Totals: 183,499 66,061 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 67,713														

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 52				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	14 x 12 = 168				
Cost New	\$ 11,709				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 2,927				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 3,000				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3000 / All Cards: 3000					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KOLEHMAINEN DONALD J & KRISTEN A 6 CRESTED BUTTE CIRCLE LAGUNA NIGUEL CA 92677		MAP #:		2024 Est TCV 16,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-11-14B SEC 11 T52N R34W THE W 264' OF THE E 622' OF THE N 1/2 OF N 1/2 OF NW 1/4 OF SEC 11 T52N R34W. 4 A.					ACREAGE			4.000	Acres	4,000	100			16,000
Comments/Influences					4.00 Total Acres Total Est. Land Value = 16,000									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	8,000	0	8,000	8,000M		4,773C			
					2023	8,000	0	8,000			4,546C			
					2022	8,000	0	8,000			1,040C			
					2021	6,572	0	6,572			1,007C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2021		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1600 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		800 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1600 SF Floor Area = 1600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,600		
Total:				232,027	227,387

Other Additions/Adjustments

Basement Living Area	800	28,072	27,511
Basement, Outside Entrance, Above Grade	1	1,830	1,793
Water/Sewer			
1000 Gal Septic	1	4,761	4,666
Water Well, 100 Feet	1	5,684	5,570
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	28,625	28,052
Common Wall: 1 Wall	1	-2,628	-2,575
Door Opener	1	535	524
Totals:		298,906	292,928

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 300,251

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MARSH JENNIFER & STEPHEN 884 RUSTIC VILLAGE LN LAKE ORION MI 48362		MAP #:										
		2024 Est TCV 11,465										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				ACREAGE			1.990	Acres	5,761	100		11,465
				1.99 Total Acres					Total Est. Land Value =		11,465	
Tax Description		Dirt Road										
P1-11-14F SEC 11 T52N R34W PART OF THE N		Gravel Road										
1/2 OF N 1/2 OF NW 1/4 D/F,		Paved Road										
THE N 240' OF THE W 360'. 1.99 A.		Storm Sewer										
Comments/Influences		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	5,733	0	5,733			3,046C		
				2023	5,733	0	5,733			2,901C		
				2022	5,733	0	5,733			2,763C		
				2021	4,344	0	4,344			2,675C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FOGLE THERESA & KRISTOPHER 200 SWEETSPIRE LANE SUMMERVILLE SC 29483		MAP #:									
		2024 Est TCV 10,660									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			1.760	Acres	6,057 100	10,660
					1.76 Total Acres Total Est. Land Value = 10,660						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P1-11-14G SEC 11 T52N R34W											
.PART OF THE N 1/2 OF N 1/2 OF NW 1/4, SEC 11 T52N R34W D/F, THE N 240' OF THE E 180' OF THE W 540'. 1.76 A.											
Comments/Influences											
		X Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	5,330	0	5,330			4,789C
		LP	05/11/2009	INSPECTED	2023	5,330	0	5,330			4,561C
		LP	05/12/2009	DATA ENTER	2022	5,330	0	5,330			4,344C
		WK	08/10/2010	INSPECTED	2021	4,206	0	4,206			4,206S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
19469 ALDRICH RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FAIR MARY JO 111 ARGUS CT ROSCOMMON MI 48653		MAP #:									
		2024 Est TCV 60,626 TCV/TFA: 80.19									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P1-11-15 SEC 11 T52N R34W		X			ACREAGE			1.720 Acres	6,116	100	10,520
THE E 358' OF THE N 208' OF THE N 1/2 OF N 1/2 OF NW 1/4 OF SEC 11 T52N R34W.											
1.72 A.											
Comments/Influences		X			1.72 Total Acres Total Est. Land Value = 10,520						
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	5,260	25,053	30,313			5,992C
		WK	08/10/2010	INSPECTED	2023	5,260	20,010	25,270			5,707C
		SC	10/27/2010	DATA ENTER	2022	5,260	18,382	23,642			5,436C
					2021	4,182	17,298	21,480			5,263C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HERTER CHRISTOPHER R	BROWNELL ERIC & ELLA	200,500	07/28/2022	WD	03-ARM'S LENGTH	2022/03986	PROPERTY TRANSFER	100.0							
WOLAN AGNIESZKA	HERTER CHRISTOPHER R	115,000	07/12/2019	WD	03-ARM'S LENGTH	2019/03611	DEED	100.0							
WOLAN PIOTR & AGNIESZKA	WOLAN AGNIESZKA	1	02/05/2009	QC	21-NOT USED/OTHER	2009/00607	DEED	0.0							
KANGAS KENNETH J	WOLAN PIOTR & AGNIESZKA	110,000	09/18/2008	WD	03-ARM'S LENGTH	2008/05421	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status						
34861 APPLESEED RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 08/10/2022													
Owner's Name/Address		MAP #:													
BROWNELL ERIC & ELLA 34861 APPLESEED RD CHASSELL MI 49916		2024 Est TCV 234,262 TCV/TFA: 152.51													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
					ACREAGE							13.720 Acres	2,534	100	34,766
					13.72 Total Acres							Total Est. Land Value =		34,766	
					Land Improvement Cost Estimates										
					Description							Rate	Size % Good	Cash Value	
					Sauna							6,499.14	1	75	4,874
					Wood Frame							25.44	168	84	3,590
					Wood Frame							31.62	80	49	1,240
					Total Estimated Land Improvements							True Cash Value =		9,704	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 160 320 55 42	Type WCP (1 Story) WCP (1 Story) Treated Wood Wood Balcony	Year Built: 2001 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 888 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 21 Floor Area: 1,536 Total Base New : 234,383 Total Depr Cost: 185,163 Estimated T.C.V: 189,792		E.C.F. X 1.025		Bsmnt Garage:		
Building Style: CAPE		Trim & Decoration		Central Air Wood Furnace											
Yr Built 2000	Remodeled 0	Ex	X Ord	Min											
Condition: Average		Size of Closets													
Room List		Doors:	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				(12) Electric									
(1) Exterior		Kitchen: Other: Other:				200 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No./Qual. of Fixtures									
	Insulation					Ex. X Ord. Min									
(2) Windows		(7) Excavation				No. of Elec. Outlets									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement				(13) Plumbing									
X	Double Hung	Conc. Block Poured Conc. Stone				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Horiz. Slide Casement					(14) Water/Sewer									
X	Double Glass Patio Doors	(9) Basement Finish				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Storms & Screens	(10) Floor Support				Lump Sum Items:									
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Brick															

  

Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls C		Blt 2000	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1024 SF Floor Area = 1536 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1.5 Story	Pine Logs	Crawl Space	1,024				
Total:				175,863	138,932		
Other Additions/Adjustments							
Water/Sewer							
1000 Gal Septic			1	4,761	3,761		
Water Well, 50 Feet			1	2,629	2,077		
Porches							
WCP (1 Story)			160	6,746	5,329		
WCP (1 Story)			320	10,262	8,107		
Deck							
Treated Wood			55	1,822	1,439		
Balcony							
Wood Balcony			42	1,675	1,323		
Garages							
Class: C Exterior: Pole (Unfinished)							
Base Cost			888	22,369	17,672		
Door Opener			1	535	423		
Fireplaces							
Interior 1 Story			1	5,224	4,127		
Wood Stove			1	2,497	1,973		
Totals:				234,383	185,163		
Notes:							
ECF (SOUTH OF 283) 1.025 => TCV: 189,792							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status					
34848 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
HYYPPIO ANGELO N & LAURA D 34848 LAKE RD PELKIE MI 49958		2024 Est TCV 283,066 TCV/TFA: 195.49												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
HYYPPIO ANGELO N & LAURA D 34848 LAKE RD PELKIE MI 49958		X	Dirt Road			ACREAGE				20.000	Acres	2,000	100	40,000
			Gravel Road							20.00	Total Acres	Total Est. Land Value =	40,000	
			Paved Road											
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
Tax Description		X	Electric											
P1-11-18 SEC 11 T52N R34W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.			Gas											
			Curb											
Comments/Influences			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	20,000	121,533	141,533			67,863C			
		LP	09/23/2008	DATA ENTER	2023	20,000	99,195	119,195			64,632C			
		WK	09/07/2010	INSPECTED	2022	20,000	91,015	111,015			61,555C			
		SC	10/27/2010	DATA ENTER	2021	19,500	85,601	105,101			59,589C			

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 48 196		Type CCP (1 Story) Wood Balcony		Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame				(4) Interior																										
Building Style: RANCH				X	Drywall Paneled			Plaster Wood T&G																							
				Trim & Decoration																											
Yr Built 1999		Remodeled 0			Ex	X	Ord		Min																						
Condition: Average				Size of Closets																											
					Lg	X	Ord		Small																						
Room List				Doors:			Solid		X	H.C.					Central Air Wood Furnace																
1 Basement 7 1st Floor 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric																			
				Kitchen: Hardwood Other: Carpeted Other:				100				Amps Service																			
(1) Exterior								No./Qual. of Fixtures																							
								Ex.				X	Ord.		Min																
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall									No. of Elec. Outlets																	
X	Insulation													(13) Plumbing																	
(2) Windows				(7) Excavation																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1448 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
					(8) Basement																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
	X Double Glass X Patio Doors X Storms & Screens			X																											
(3) Roof				(9) Basement Finish																											
X	Gable Hip Flat		Gambrel Mansard Shed	1000	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																										
X	Asphalt Shingle			(10) Floor Support																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status				
34602 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 100% 05/18/1994														
Owner's Name/Address		MAP #: P1-11-19														
HYYPIO WILLIAM H & SHARON		2024 Est TCV 172,478 TCV/TFA: 140.91														
34602 LAKE RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
PELKIE MI 49958		Public Improvements			* Factors *											
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Taxpayer's Name/Address						ACREAGE			38.000	Acres	1,175	100		44,650		
HYYPIO WILLIAM H & SHARON		X				ACREAGE			10.000	Acres	1,175	100		11,750		
34602 LAKE RD									48.00	Total Acres			Total Est. Land Value =	56,400		
PELKIE MI 49958																
						Land Improvement Cost Estimates										
Tax Description						Description					Rate		Size %	Good	Cash Value	
						D/W/P: Patio Blocks					15.28		20	84	257	
SEC 11 T52N R34W		X				Sauna					6,499.14		1	50	3,249	
TH SW 1/4 OF NE 1/4 OF NW 1/4. 10 A. ;						Wood Frame					27.40		120	49	1,611	
&						Curb					34.33		64	74	1,626	
TH SW 1/4 OF NW 1/4;						Wood Frame										
EXCEPT						Total Estimated Land Improvements True Cash Value =										6,743
TH S 258' OF THE W 338 - SPLIT FOR 2020																
ROLL INTO 010-011-031-10, 38 A.																
COMBINED FROM 010-011-028-00 FOR 2023																
Comments/Influences																
		X														
		X														

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage											
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 25 CPP 20 WCP (1 Story) 192 Treated Wood				Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X Wood Frame				(4) Interior				X Wood Furnace				(12) Electric				Class: CD Effec. Age: 59 Floor Area: 1,224 Total Base New : 190,236 Total Depr Cost: 85,603 Estimated T.C.V: 87,743				E.C.F. X 1.025				Bsmnt Garage:											
Building Style: 1 1/2				X Drywall PaneledPlaster Wood T&G				100 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1 1/2				Cls CD				Blt 1920											
Yr Built 1920Remodeled 0				Trim & Decoration				No. of Elec. Outlets				Ground Area = 888 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45				Building Areas				Size				Cost New				Depr. Cost							
Condition: Average				Ex XOrd XMin				(13) Plumbing				1.5 Story Siding				Foundation				Basement				672											
Room List				Doors: Basement 1st Floor 2nd Floor Bedrooms				Solid XH.C.				(14) Water/Sewer				1 Story Siding				Crawl Space				216											
(1) Exterior				(5) Floors				Average Fixture(s)				Other Additions/Adjustments				Total:				146,053				65,722											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				3 Fixture Bath				Water/Sewer																							
X Insulation				X Drywall				2 Fixture Bath				1000 Gal Septic				1				4,453				2,004											
(2) Windows				(7) Excavation				Softener, Auto				Water Well, 50 Feet				1				2,530				1,138											
X Many Avg. X Few Avg. Small				Basement: 672 S.F. Crawl: 216 S.F. Slab: 0 S.F. Height to Joists: 0.0				Solar Water Heat				Porches																							
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				No Plumbing				Deck				Treated Wood				192				3,852				1,733							
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone				Extra Toilet				Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost				884				29,729				13,378			
X Double Glass Patio Doors				Treated Wood Concrete Floor				Extra Sink				Local Cost Items				Door Opener				2				1,070				481							
X Storms & Screens				(9) Basement Finish				Separate Shower				Notes:																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Ceramic Tile Floor				ECF (SOUTH OF 283) 1.025 => TCV:																							
X Gable Hip Flat				Gambrel Mansard Shed				Ceramic Tile Wains																											
Asphalt Shingle				(10) Floor Support				Ceramic Tub Alcove																											
X Metal				Joists: Unsupported Len: Cntr.Sup:				Vent Fan																											
Chimney: Brick								Lump Sum Items:																											

Building Type	Barn - General Purpose	Farm Implement/Equipment	Farm Implement/Equipment	Barn - General Purpose	
Year Built	1920				
Class/Construction	D,Frame	D,Pole	D,Pole	D,Frame	
Quality/Exterior	Low Cost	Low Cost	Average	Low Cost	
# of Walls, Perimeter	4 Wall, 260	4 Wall, 80	4 Wall, 72	4 Wall, 56	
Height	18	12	12	16	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	(L or Odd Shaped) 1761	20 x 20 = 400	12 x 24 = 288	16 x 12 = 192	
Cost New	\$ 56,018	\$ 2,280	\$ 4,311	\$ 7,795	
Phy./Func./Econ. %Good	28/100/100 28.0	39/100/100 39.0	59/100/100 59.0	25/100/100 25.0	
Depreciated Cost	\$ 15,685	\$ 889	\$ 2,543	\$ 1,949	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	28	39	59	25	
Est. True Cash Value	\$ 16,077	\$ 911	\$ 2,607	\$ 1,997	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21592 / All Cards: 21592					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HYYPIO WILLIAM H & SHARON	HYPPIO BROCK	0	12/31/2019	QC	09-FAMILY	2020/00239	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
34560 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		05/16/2022	2022-010-007	FOUNDATION				
		P.R.E. 100% 07/20/2020			HOUSE		08/21/2019	2019-010-023	FOUNDATION				
Owner's Name/Address		MAP #:											
HYYPIO BROCK 34560 LAKE RD PELKIE MI 49958		2024 Est TCV 295,199 TCV/TFA: 184.50											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-19					ACREAGE			2.000	Acres	5,750	100		11,500
SEC 11 T52N R34W							2.00	Total Acres		Total Est. Land Value =			11,500
PART OF SW 1/4 OF NW 1/4 - D/F					Land Improvement Cost Estimates								
TH S 258' OF THE W 338'; MORE					Description					Rate		Size % Good	Cash Value
PARTICULARLY DESCRIBED AS FOLLOWS;					Residential	Local Cost	Land Improvements						
BEGINNING AT THE W 1/4 CORNER OF SAID SEC 11;		X	Electric		Description					Rate		Size % Good	Cash Value
TH N00*58'53"E ALG THE W SEC LINE			Gas		LEAN TO SOUND					10.00		72 94	677
258.01';			Curb		Total Estimated Land Improvements True Cash Value = 677								
TH S88*34'25"E 338.01';													
TH S00*58'53W 258.01';													
TH N88*34'25"W 338.01' TO POB; 2.00A MOL													
SPLIT FOR 2020 ROLL FROM 010-011-031-00													
Comments/Influences													
		X	Level Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	5,750	141,850	147,600			96,351C		
		WK	09/07/2010	INSPECTED	2023	5,750	91,679	97,429			91,763C		
		SC	10/27/2010	DATA ENTER	2022	5,750	9,544	15,294			13,663C		
					2021	4,350	8,988	13,338			13,227C		

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
						X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
						(4) Interior																	
						Drywall Paneled		Plaster Wood T&G															
						Trim & Decoration																	
X	Wood Frame		0			Ex	X	Ord		Min													
Building Style: COLONIAL																					Size of Closets		
Yr Built 2022	Remodeled 0																						
Condition: Good																							
Room List																					Doors:		
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors	Kitchen: Other: Other:			X	Ord		Small													
																					(12) Electric		
																					0 Amps Service		
																					No./Qual. of Fixtures		
																					Ex. X Ord. Min		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings																				
																				No. of Elec. Outlets			
																				Many X Ave. Few			
																				(13) Plumbing			
																				Average Fixture(s)			
(2) Windows			(7) Excavation			3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas Stories Exterior Foundation Size 1+ Story Siding Basement 1,600 Total: 232,027 227,387  Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,830 1,793 Plumbing 3 Fixture Bath 2 9,093 8,911 Water/Sewer 1000 Gal Septic 1 4,761 4,666 Water Well, 150 Feet 1 8,411 8,243 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 27,189 26,645 Common Wall: 1 Wall 1 -2,628 -2,575 Door Opener 2 1,070 1,049 Totals: 281,753 276,119												
(8) Basement																							
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
(9) Basement Finish																							
(3) Roof														(14) Water/Sewer			Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 283,022						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
										X	Asphalt Shingle		(10) Floor Support										
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
19610 HYYPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
HYYPIO PAUL F & NANCY K 19610 HYYPIO RD CHASSELL MI 49916		2024 Est TCV 117,051 TCV/TFA: 111.69											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-20 SEC 11 T52N R34W SE 1/4 OF NW 1/4. 40 A.	ACREAGE						40.000 Acres	1,300	100			52,000	
Comments/Influences					40.00 Total Acres				Total Est. Land Value =		52,000		
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Wood Frame	24.36		120 32		935			
					Total Estimated Land Improvements True Cash Value = 935								
		Topography of Site											
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	26,000	32,526	58,526			5,997C		
		WK	09/07/2010	INSPECTED	2023	26,000	26,103	52,103			5,712C		
		SC	10/27/2010	DATA ENTER	2022	26,000	23,970	49,970			5,440C		
					2021	21,600	22,554	44,154			5,267C		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
TURNER THELMA T	VAHLING BRUCE & STANKO LIN	45,000		03/19/2015	WD	03-ARM'S LENGTH		2015/01197	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
HYYPPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
VAHLING BRUCE & STANKO LINDSAY 1574 COUNTY RD 2200N URBANA IL 61802		MAP #:											
		2024 Est TCV 52,243											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-21 SEC 11 T52N R34W PART OF GOV'T LOT 2 D/F, COM AT NE COR OF GOV'T LOT 2, SEC 11 WHERE N LINE OF SAID LOT INTERSECTS SHORE OF OTTER L, TH SW'LY ALONG SHORE 312', TH W ON A LINE PAR WITH N LINE OF SAID LOT 832', TH N AT RT ANG 312', TH E ALONG N LINE OF SAID LOT 832' TO POB. 6 A.					LAKE FRONTAGE	312.00	400.00	0.9149	1.0000	130	100		37,108
Comments/Influences					ACREAGE			3.135	Acres	4,828	100		15,135
					312 Actual Front Feet, 6.00 Total Acres		Total Est. Land Value =						52,243

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19379 HYYPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MANNINEN JAMES E & AGNES B 3021 KOEPKE RD NORTHBROOK IL 60062		MAP #:											
		2024 Est TCV 100,853 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE FRONTAGE	293.50	400.00	0.9262	1.0000	130	100		35,338
					ACREAGE					7.505	Acres	3,365 100	25,258
					294 Actual Front Feet, 10.20 Total Acres				Total Est. Land Value =		60,596		
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Sauna					6,499.14		1 85	5,524
					Wood Frame					34.33		64 63	1,384
					Wood Frame					34.33		64 69	1,516
					Residential Local Cost Land Improvements								
					Description					Rate		Size % Good	Cash Value
					UNPLATED TAGALONG					20.00		208 95	3,952
					Total Estimated Land Improvements				True Cash Value =		12,376		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	30,298	20,129	50,427				16,420C	
					2023	26,357	17,260	43,617				15,639C	
					2022	24,046	15,942	39,988				14,895C	
					2021	22,097	15,087	37,184				14,420C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2001 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2001		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Water/Sewer  
1000 Gal Septic 1 4,761 3,809  
Water Well, 100 Feet 1 5,684 4,547  
Garages  
Class: C Exterior: Pole (Finished)  
Base Cost 640 23,021 18,417  
Door Opener 1 535 428  
Totals: 34,001 27,201  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 27,881

Cls	C	Blt	2001
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SANSONE FRANCIS & RODDY KE	SANSONE FRANCIS & RODDY KE	0	11/09/2023	WD	14-INTO/OUT OF TRUST	2023/04663	PROPERTY TRANSFER	0.0					
SANSONE LEAH & FRANCIS	SANSONE FRANCIS	0	09/02/2010	OTH	21-NOT USED/OTHER	2011/03572	DEED	0.0					
SANSONE LEAH	SANSONE LEAH & FRANCIS J.	1	08/26/2010	QC	09-FAMILY	2010/4522	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19481 HYYPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/13/2018	2018-010-010	FOUNDATION					
		P.R.E. 0%		STORAGE		04/05/2013	13-08	COMPLETE					
Owner's Name/Address		MAP #:											
SANSONE FRANCIS & RODDY KEVIN M TRS 3032 ALENCASTRE PL HONOLULU HI 96816		2024 Est TCV 194,078 TCV/TFA: 261.56											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-22A			Gravel Road		LAKE FRONTAGE	324.30	400.00	0.9079	1.0000	130	100		38,274
SEC 11 T52N R34W			Paved Road		ACREAGE			8.822	Acres	3,087	100		27,233
A PARCEL OF LAND IN GOV'T LOT 2 SEC 11 T52N R34W D/F;			Storm Sewer		324 Actual Front Feet, 11.80 Total Acres Total Est. Land Value =								65,507
COM AT W 1/4 COR OF SEC 11 GO S 89 DEG 29' E 1,320' TO NW COR GOV'T LOT 2, TH S 82.10' POB TH S 73 DEG35' E 1,832' TO SHORE OF OTTER LAKE,			Sidewalk										
TH S 39 DEG 57' W 324.30' ALONG SHORE, TH N 73 DEG 35' W 1,614.50', TH N 310.20' POB. 11.8 A.			Water										
Comments/Influences			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	32,754	64,285	97,039			53,201C		
		PG	12/22/2010	INSPECTED	2023	28,485	51,882	80,367			50,668C		
		TH	01/04/2011	DATA ENTER	2022	25,982	47,658	73,640			48,256C		
					2021	23,993	44,853	68,846			46,715C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 18 CPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G									
Yr Built 2013		Remodeled STUD 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CABIN

(11) Heating System: No Heating/Cooling

Ground Area = 192 SF Floor Area = 192 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	192		
Total:				20,611	19,167

Other Additions/Adjustments

Porches					
CPP	18		197		183
Totals:			20,808		19,350

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

19,834



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
34345 MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		08/16/2005		05-251	FOUNDATION					
Owner's Name/Address		P.R.E. 0%													
BOYER DAVID C 17 LANE DR NEWFANE VT 05345		MAP #:													
		2024 Est TCV 223,875 TCV/TFA: 239.18													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements				* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-11-22B SEC 11 T52N R34W A PARCEL OF LAND IN GOV'T LOT 2 SEC 11 T52N R34W D/F, COM W 1/4 COR OF SEC 11, GO S 89 DEG 29' E 1,320' TO NW COR GOV'TLOT 2, TH S 392.30' POB, TH S 73 DEG 35'E 1,614.50' TO SHORE OF OTTER LAKE, TH S 23 DEG 27' W 299.70' ALONG SHORE, TH N 73 DEG 35' W 1,490.40', TH N 310.20' TO POB. 10.6 A.						LAKE FRONTAGE	299.70	400.00	0.9223	1.0000	130	100		35,933	
Comments/Influences						ACREAGE			7.848	Acres	3,284	100		25,772	
						300 Actual Front Feet, 10.60 Total Acres Total Est. Land Value = 61,705									
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What		2024	30,853	81,085	111,938			81,086C			
						2023	26,845	65,472	92,317			77,225C			
						2022	24,496	60,146	84,642			73,548C			
						2021	22,542	56,600	79,142			71,199C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date		Number	Status	
HYYPPIO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BOYER DIANE		MAP #:											
248 WATERLOO ST SO		2024 Est TCV 82,429 TCV/TFA: 204.54											
CAMBRIDGE ONTARIO CANADA N3H 1N5		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-22C SEC 11 T52N R34W A PARCEL OF					LAKE FRONTAGE	308.90	400.00	0.9167	1.0000	130	100		36,813
LAND IN GOV'T LOTS 1 & 2 SEC11 T52N R34W					ACREAGE			6.763	Acres	3,522	100		23,819
D/F, COM W 1/4 COR OF SEC 11 GO S 89 DEG					309 Actual Front Feet, 9.60 Total Acres				Total Est. Land Value =				60,632
29' E 1,320' TO NW COR OFGOV'T LOT 2, TH													
S 702.50' POB, TH S 73 DEG 35' E 1													
490.40' TO SHORE OF OTTER LAKE,													
TH S 32 DEG 20' W 308.90' ALONG SHORE, TH													
N 73 DEG 35' W 1,317.40', TH N310.20 POB.													
9.6 A.													
Comments/Influences													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 1960		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 403 SF Floor Area = 403 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	403		
Total:				47,256	21,265

Other Additions/Adjustments

Totals:				47,256	21,265
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

21,797

Cls CD Blt 1960

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SANSONE LEAH & PHILIP J	SANSONE PHILIP J	0		09/03/2010	OTH	21-NOT USED/OTHER		2011/03572	DEED	0.0			
SANSONE LEAH	SANSONE LEAH & PHILIP J.	1		08/26/2010	QC	09-FAMILY		2010/4523	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SANSONE PHILIP J 23 KNIGHTLAND ROAD ATKINSON NH 03811		2024 Est TCV 52,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-11-23 SEC 11 T52N R34W NW 1/4 OF SW 1/4. 40 A.					ACREAGE			40.000	Acres	1,300	100		
Comments/Influences					40.00 Total Acres Total Est. Land Value = 52,000								

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MANNINEN GEORGE & RUTH	KRING CYNTHIA	0		11/07/2014	QC	09-FAMILY		2014/05882	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			OTHER				05/19/2021	2021-111-855	FOUNDATION			
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
KRING CYNTHIA 82 CLIFFS EDGE DRIVE DURANGO CO 81301		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-11-23A SEC 11 T52N R34W SW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		WK	09/07/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/27/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	21,600	0	21,600			3,835C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		10	02/01/2000	WD	03-ARM'S LENGTH	155:3	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
34243 MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
EDWARDS KATHY L TRUSTEE MANNINEN FAMILY TRUST 5303 GLENCREST DR GLENVIEW KY 40025		MAP #:										
		2024 Est TCV 57,064 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					LAKE FRONTAGE	303.00	400.00	0.9203	1.0000	130 100	36,250	
					ACREAGE			5.718	Acres	3,640 100	20,814	
					303 Actual Front Feet, 8.50 Total Acres						Total Est. Land Value =	57,064
Tax Description												
P1-11-24 SEC 11 T52N R34W A PARCEL OF LAND IN GOV'T LOTS 1 & 2 SEC11 T52N R34W D/F COM W 1/4 COR SEC 11 GO S 89 DEG 29' E 1,320' TO NW COR GOV'T LOT 2, TH S 1012.70' POB, TH S 73 DEG 35' E 1,317.40' TO SHORE OF OTTER LAKE, TH S 27 DEG 00' W 303' ALONG SHORE, TH N 73 DEG 35' W 1,173.99', TH N 310.20' POB. AKA PARC 5 MANNINENS PROP 8.5 A.												
Comments/Influences		Topography of Site										



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		10	02/01/2000	WD	03-ARM'S LENGTH	155:5	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19405 MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/30/2023		2023-031-399		FOUNDATION		
Owner's Name/Address		P.R.E. 0%		STORAGE		09/17/2018		2018-031-233		FOUNDATION		
MANNINEN MARK & SHERRI TRUST 2180 DUNMORE LN VERO BEACH FL 32963-3132		MAP #:										
		2024 Est TCV 89,189 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					LAKE FRONTAGE	298.00	400.00	0.9233	1.0000	130 100	35,770	
					ACREAGE			5.064	Acres	3,739 100	18,934	
					298 Actual Front Feet, 7.80 Total Acres						Total Est. Land Value =	54,704
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	27,352	17,243	44,595			22,858C	
					2023	23,363	13,915	37,278			21,770C	
					2022	21,024	12,785	33,809			20,734C	
					2021	18,639	12,031	30,670			20,072C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MANNINEN GEORGE & RUTH	MANNINEN CHRISTINE	0		11/07/2014	QC	09-FAMILY		2014/05883	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MANNINEN CHRISTINE 110 ISLAND LAKE ROAD CHELSEA MI 48118		2024 Est TCV 43,066												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE FRONTAGE	159.38	400.00	1.0465	1.0000	130	100		21,682	
					ACREAGE					5.916	Acres	3,615	100	21,384
					159 Actual Front Feet, 7.38 Total Acres				Total Est. Land Value =				43,066	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Wood Frame					21.69	121	0	0	
					Total Estimated Land Improvements True Cash Value =									0

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MANNINEN GEORGE & RUTH	KRING CYNTHIA	0		11/07/2014	QC	09-FAMILY		2014/05882	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KRING CYNTHIA 82 CLIFFS EDGE DRIVE DURANGO CO 81301		MAP #:											
		2024 Est TCV 38,752											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
					LAKE FRONTAGE	158.14	400.00	1.0481	1.0000	130	100	21,547	
					ACREAGE					4.438	Acres	17,205	
					158 Actual Front Feet, 5.89 Total Acres			Total Est. Land Value =			38,752		
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					Wood Frame					21.69	121	0	0
					Total Estimated Land Improvements True Cash Value =								0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
19360 MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/17/1994										
Owner's Name/Address		MAP #:										
MI DNR GRANTS ADMIN DIV ATTN PAYMENT IN LIEU OF TAX PO BOX 30735 LANSING MI 48909-8235		2024 Est TCV 29,398										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					LAKE FRONTAGE	260.00	167.50	0.9489	0.9166	130	100	29,398
					260 Actual Front Feet, 1.00 Total Acres      Total Est. Land Value =      29,398							
Tax Description		Dirt Road										
P1-11-25 SEC 11 T52N R34W PART OF GOV'T LOT 1 D/F, BEG AT A CONCRETE MONUMENT WHICH IS E 1950.2' FROM COR COMMON TO SECS 10, 11, 14 & 15, TH N 12 DEG 14' E 212.86', TH N 87 DEG 06' E 240' M/L TO SHORE OF OTTER LAKE TO INTERSECTION OF SEC LINE BETWEEN SECS 11 & 14, TH W ON SEC LINE 260' TO POB (ASSESSED BY S T C). 1 ACRE		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
Comments/Influences		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	14,699	0	14,699			16,854C	
					2023	11,420	0	11,420			16,052S	
					2022	9,498	0	9,498			15,288S	
					2021	8,481	0	8,481			14,800S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MANNINEN GEORGE & RUTH	MANNINEN CHRISTINE	0	11/07/2014	QC	09-FAMILY	2014/05883	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19340 MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MANNINEN CHRISTINE 110 ISLAND LAKE ROAD CHELSEA MI 48118		MAP #:											
		2024 Est TCV 287,751 TCV/TFA: 86.78											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE FRONTAGE	280.00	400.00	0.9349	1.0000	130	100		34,031
					ACREAGE			3.399	Acres	4,530	100		15,399
					280 Actual Front Feet, 5.97 Total Acres					Total Est. Land Value =			49,430
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					Wood Frame	27.36		121		46	1,523		
					Wood Frame	28.22		100		46	1,298		
					Total Estimated Land Improvements True Cash Value =					2,821			
		Topography of Site											
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,715	119,161	143,876				33,000C	
					2023	20,920	96,922	117,842				31,429C	
					2022	14,638	89,006	103,644				29,933C	
					2021	15,564	83,754	99,318				28,977C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	04/01/1995	WD	03-ARM'S LENGTH	151:480	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
LAITTILA DON & CODERE DEBRA L 53221 N AVE LAKE LINDEN MI 49945		MAP #:											
		2024 Est TCV 39,350											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					ACREAGE			19.000	Acres	2,071	100		39,350
					19.00 Total Acres Total Est. Land Value = 39,350								
Tax Description		Dirt Road											
P1-12-1 SEC 12 T52N R34W		Gravel Road											
PART OF GOV'T LOT 1 D/F BEG AT A PT ON N		Paved Road											
PINE OF LOT 1 & 400' W OF NE COR OF LOT,		Storm Sewer											
TH S 208', TH E 208' TH N 208' TO N LINE		Sidewalk											
OF LOT 1, TH E ON SAID LINE 191.5' TO N &		Water											
S CL OF SEC 12, TH S ON CL 1320' TO S		Sewer											
LINE OF LOT 1, TH W ON LINE 660', TH N		Electric											
1320' TO N LINE OF LOT 1, TH E ON SAID N		Gas											
LINE 260' TO POB.		Curb											
19 A.		Street Lights											
Comments/Influences		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	19,675	0	19,675				13,908C	
		WK	09/02/2010	INSPECTED	2023	19,675	0	19,675				13,246C	
		SC	10/25/2010	DATA ENTER	2022	19,675	0	19,675				12,616C	
					2021	18,900	0	18,900				12,213C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STATE OF MICHIGAN	PORTAGE TOWNSHIP	1,200	07/29/2009	QC	21-NOT USED/OTHER	2009/04931	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status		
ASKEI RD	School: BARAGA AREA SCHOOL DISTRICT							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
CHARTER TWP OF PORTAGE 47240 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 0						
	Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		STANDARD COMMERCIAL			1.000 Acres 50,000 100	50,000		
			1.00	Total Acres	Total Est. Land Value =	50,000		
Tax Description	Dirt Road							
P1-12-2 SEC 12 T52N R34W PART OF GOV'T LOT 1 D/F COM AT NE COR OF LOT 1, TH W ALONG N LINE OF LOT 1 400' TO POB FROM THIS PT RUN S 208.5', TH E 208.5', TH N 208.5' TH W ALONG N LINE OF LOT 1 208.5' TO POB. 1 A.	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
Comments/Influences	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who When What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	LP 08/05/2009 DATA ENTER	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2022	0	0	0			0
		2021	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
CONSERVATION RD OFF		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
JELK LLC JANICE KNIGHT 576 RIVERBANK CIRCLE ZEELAND MI 49464		MAP #:		2024 Est TCV 146,514								
Tax Description		X	Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
P1-12-3 SEC 12 T52N R34W W 1/2 OF GOV'T LOT 1. 19.40 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKE FRONTAGE	1400.00	400.00	0.6776	1.0000	130	100		123,325
		Paved Road		ACREAGE			6.544	Acres	3,544	100		23,189
		Storm Sewer		1400 Actual Front Feet, 19.40 Total Acres Total Est. Land Value = 146,514								
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	73,257	0	73,257			42,682C	
		WK	08/02/2010	INSPECTED	2023	59,502	0	59,502			40,650C	
		SC	10/25/2010	DATA ENTER	2022	51,438	0	51,438			38,715C	
					2021	46,327	0	46,327			37,479C	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date		Number	Status	
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #: P1-12-4											
JELK LLC JANICE KNIGHT 576 RIVERBANK CIRCLE ZEELAND MI 49464		2024 Est TCV 88,340											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE FRONTAGE	284.00	400.00	0.9323	1.0000	130	100		34,419
					ACREAGE			43.492	Acres	1,240	100		53,921
					284 Actual Front Feet, 46.10 Total Acres				Total Est. Land Value =		88,340		
Tax Description													
SEC 12 T52N R34W													
PART OF GOVT LOTS 2 & 3													
D/F: COMM AT A PT WHERE E LINE OF LOT 3													
INTERS LAKE SHORE, TH S ON E LINE OF LOT													
3 1980' M/L TO SE COR OF LOT 3, W ON S													
SIDE OF LOTS 2 & 3 1944', N 38°39' E													
27.03', N 89°39' E 300.92' TO A PT NEAR													
CEMETERY LOT COR, N 12°49' W 77.42', N													
38°39' E 1340' M/L TO NE COR OF SUBLOT 14													
N 32°04' W 478' TO SHORE OF LK, NE'LY													
ALG SHORE OF LAKE TO POB. 47.38 AC													
EXC PRT OF GOVT LOT 2, COM AT SE COR OF													
SEC 12, TH N 1472.5' & W 3056.71' TO POB;													
TH N 39°02' E 305.2' ALG E LN OF SD													
SUBLOT 3 TO NE COR OF SD SUBLOT 3; TH S													
04°09' W 303.83' TO NE COR OF SUBLOT 2 OF													
PLAT; TH N 68°49' W 182.51 TO POB.													
46.11 AC M/L.													
Comments/Influences													
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					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	44,170	0	44,170			38,053C		
					2023	40,331	0	40,331			36,241C		
					2022	38,081	0	38,081			34,516C		
					2021	33,414	0	33,414			33,414S		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KNIGHT JAMES J & EMMA LOU	KNIGHT TRUST JAMES & EMMA	0		07/01/2013	QC	09-FAMILY		2013/04516	DEED	0.0			
		1,650		12/01/2002	WD	03-ARM'S LENGTH		159:952	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
JELK LLC		2024 Est TCV 8,286											
JANICE KNIGHT			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
576 RIVERBANK CIRCLE		Public Improvements			* Factors *								
ZEELAND MI 49464					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X			ACREAGE								
P1-12-4A SEC 12 T52N R34W PART OF GOVT LOT 2, COM AT SE COR SEC 12TH N 1472.5' & W 3056.71' TO POB;					1.260 Acres 6,576 100 8,286								
TH N 39 DEG 02' E 305.2' ALG E LN OF SD SUBLT TO NE COR OF SUBLOT 2; TH N 68 DEG 49'W 182.51 TH S 04 DEG 09' 29" W 303.82' TO POB.					1.26 Total Acres Total Est. Land Value = 8,286								
Comments/Influences													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PRUCHA DONNA M TRUSTEE	PRUCHA DONNA & CONTRINO CH	0	02/10/2014	QC	09-FAMILY	2014/00828	DEED	0.0			
PRUCHA DONNA M	PRUCHA DONNA M TRUSTEE	10	07/23/2007	WD	03-ARM'S LENGTH	2007/05035	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
20790 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		07/08/2009		09-122			
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PRUCHA DONNA & CONTRINO CHRISTINE 485 ROUTE 166 CREAL SPRINGS IL 62922		2024 Est TCV 83,433 TCV/TFA: 229.21									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
P1-12-5 SEC 12 T52N R34W PART OF GOV'T LOT 2 D/F BEG AT SE COR OF SUBLLOT 1 SD COR BEING 1294.4'N & 3199.1' W OF SE COR OF SEC 12,TH N 38 DEG 39' E 18' TO NE COR OF SD SUBLLOT, TH N 68 DEG 49' W 325' TO NW COR OF SUBLLOT 1, TH 25' IN SAME DIR TO WATERS EDGE, TH SW'LY ALONG WATERS EDGE ABOUT 160' TO A PT ON S BDRY LINE OF GOV'T LOT 2 OPPOSITE SW COR OF SUBLLOT 1, TH W 89 DEG 39' E 35' TO SD SW COR, TH N 89 DEG 39' E 366' ALONG S BDRY LINE OF GOV'T LOT 2 TO POB AKA SUBLLOT 1. 0.50 ACRE M/L		X	Dirt Road			LAKE FRONTAGE	107.00	275.00	1.1333	0.9632 130 100 15,184	
Comments/Influences		X	Gravel Road			160 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 15,184					
		X	Paved Road			Land Improvement Cost Estimates Description Rate Size % Good Cash Value Gazeboo(s): Standard 8,498.44 1 56 4,759 Sauna 6,499.14 1 95 6,174 Total Estimated Land Improvements True Cash Value = 10,933					
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level			Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value					
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	2024	7,592	34,125	41,717			15,249C
		LP	08/24/2009	DATA ENTER	2023	5,899	28,379	34,278			14,523C
		LP	09/10/2009	INSPECTED	2022	4,906	25,988	30,894			13,832C
					2021	4,380	24,426	28,806			13,391C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
JELK LLC JANICE KNIGHT 576 RIVERBANK CIRCLE ZEELAND MI 49464		2024 Est TCV 44,643 TCV/TFA: 174.39									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
P1-12-6 SEC 12 T52N R34W PART OF GOV'T LOT 2 BEG AT THE SE COR OFSUBLLOT 2, SD COR BEING 1308.5' N & 31 7.9' W OF THE SE COR OF SEC 12 TH N 38 DEG 39' E 27.03' TH N 89 DEG 39' E 300.92' TO A PT NEAR CEMETERY LOT COR THN 12 DEG 49' W 77.42' TO THE NE COR OF SD SUBLLOT TH N 68 DEG 49' W 551.81' ALG HE BDRY LINE BTW SUBLOTS 2 & 3 TO NW COROF SUBLLOT 2 TH IN THE SAME DIR ABOUT 40' TO THE WATER'S EDGE IN A SW'LY DIR 200' M/L TO A PT OPPOSITE SW COR OF SD SUBLOTT H S 68 DEG 49' E 325' ALG BDRY OF SD SUBLOTS 1 & 2 TO POB(SUBLLOT 2). 2.50 A		X	Gravel Road	LAKE FRONTAGE 200.00 557.00 1.0000 1.0337 130 100 26,875							
			Paved Road	200 Actual Front Feet, 2.56 Total Acres Total Est. Land Value = 26,875							
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	13,438	8,884	22,322		15,545C	
		LP	10/05/2009	DATA ENTER	2023	10,440	7,182	17,622		14,805C	
		WK	08/03/2010	INSPECTED	2022	8,683	6,595	15,278		14,100C	
		SC	10/25/2010	DATA ENTER	2021	7,753	6,208	13,961		13,650C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Gas				Area 120 261	WSEP (1 Story) Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 280				
X	Wood Frame			(4) Interior	Drywall Paneled			X	Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 19 Floor Area: 1,090 Total Base New : 178,214 Total Depr Cost: 126,533 Estimated T.C.V: 129,696				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:						
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,090 141,097 100,179 Other Additions/Adjustments Water/Sewer 1 4,761 3,380 1000 Gal Septic 1 2,629 1,867 Porches WSEP (1 Story) 120 6,772 4,808 Deck Treated Wood 261 4,829 3,429 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,532 9,608 No Concrete Floor 280 -1,820 -1,292 Fireplaces Direct-Vented Gas 2 5,914 4,199 Local Cost Items PRIVVY 1 500 355 Totals: 178,214 126,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 129,696																
Yr Built 2001		Remodeled 2007		Ex	X	Ord		Min	Size of Closets Lg X Ord Small				Doors: Solid X H.C. (5) Floors Kitchen: Laminate Other: Other:				(6) Ceilings X Drywall X Wood				(7) Excavation Basement: 0 S.F. Crawl: 1090 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish (10) Floor Support Joists: Unsupported Len: Cntr.Sup:							
Condition: Good																												
Room List				Doors:				Solid X H.C.																				
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors																								
(1) Exterior				Kitchen: Laminate Other: Other:																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(6) Ceilings X Drywall X Wood				No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,090 141,097 100,179 Other Additions/Adjustments Water/Sewer 1 4,761 3,380 1000 Gal Septic 1 2,629 1,867 Porches WSEP (1 Story) 120 6,772 4,808 Deck Treated Wood 261 4,829 3,429 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,532 9,608 No Concrete Floor 280 -1,820 -1,292 Fireplaces Direct-Vented Gas 2 5,914 4,199 Local Cost Items PRIVVY 1 500 355 Totals: 178,214 126,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 129,696																
(2) Windows				(7) Excavation																								
X	Many Avg.		X	Large Avg. Small		Basement: 0 S.F. Crawl: 1090 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish (10) Floor Support Joists: Unsupported Len: Cntr.Sup:				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,090 141,097 100,179 Other Additions/Adjustments Water/Sewer 1 4,761 3,380 1000 Gal Septic 1 2,629 1,867 Porches WSEP (1 Story) 120 6,772 4,808 Deck Treated Wood 261 4,829 3,429 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,532 9,608 No Concrete Floor 280 -1,820 -1,292 Fireplaces Direct-Vented Gas 2 5,914 4,199 Local Cost Items PRIVVY 1 500 355 Totals: 178,214 126,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 129,696														
Wood Sash Metal Sash Vinyl Sash				(8) Basement																								
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish (10) Floor Support Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,090 141,097 100,179 Other Additions/Adjustments Water/Sewer 1 4,761 3,380 1000 Gal Septic 1 2,629 1,867 Porches WSEP (1 Story) 120 6,772 4,808 Deck Treated Wood 261 4,829 3,429 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,532 9,608 No Concrete Floor 280 -1,820 -1,292 Fireplaces Direct-Vented Gas 2 5,914 4,199 Local Cost Items PRIVVY 1 500 355 Totals: 178,214 126,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 129,696																			
Double Glass Patio Doors																												
Storms & Screens																												
(3) Roof																												
X	Gable Hip		X	Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 1090 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish (10) Floor Support Joists: Unsupported Len: Cntr.Sup:				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 1090 SF Floor Area = 1090 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,090 141,097 100,179 Other Additions/Adjustments Water/Sewer 1 4,761 3,380 1000 Gal Septic 1 2,629 1,867 Porches WSEP (1 Story) 120 6,772 4,808 Deck Treated Wood 261 4,829 3,429 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 13,532 9,608 No Concrete Floor 280 -1,820 -1,292 Fireplaces Direct-Vented Gas 2 5,914 4,199 Local Cost Items PRIVVY 1 500 355 Totals: 178,214 126,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 129,696														
Asphalt Shingle																												
Chimney: Brick																												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KNIGHT JAMES R & EMMA LOU	KNIGHT TRUST JAMES & EMMA	0		07/01/2013	QC	09-FAMILY		2013/04518	DEED	0.0		
		1		09/01/1999	WD	03-ARM'S LENGTH		148:342	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
JELK LLC JANICE KNIGHT 576 RIVERBANK CIRCLE ZEELAND MI 49464		2024 Est TCV 16,183										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					LAKE FRONTAGE	105.00	605.00	1.1375	1.0422	130	100	16,183
					105 Actual Front Feet, 1.46 Total Acres Total Est. Land Value =							16,183
Tax Description		Dirt Road										
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	8,092	0	8,092			4,531C	
					2023	6,287	0	6,287			4,316C	
					2022	5,229	0	5,229			4,111C	
					2021	4,669	0	4,669			3,980C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MARCHIORI JAMES & LORI	MARCHIORI JAMES & LORI	0		01/30/2015	OTH	06-COURT JUDGEMENT		2015/00641	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MARCHIORI JAMES & LORI 38651 SHORELINE DR HARRISON TOWNSHIP MI 48045		2024 Est TCV 16,552											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-12-9 SEC 12 T52N R34W PART OF GOV'T LOT 2 BEG AT THE SE COR OF SUBLOT 5, SD COR BEING 1791.5' N & 2752.3' W OF THE SE COR OF SEC 16, TH N 40 DEG 21' E 102.7' TO THE NE COR OF SD SUBLOT, SD PT BEING ALSO THE SE COR OF SUBLOT 6 TH N 67 DEG 49' W 601.4' TO NW COR OF SD SUBLOT TH IN SAME DIR ABOUT 30' TO WATERS EDGE TH IN A SW'LY DIR ALGWATERS EDGE ABOUT 108' TO A PT OPPOSITE SW COR OF SD SUBLOT TH S 68 DEG 06' E ABOUT 100' TO SD SW COR, SD PTS BEING ALSO THE NW COR OF SUBLOT 4, TH S 68 DEG06' E 536.5' ALG BDRY LINE OF SD SUBLOTS 4 & 5 TO POB.(AKA SUBLOT 5) 1.50 ACRES					LAKE FRONTAGE	108.00	605.00	1.1312	1.0422	130	100		16,552
Comments/Influences					108 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 16,552								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STATE OF MICHIGAN	SOHLDEN JESSE & ZIELSDORF	40,002	03/09/2020	WD	03-ARM'S LENGTH	2020/01606	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
34555 CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		10/14/2020		2020-031-255		FOUNDATION		
		P.R.E. 0%				10/04/2020		2020-031-254		FOUNDATION		
Owner's Name/Address		MAP #: P1-12-10				06/01/2020		2020-999-500		FOUNDATION		
SOHLDEN JESSE & SARAH 1/2 INT & SOHLDEN KAMRY D & KYLEE M; LB		2024 Est TCV 71,156 TCV/TFA: 98.83										
41113 N ENTRY RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
CHASELL MI 49916		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Taxpayer's Name/Address				LAKE FRONTAGE	163.33	601.00	1.0413	1.0416	130	100	23,030	
ZIELSDORF MARK 1/2 INT & 35450 TAPIOLA RD				200 Actual Front Feet, 2.00 Total Acres							Total Est. Land Value =	23,030
CHASELL MI 49916												
Tax Description												
SEC 12 T52N R34W PART OF GOV'T LOT 2 D/F BEG AT SE COR OF SUBLOT 6 SD COR BEING 1869.8'N & 2685.8' W OF SE COR OF SEC 12, TH N 33 DEG 19' E112' TO NE COR OF SD SUBLOT SD PT BEING SE COR OF SUBLOT 7, TH N 69 DEG 05' W 475' TO NW COR OF SD SUBLOT, TH IN SAME DIR ABOUT 15' TO WATERS EDGE, TH W'LY ABOUT 200' ALONG WATERS EDGE TO A PT OPPOSITE SW COR OF SD SUBLOT, TH S 67 DEG49' E ABOUT 30' TO SW COR SD PT BEING ALSO NW COR OF SUBLOT 5, TH S 67 DEG 49'E 601.4' ALG BDRY LINE BTW SUBLOTS 5 & 6TO POB.(AKA SUBLOT 6) 1.44 ACRES												
Comments/Influences												
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	11,515	24,063	35,578		23,106C		
					2023	5,637	19,850	25,487		22,006C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2022	4,688	18,387	23,075	20,959J	20,959C		
					2021	4,186	30,318	34,504	19,747J	19,747S		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat				Class: C Effec. Age: 2 Floor Area: 0 Total Base New : 9,126 Total Depr Cost: 8,943 Estimated T.C.V: 9,167		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: CAMP		Drywall Paneled Plaster Wood T&G		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Total Base New : 9,126 Total Depr Cost: 8,943 Estimated T.C.V: 9,167				Carport Area: 640 Roof: Aluminum	
Yr Built 0 Remodeled 0		Trim & Decoration		Central Air Wood Furnace				Total Base New : 9,126 Total Depr Cost: 8,943 Estimated T.C.V: 9,167					
Condition: Good		Size of Closets		Lg X Ord Min									
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:				0 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets		Many X Ave. Few							
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:									
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick													

Desc. of Bldg/Section: RECREATIONAL BLDG										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Pavilions										Class: D,Pole Quality: Cheap									
Class: D,Pole Floor Area: 720 Gross Bldg Area: 720 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 14 Perimeter: 112									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 57.38									
					** ** Calculator Cost Data ** **					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%									
					Quality: Cheap					Adjusted Square Foot Cost for Upper Floors = 57.38									
Heat#1: No Heating or Cooling 100%					Heat#2: Electric, Cable or Baseboard 0%					Total Floor Area: 720 Base Cost New of Upper Floors = 41,314									
Ave. SqFt/Story: 720					Ave. Perimeter: 112					Reproduction/Replacement Cost = 41,314									
Has Elevators:					*** Basement Info ***					Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0									
Area:										Total Depreciated Cost = 38,009									
Perimeter:										ECF (SOUTH OF 283) 1.025 => TCV of Bldg: 1 = 38,959									
Type:										Replacement Cost/Floor Area= 57.38 Est. TCV/Floor Area= 54.11									
Heat:																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type: Low																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
Footings										Outlets: Fixtures:									
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(4) Floor Structure:										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									
										(39) Miscellaneous:									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
WATSON JAMES R & LOIS E	WATSON JAMES & LOISE LE E	0		09/26/2012	WD	09-FAMILY		2012/05602	DEED	0.0		
		10,000		09/01/1999	WD	03-ARM'S LENGTH		148:308	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
NIEMIER THOMAS H 204 SPRING AVE NAPERVILLE IL 60540		2024 Est TCV 16,084										
			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %	Adj. Reason	Value
Tax Description					LAKE FRONTAGE	107.00	489.00	1.1333	1.0203	130	100	16,084
P1-12-11 SEC 12 T52N R34W PART OF GOV'T LOT 2 D/F BEG AT SE COR OF SUBLOT 7 SAID COR BEING 1963.3' N & 2624.3' W OF SE COR OF SEC 12 TH N 31DEG 22' E 105.7' TO NE COR OF SD SUBLOT SD P COR OF SUBLOT 8, TH N 69 DEG 05' W 461' ALONG BDRY LINE BET SUBLOTS 7 & 8 TO NW COR OF SUBLOT 7, TH IN SAME DIR ABOUT 20' TO WATERS EDGE, TH SW'LY ALONG WATERS EDGE ABOUT 107' TO A PT OPPOSITE SW COR OF SD SUBLOT, TH S 69 DEG 05' E ABOUT 15' TO SW COR SD PT BEING ALSO NW COR OF SUBLOT 6, TH S 69 DEG 05' E 475' ALG BDRY LINE BTW SUBLOTS 6 & 7 TO POB. (AKA SUBLOT 7) 1.20 ACRES.					107 Actual Front Feet, 1.20 Total Acres      Total Est. Land Value =      16,084							
Comments/Influences												

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		50,000		09/01/1997	WD	03-ARM'S LENGTH		M109:842	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
WOODS BILL & RICHARDSON RICK 4480 COHOCTAH RD LINDEN MI 48451		MAP #:										
		2024 Est TCV 6,700										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					ACREAGE			1.000	Acres	6,700	100	6,700
					1.00 Total Acres Total Est. Land Value = 6,700							
Tax Description		Dirt Road										
P1-12-13 SEC 12 T52N R34W BEG AT SE COR OF SUBLLOT 9 SD COR BEING 2066' N & 2545.1' W OF SE COR OF SEC 12, TH N 38 DEG 53' E 98.9' TO NE COR OF SD SUBLLOT SD PT BEING ALSO THE SE COR OF SUBLLOT 10, TH N 51 DEG 34' W 415.2' ALONG THE BDRY LINE BET SUBLOTS 9 & 10 TO THE NW COR OF SUBLLOT 9 BEING SD PT BEING ALSO THE SW COR OF SUBLLOT 10, TH THE SAME DIR ABOUT 63' TO WATERS EDGE, TH ALG WATERS EDGE IN A SW'LY DIR ABOUT 100'TO A PT OPPOSITE SW COR OF SD SUBLLOTTH S 51 DEG 51' E ABOUT 30' TO SW COR OFSUBLLOT 9, SD PT BEING ALSO NW COR OF SUBLLOT 8, TH S 51 DEG 51' E 461' ALG BDRY LINE BTW SUBLOTS 8 & 9 TO POB. (AKA LOT 9 OF PRIVATE PLAT) 1.00 ACRE		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
Comments/Influences		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	3,350	0	3,350			2,652C	
					2023	3,350	0	3,350			2,526C	
					2022	3,500	0	3,500			2,406C	
					2021	3,470	0	3,470			2,330C	
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Insulation		0	Front Overhang		0	Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 471		Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			(4) Interior				Drywall		Plaster		Wood T&G		Central Air Wood Furnace				Class: CD Effec. Age: 41 Floor Area: 1,056 Total Base New : 137,456 Total Depr Cost: 81,099 Estimated T.C.V: 83,126				E.C.F. X 1.025		Bsmnt Garage:									
X Paneled				Wood T&G																													
Trim & Decoration																																	
Ex		X	Ord	Min																													
Building Style: CAPE				Size of Closets				Lg		X	Ord	Small		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 704 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 704 Total: 121,910 71,927				Cls CD		Blt 1922									
Yr Built 1922		Remodeled 2010																															
Condition: Good																																	
Room List																																	
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				Kitchen: Linoleum Other: Carpeted Other:				(12) Electric				Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,620 956 Water/Sewer 1000 Gal Septic 1 4,453 2,627 Water Well, 50 Feet 1 2,530 1,493 Deck Treated Wood 471 6,943 4,096 Totals: 137,456 81,099				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 83,126													
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				(13) Plumbing																					
X Wood/Shingle Aluminum/Vinyl Brick				X Plaster X Tile				Many X Ave. Few				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Insulation																																	
(2) Windows				(7) Excavation				Basement: 704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Many Avg. Few				X Large Avg. Small				Basement: 704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X Double Hung Horiz. Slide Casement																																	
X Double Glass																																	
X Patio Doors																																	
X Storms & Screens				(9) Basement Finish																													
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																													
X Gable Hip Flat				Gambrel Mansard Shed																													
Asphalt Shingle																																	
X Metal				(10) Floor Support																													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
34627 CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BRADY JON D BRADY SCOTT PO BOX 324 CHRISTOVAL TX 76935		2024 Est TCV 76,365 TCV/TFA: 132.58									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					LAKE FRONTAGE	100.00	440.00	1.1487	1.0096	130 100	15,076
					100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =						15,076
					Land Improvement Cost Estimates						
					Description	Rate				Size % Good	Cash Value
					Sauna	5,204.57				1 80	4,164
					Total Estimated Land Improvements True Cash Value =						4,164
Tax Description		X			Dirt Road						
P1-12-15 SEC 12 T52N R34W PARTS OF LOTS 2 & 3 D/F; BEG AT A PT WHICH IS 2298' N & 2356.9' W OF THE SE COR OF SEC 12 TH S 38 DEG 28' W 100' TO THE NE COR OF SUBDIV LOT 10, TH N 51 DEG 13' W 496' TO THE SHORE OF THE LAKE, TH NE'LY ALONG LAKE SHORE ABOUT 100' TO THE SW COR OF SUBLLOT 12, TH S 51 DEG 13'E 384' TO THE POB, ALSO KNOWN AS LOT 11 OF PRIVATE PLAT. 1.00 A.					Gravel Road						
					Paved Road						
					Storm Sewer						
					Sidewalk						
					Water						
					Sewer						
					Electric						
					Gas						
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
Comments/Influences					Topography of Site						
		X	Level								
		X	Rolling								
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	7,538	30,645	38,183		17,424C	
		WK	08/09/2010	INSPECTED	2023	5,857	25,162	31,019		16,595C	
		SC	10/25/2010	DATA ENTER	2022	4,871	23,076	27,947		15,805C	
					2021	4,349	21,702	26,051		15,301C	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
							Wood	Coal	Steam											
							Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
							Central Air Wood Furnace													
X	Wood Frame		(4) Interior			X	(12) Electric			Class: CD Effec. Age: 41 Floor Area: 576 Total Base New : 94,462 Total Depr Cost: 55,732 Estimated T.C.V: 57,125			E.C.F. X 1.025			Bsmnt Garage:				
Drywall			Plaster																	
X Paneled			Wood T&G																	
Trim & Decoration																				
Building Style: RANCH			Trim & Decoration			Size of Closets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Yr Built	Remodeled	Ex	X	Ord	Min															
Condition: Fair			Size of Closets																	
Room List			Doors: Solid X H.C.																	
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			No./Qual. of Fixtures			100 Amps Service			Total Base New : 94,462 Total Depr Cost: 55,732 Estimated T.C.V: 57,125			E.C.F. X 1.025			Carport Area: Roof:		
			Kitchen:																	
			Other:																	
			Other:																	
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Wood/Shingle																				
Aluminum/Vinyl																				
Brick																				
Insulation			(7) Excavation			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Many																				
Avg.																				
Few																				
(2) Windows			(7) Excavation			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Many																				
Avg.																				
Large																				
X	Avg.		Small			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Wood Sash																				
Metal Sash																				
Vinyl Sash																				
X	Double Hung		Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Horiz. Slide																				
Casement																				
Double Glass																				
X	Patio Doors		Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Storms & Screens																				
(3) Roof																				
Gable																				
X	Hip		Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Flat																				
Gambrel																				
Mansard																				
X	Shed		Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Asphalt Shingle																				
(10) Floor Support																				
Chimney: Brick																				
Joists:			Height to Joists: 0.0			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Space Heater Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation 1+ Story Siding Piers Total: 67,094 39,585  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WCP (1 Story) 4in Concrete Deck Treated Wood Built-Ins Sauna Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals: 94,462 55,732  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 57,125			Cls CD Blt 0			Depr. Cost					
Unsupported Len:																				
Cntr.Sup:																				
Lump Sum Items:																				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		10	12/01/1995	WD	03-ARM'S LENGTH	133:801	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
34609 CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
OLSON MICHAEL & ETAL 1535 AUTUMNCREST CT CRYSTAL LAKE IL 60014		MAP #:												
		2024 Est TCV 21,509 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE FRONTAGE	100.00	392.00	1.1487	0.9980	130	100		14,903	
					100 Actual Front Feet, 0.90 Total Acres					Total Est. Land Value =			14,903	
					Land Improvement Cost Estimates									
					Description	Rate		Size		% Good	Cash Value			
					D/W/P: 4in Concrete	6.82		32		0	0			
					Sauna	6,499.14		1		85	5,524			
					Metal Prefab	21.95		64		69	969			
					Total Estimated Land Improvements True Cash Value =									6,493

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date		Number	Status		
34641 CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
POLAND MURRAY H 11950 EDEN TRAIL EAGLE MI 48822		2024 Est TCV 82,750 TCV/TFA: 86.65												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE FRONTAGE	101.73	395.00	1.1448	0.9987	130	100		15,121	
					103 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value =	15,121
Tax Description														
P1-12-17 SEC 12 T52N R34W PART OF GOV'T LOTS 2 & 3 D/F BEG AT SE COR OF SUBLLOT 13 SD PT BEING 2375.7' N & 2295.2' W OF SE COR OF SEC D12, TH N 38 DEG 26' E 99.2' TO NE COR OF SUBLLOT 13 SD PT BEING ALSO SE COR OF SUBLLOT 14, TH N 51 DEG 13' W 391.2' ALONG BDRY LINE OF SUBLLOT 13 & 14 TO NW COR OF SUBLLOT 13, SD PT BEING ALSO SW COR OF SUBLLOT 14, TH IN SAME DIR ABOUT 538' TO WATERS EDGE, TH ALG WATERS EDGE 510 DEG W DIR ABOUT 103' TO A PT OPPOSITE SW COR OF SUBLLOT 13		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value				
					Sauna	6,499.14		1 75		4,874				
					Wood Frame	24.14		200 69		3,331				
					Total Estimated Land Improvements True Cash Value =								8,205	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 85 WGEP (1 Story) 156 CPP 25 WGEP (1 Story) 25 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1950		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		Ex. Ord. Min									
				No. of Elec. Outlets									
				Many Ave. Few									
				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1950 (11) Heating System: Space Heater Ground Area = 572 SF Floor Area = 715 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 572 Total: 79,916 35,962 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WGEP (1 Story) 85 7,762 3,493 CPP 156 2,602 1,171 WGEP (1 Story) 25 3,699 1,665 Foundation: Shallow 25 -416 -187 Deck Treated Wood 25 1,134 510 Local Cost Items PRIVVY 1 500 225 Totals: 102,180 45,981 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 47,131													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 40	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 56 Floor Area: 240 Total Base New : 26,652 Total Depr Cost: 11,993 Estimated T.C.V: 12,293		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X Ord		Min									
Condition: Average		Size of Closets												
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				(12) Electric								
		Kitchen: Other: Other:				0 Amps Service								
(1) Exterior						No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Ex. X Ord. Min								
	Insulation					No. of Elec. Outlets								
						Many X Ave. Few								
						(13) Plumbing								
(2) Windows		(7) Excavation				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish												
(3) Roof						(14) Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle			(10) Floor Support										
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								

Cost Est. for Res. Bldg: 2 Single Family CAMP Cls CD Blt 0

(11) Heating System: Space Heater

Ground Area = 240 SF Floor Area = 240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	240		
Total:				24,156	10,871

Other Additions/Adjustments

	Size	Cost New	Depr. Cost
Porches			
CPP	40	950	427
Foundation: Shallow	40	-557	-251
Fireplaces			
Wood Stove	1	2,103	946
Totals:		26,652	11,993

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 12,293

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
34641 CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
POLAND MURRAY H 11950 EDEN TRAIL EAGLE MI 48822		2024 Est TCV 22,727									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					LAKE FRONTAGE	180.00	242.00	1.0213	0.9510	130 100	22,727
					180 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 22,727						
Tax Description		Dirt Road									
P1-12-19 SEC 12 T52N R34W SUBLLOT 14 OF GOV'T LOT 3 , BEG AT SE COROF SUBLLOT 14, SD PT BEING 2453.3' N & 2233.5' W OF SE COR OF SEC 12, TH N 63 DEG 22' E 25.9' TO NE COR OF LOT 14, TH N 32 DEG 04' W 445' TO NW COR OF SUBLLOT 14, TH ABOUT 33' TO WATERS EDGE,		Gravel Road									
TH ALONG WATERS EDGE IN A S 40 DEG W DIR ABOUT 180' TO A PT OPPOSITE THE SW COR, TH S 51 DEG 13' E ABOUT 53.5' TO SW COR OF SUBLLOT 14, TH S 51 DEG 13' E 391.2' TO POB. (AKA SUBLLOT 14) 1 ACRE		Paved Road									
Comments/Influences		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,364	0	11,364			4,830C
		LRK 06/17/2011 INSPECTED			2023	8,829	0	8,829			4,600C
					2022	7,343	0	7,343			4,381C
					2021	6,556	0	6,556			4,242C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MYLLYLA DENNIS J TRUST	JANOWIAK REXX A & MARIA K	60,000	08/12/2016	WD	08-ESTATE	2016/03970	PROPERTY TRANSFER	100.0					
		60,000	01/01/1999	WD	03-ARM'S LENGTH	146:238	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
35031 MYLLYLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 11/01/2019											
Owner's Name/Address		MAP #:											
JANOWIAK REXX A & MARIA K 18814 LAKE AVE CHASSELL MI 49916		2024 Est TCV 301,247 TCV/TFA: 318.78											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-12-24					OTTER RIVER	1577.14	220.00	0.4756	0.8182	94	100		57,691
SEC 12 T52N R34W					STURGEON RIVER	2084.35	150.00	0.6276	1.0000	94	100		122,962
COM @ NE COR OF SEC 12; TH S 47 DEG 07' W					LAKE FRONTAGE	447.20	150.00	0.5463	0.9066	130	100		28,795
1501.20' TO NE COR OF PARC TO BE DECSR					ACREAGE			6.761	Acres	3,522	100		23,813
POB;					4109 Actual Front Feet, 23.44 Total Acres					Total Est. Land Value =			233,261
TH DUE WEST 173.75'; TH S 05 DEG 07' E													
267.20'; TH S 44 DEG 18' W 179.50'TO													
STURGEON RIVER;													
TH S 67 DEG 11' E 193.74'; TH S 89 DEG													
08' E 220.80'; TH N 50 DEG 52' E 182.60';													
TH LEAVING RIVER N 57 DEG 45' W 99.60';													
TH N 42 DEG 42' W 105.72'; TH N 22 DEG													
42' W 127.40';													
TH N 29 DEG 05' W 125.12' TO POB.													
ALSO													
W 1/2 OF FORMER BED OF STURGEON RIVER WH													
ABUTS THE PARC ON E AND LIES W OF THE													
CENTER OF FORMER RIVER BED. 3 AC M/L													
***BALANCE OF DESCRIPTION ON FILE***													
Comments/Influences		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	116,631	33,993	150,624				93,066C	
					2023	95,363	27,621	122,984				88,635C	
					2022	93,480	25,372	118,852				84,415C	
					2021	86,469	23,874	110,343				81,719C	
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of Houghton, Michigan													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
VARLINE JOHN E JR & BRENDA	VARLINE JOHN E. JR	0	08/16/2010	OTH	21-NOT USED/OTHER	2010/04136	DEED	0.0					
VARLINE JOHN SR & KERRY	VARLINE JOHN E. JR	0	08/16/2010	QC	09-FAMILY	2010/4137	DEED	0.0					
		2,000	12/01/2003	WD	03-ARM'S LENGTH	163:443	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
MYLLYLA RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE	08/16/2007	07-247	FOUNDATION					
		P.R.E. 0%			HOUSE	09/18/2001	01-878	FOUNDATION					
Owner's Name/Address		MAP #:											
VARLINE JOHN E JR 16251 MOYER RD BARAGA MI 49908		2024 Est TCV 235,961 TCV/TFA: 173.50											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OTTER RIVER	400.00	200.00	0.7579	0.8027	94	100		22,875
					ACREAGE			37.013	Acres	1,373	100		50,805
					400 Actual Front Feet, 38.85 Total Acres Total Est. Land Value =								73,680
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	36,840	81,141	117,981			26,809C		
		WK	08/09/2010	INSPECTED	2023	33,311	65,558	98,869			25,533C		
		SC	10/25/2010	DATA ENTER	2022	33,311	60,223	93,534			24,318C		
					2021	27,038	56,670	83,708			23,542C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 124 CPP 240 Treated Wood		Year Built: 2007 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 86 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 2001		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1 Cls CD Blt 2001 (11) Heating System: Forced Air w/ Ducts Ground Area = 1088 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,088 Total: 143,461 123,377 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 3,830 Water Well, 50 Feet 1 2,530 2,176 Porches CPP 124 2,145 1,845 Deck Treated Wood 240 4,466 3,841 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) 784 27,040 23,254 Base Cost Totals: 184,095 158,323 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 162,281													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #: P1-12-26A											
SAARI GLEN 13077 ARNHEIM RD PELKIE MI 49958		2024 Est TCV 51,407											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T52N R34W					OTTER RIVER	400.00	150.00	0.7579	0.7579	94	100		21,596
COM AT E 1/16 COR OF SEC 12 BEING A 1" PIPE;					ACREAGE			10.523	Acres	2,833	100		29,811
TH E 531';					400 Actual Front Feet, 11.90 Total Acres				Total Est. Land Value =			51,407	
TH N 1023' TO A PT; TH FOLL S SHORE OLD STERGEON RIVER W'LY TO INTERSECTION PT DUE N 930' M/L TO POB . CONT 11.9 ACRES M/L													
Comments/Influences		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	25,704	0	25,704			4,243C		
					2023	22,372	0	22,372			4,041C		
					2022	22,372	0	22,372			3,849C		
					2021	19,677	0	19,677			3,727C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEIKKILA DENNIS & LORI	HEIKKILA DENNIS & BRIAN E	0		05/28/2009	WD	03-ARM'S LENGTH		2009/03584	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
HEIKKILA DHANE RIVER 15944 TIHINEN RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 19,943											
Tax Description		Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements				* Factors *							
P1-12-27 SEC 12 T52N R34W COM @ NE COR OF SD SEC 12; TH S 00 DEG 03'01" E ALG E SEC LN 282.54' TO POB; TH DUE W 400'; TH S 00 DEG 03'01" E 272.45'M/L TO STURGEON RIVER; TH N E'LY ALG RIVTO E SEC LN; TH N 00 DEG 03'01" W 80.57'M/L TO POB. .92 AC		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						OTTER RIVER	400.75	100.00	0.7576	0.6988	94	100	19,943
Comments/Influences						401 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value =      19,943							
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who      When      What				2024	9,972	0	9,972			1,146C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan						2023	6,896	0	6,896			1,092C	
						2022	6,896	0	6,896			1,040C	
						2021	5,092	0	5,092			1,007C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
MYLLYLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BRUCE CONNIE & HALLACK DANIEL & BERNICE 3576 N KAREN COURT HART MI 49420		2024 Est TCV 47,936										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					LAKE FRONTAGE	425.07	436.00	0.8600	1.0087	130	100	47,936
					425 Actual Front Feet, 4.25 Total Acres Total Est. Land Value = 47,936							
Taxpayer's Name/Address		Dirt Road										
HALLACK DANIEL & BERNICE & 3855 N HILL-N-DALE DR HART MI 49420		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Tax Description		Topography of Site										
A PARCEL IN GL4 & 5 SEC 12-52-34; COM AT THE NE CORNER OF SEC 12; TH S 89 DEG 57' 01" W ALONG THE N LINE OF SEC, 773.44' TO THE POB; TH S 03 DEG 22' 29" W 253.51'; TH S 14 DEG 48' 40" W 146.25'; TH N 87 DEG 47' 57" W 340.85' TO AN INTERMEDIATE TRAVERSE LINE RUNNING ALONG THE SHORE OF OTTER LAKE; TH THE FOLLOWING 2 COURSES ALONG THE TRAVERSE LINE, N 42 DEG 45' 40" W 77.72'; TH N 21 DEG 12' 32" 347.35' TO SAID NORTH LINE OF SEC; TH N 89 DEG 57' 01" E 571.34' TO THE POB.  INCLUDES INTERMEDIATE TRAVERSE LINE AND SHORE OF OTTER LAKE AND ALL RIPARIAN RIGHTS. 4.25 A M/L AKA PARCEL 3 W/ 66' EASEMENT ***BALANCE OF DESCRIPTION ON FILE***		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	23,968	0	23,968			10,175C		
Comments/Influences					2023	18,621	0	18,621		9,691C		
					2022	15,487	0	15,487		9,230C		
					2021	13,828	0	13,828		8,936C		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
MYLLYLA RD		School: BARAGA AREA SCHOOL DISTRICT								
Owner's Name/Address		P.R.E. 0%								
BRUCE CONNIE & HALLACK DANIEL & BERNICE 3576 N KAREN COURT HART MI 49420		MAP #:								
		2024 Est TCV 20,791								
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
Taxpayer's Name/Address		Public Improvements		* Factors *						
HALLACK DANIEL & BERNICE & 3855 N HILL-N-DALE DR HART MI 49420		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description				ACREAGE			5.710 Acres	3,641	100	20,791
A PARCEL IN GL 4 & 5 OF SEC 12-52-34; BEG AT THE NE CORNER OF SEC 12; TH S 00 DEG 03' 10" E ALONG THE EAST LINE OF SEC 282.54'; TH WEST 400'; TH S 70 DEG 56' 22" W 355.39'; TH N 87 DEG 47' 57" W 90.17'; TH THE FOLLOWING 2 COURSES ALONG THE THREAD OF A LEG OF THE FORMER STURGEON RIVER; N 14 DEG 48' 40" E 146.25'; TH N 03 DEG 22' 29" E 253.51' TO SAID NORTH LINE OF SEC 12; TH N 89 DEG 57' 01" E ALONG SAID NORTH SEC LINE 773.44' TO THE POB. 5.71 A M/L AKA PARCEL 5 W/ 66' EASEMENT SPLIT ON 10/05/2010 FROM 010-012-021-50;					5.71	Total Acres	Total Est. Land Value =	20,791		
Comments/Influences										
Split/Comb. on 10/05/2010 completed 10/05/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-012-021-50; Child Parcel(s): 010-012-021-60, 010-012-021-70, 010-012-021-80; -----										
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		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	10,396	0	10,396		8,899C
					2023	10,396	0	10,396		8,476C
					2022	10,396	0	10,396		8,073C
					2021	9,382	0	9,382		7,816C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
20003 ALDRICH RD		School: BARAGA AREA SCHOOL DISTRICT								
Owner's Name/Address		P.R.E. 0%								
HERRALA REUBEN ETAL		MAP #:								
HERRALA GEORGE & NORMAN		2024 Est TCV 71,834 TCV/TFA: 128.28								
213 N STEWART		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
MUSKEGON MI 49442		Public Improvements			* Factors *					
Tax Description		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
P1-12-28 SEC 12 T52N R34W GOV'T LOT 6. 0.40 A.			Gravel Road	LAKE FRONTAGE 300.00 155.00 0.9221 0.9096 130 100 32,709						
Comments/Influences			Paved Road	300 Actual Front Feet, 1.07 Total Acres Total Est. Land Value = 32,709						
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	16,355	19,562	35,917		5,409C
		WK	08/09/2010	INSPECTED	2023	12,707	15,624	28,331		5,152C
		SC	10/25/2010	DATA ENTER	2022	10,568	14,352	24,920		4,907C
					2021	9,436	13,507	22,943		4,751C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall X Paneled Plaster Wood T&G											
Yr Built 1950		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Carpeted Other: Carpeted Other:		60 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Block Insulation		X Drywall		No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
Many X Avg. Few		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Double Glass Patio Doors		(9) Basement Finish		(14) Water/Sewer									
X Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 560 SF Floor Area = 560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	560		
Total:			72,748		32,737

Other Additions/Adjustments

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	280	12,076	5,434
Totals:	84,824		38,171

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 39,125



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	09/01/2001	WD	03-ARM'S LENGTH	155:689	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
20998 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
LAITILA RAYMOND & KATHLEEN A 20786 BACK ST PELKIE MI 49958		2024 Est TCV 97,087 TCV/TFA: 144.47									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
P1-12-29 SEC 12 T52N R34W NE 1/4 OF SE 1/4. 40 A.					ACREAGE			40.000 Acres	1,300 100	52,000	
Comments/Influences					40.00 Total Acres			Total Est. Land Value =		52,000	
					Land Improvement Cost Estimates						
					Description		Rate	Size	% Good	Cash Value	
					Wood Frame		21.46	200	59	2,532	
					Sewer		18.88	60	59	668	
		X	Electric		Total Estimated Land Improvements			True Cash Value =		3,200	
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	26,000	22,544	48,544			16,592C
		LP	08/28/2009	DATA ENTER	2023	26,000	18,261	44,261			15,802C
		WK	08/10/2010	INSPECTED	2022	26,000	16,746	42,746			15,050C
		SC	10/25/2010	DATA ENTER	2021	21,600	15,748	37,348			14,570C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 72Type Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: CD Effec. Age: 56 Floor Area: 672 Total Base New : 90,814 Total Depr Cost: 40,865 Estimated T.C.V: 41,887				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:			
Building Style: RANCH				X Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace																			
Yr Built 1907Remodeled 0				Trim & Decoration				No./Qual. of Fixtures																			
Condition: Fair				Size of Closets				200 Amps Service																			
Room List				Doors:SolidXH.C.				(12) Electric																			
Basement 41st Floor 2nd Floor Bedrooms				(5) Floors				No. of Elec. Outlets																			
(1) Exterior				Kitchen: Tile Other: Hardwood Other:				(13) Plumbing																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				ManyXAve.Few																			
Insulation				X Drywall				Average Fixture(s) 13 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(2) Windows				(7) Excavation				(14) Water/Sewer																			
Many X Avg. Large Few Small				Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																			
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Lump Sum Items:																			
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone																							
X Double Glass Patio Doors				Treated Wood Concrete Floor																							
X Storms & Screens				(9) Basement Finish																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X Gable Hip Flat				Gambrel Mansard Shed																							
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
CONSERVATION RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 04/26/2021										
Owner's Name/Address		MAP #:										
KARVONEN JEFFREY J 20988 ASKEL RD PELKIE MI 49958		2024 Est TCV 29,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-12-30 SEC 12 T52N R34W N 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4. 10 A.		Gravel Road		ACREAGE			10.000	Acres	2,900	100		29,000
Comments/Influences		Paved Road		10.00 Total Acres      Total Est. Land Value =      29,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	14,500	0	14,500		976C		
					2023	14,500	0	14,500		930C		
					2022	14,500	0	14,500		886C		
					2021	13,890	0	13,890		858C		

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LAITILA DON	PARKER TAMMI DEE	0		09/23/2014	QC	03-ARM'S LENGTH		2014/05055	DEED	100.0				
		1		04/01/1995	WD	03-ARM'S LENGTH		151:480	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
20782 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STAPLETON TAMMI D 7981 COUNTY RD A ALVIN WI 54542		2024 Est TCV 142,432 TCV/TFA: 95.21												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-12-31 SEC 12 T52N R34W W 1/2 OF SW					ACREAGE			20.000	Acres	2,000	100			40,000
1/4 OF SE 1/4. 20 A.							20.00	Total Acres			Total Est. Land Value =			40,000
Comments/Influences		Topography of Site			Land Improvement Cost Estimates									
					Description					Rate		Size % Good	Cash Value	
					Sauna					6,499.14		1 80	5,199	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 5,199									
		Who When What			2024	20,000	51,216	71,216			2,576C			
					2023	20,000	41,313	61,313			2,454C			
					2022	20,000	37,947	57,947			2,338C			
					2021	19,500	35,408	54,908			2,264C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Barn - General Purpose			
Year Built					
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 80	4 Wall, 68			
Height	14	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	20 x 20 = 400	20 x 14 = 280			
Cost New	\$ 11,080	\$ 9,366			
Phy./Func./Econ. %Good	49/100/100 49.0	25/100/100 25.0			
Depreciated Cost	\$ 5,429	\$ 1,171			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	49	25			
Est. True Cash Value	\$ 5,565	\$ 1,200			
Comments:		ATTACHED TO LARGE COLLAPS			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6765 / All Cards: 6765					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAITILA DON & CODERE DEBRA L 53221 N LAKE AVE LAKE LINDEN MI 49945-1411		2024 Est TCV 29,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-12-32 SEC 12 T52N R34W					ACREAGE			10.000 Acres			2,900	100		29,000
SE 1/4 OF SW 1/4 OF SE 1/4. 10 A.					10.00 Total Acres			Total Est. Land Value =			29,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2024	14,500	0	14,500			1,374C			
					2023	14,500	0	14,500			1,309C			
					2022	14,500	0	14,500			1,247C			
					2021	13,890	0	13,890			1,208C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20988 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT		POLE		10/06/2006	06-316	FOUNDATION					
		P.R.E. 100% 04/26/2021											
Owner's Name/Address		MAP #:											
KARVONEN JEFFREY J		2024 Est TCV 170,368 TCV/TFA: 107.96											
20988 ASKEL RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
PELKIE MI 49958		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value					
				ACREAGE			17.880 Acres	2,160 100 38,622					
							17.88 Total Acres	Total Est. Land Value = 38,622					
Tax Description		X	Dirt Road		Land Improvement Cost Estimates								
P1-12-33 SEC 12 T52N R34W N 1/2 OF SE 1/4 OF SE 1/4			Gravel Road										
EXCEPT PARCEL SOLD TO NIEMI MICHAEL (P1-12-33A) D/F			Paved Road										
SEC 12 T52N R34W PART OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12-52-34 D/F, FROM THE SE CORNER OF SEC 12 RUN N 690' M/L TO THE N SIDE OF THE CONSERVATION ROAD & THE POB, TH W 225', TH N 175', TH E 225', TH S 175' TO POB. .91 A.			Storm Sewer										
&		X	Sidewalk										
EXC PARCEL P1-12-33B SOLD TO S VINSON SEC 12 T52N R34W PART OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12 D/F; FROM THE NE COR OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12 GO W ALONG N LINE 200'; TH S 265'; TH E 200'; TH N 265' TO POB CONT 1.22 ACRE M/L			Water										
			Sewer										
			Electric										
		X	Gas		DescriptionRateSize % GoodCash Value								
			Curb										
			Street Lights										
			Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
			Level										
			Rolling										
		X	Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
		X											
		X											
		X											
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2006 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1620 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																						
Building Style: COLONIAL		X	Drywall Paneled		Plaster Wood T&G																																						
Yr Built 1900	Remodeled 0		Ex	X	Ord		Min																																				
Condition: Average			Trim & Decoration																																								
Room List			Lg	X	Ord		Small																																				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors:		Solid	X	H.C.																																					
(1) Exterior			(5) Floors																																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		Kitchen: Linoleum Other: Other:																																								
(2) Windows			(6) Ceilings																																								
	Many Avg. Few		(7) Excavation																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																																								
			(9) Basement Finish																																								
(3) Roof			(10) Floor Support																																								
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:																																								
X	Asphalt Shingle		Lump Sum Items:																																								
Chimney: Brick																																											
(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1180 SF Floor Area = 1578 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>796</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>84</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>198,345</td> <td>89,256</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,142 Water Well, 200 Feet 1 10,514 4,731 Porches WGEF (1 Story) 48 5,819 2,619 CCP (1 Story) 30 971 437 Garages Class: CD Exterior: Pole (Finished) Door Opener 1 475 214 Base Cost 1620 45,652 20,543 Deck Treated Wood 24 1,072 482 w/Roof (Roof portion) 90 1,634 735 Totals: 269,243 121,159 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 124,188														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	796			1 Story	Siding	Crawl Space	300			1 Story	Siding	Basement	84			Total:				198,345	89,256
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1.5 Story	Siding	Basement	796																																								
1 Story	Siding	Crawl Space	300																																								
1 Story	Siding	Basement	84																																								
Total:				198,345	89,256																																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
HUHTA SHIRLEY ET AL	HUHTA SHIRLEY ET AL	0		08/16/2013	QC	09-FAMILY		2013/05171	DEED	0.0		
HUHTA SHIRLEY	HUHTA SHIRLEY ET AL	0		08/23/2011	PTA	09-FAMILY		2011/04110	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 06/17/1994										
Owner's Name/Address		MAP #:										
HUHTA SHIRLEY ET AL PO BOX 346 CHASSELL MI 49916		2024 Est TCV 8,042										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HUHTA SHIRLEY ET AL C/O TINA DEFORGE PO BOX 534 SOUTH RANGE MI 49963					ACREAGE			1.220 Acres	6,592	100		
					1.22 Total Acres      Total Est. Land Value =      8,042							
Tax Description												
P1-12-33B SEC 12 T52N R34W PART OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12 D/F; FROM THE NE COR OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12 GO W ALONG N LINE 200'; TH S 265'; TH E 200'; TH N 265' TO POB CONT 1.22 ACRE M/L												
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
NIEMI MICHAEL J	NIEMI MICHAEL J & SHIRLEY	0		08/02/2012	QC	09-FAMILY		2012/04799	DEED	0.0					
NIEMI MICHAEL & FRANCES	NIEMI MICHAEL	0		03/12/2009	CD	03-ARM'S LENGTH		2009/04740	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
NIEMI MICHAEL J 13940 BRIAR HILL RD CARLETON MI 48117-9242		2024 Est TCV 6,097													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-12-33A SEC 12 T52N R34W PART OF THE N 1/2 OF SE 1/4 OF SE 1/4 OF SEC 12-52-34 D/F, FROM THE SE CORNER OF SEC 12 RUN N 690' M/L TO THE N SIDE OF THE CONSERVATION ROAD TO OTTER LAKE & THE POB TH W 225', TH N 175', TH E 225', TH S 175' TO POB. .91 A.					ACREAGE			0.910 Acres		6,700	100				6,097
Comments/Influences					0.91 Total Acres			Total Est. Land Value =					6,097		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What			2024	3,049	0	3,049			1,533C				
					2023	3,049	0	3,049			1,460C				
					2022	3,185	0	3,185			1,391C				
					2021	3,158	0	3,158			1,347C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status						
20842 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 05/18/1994													
Owner's Name/Address		MAP #:													
ORLANDO JAQUELYN & ET AL 20842 ASKEL RD PELKIE MI 49958		2024 Est TCV 337,635 TCV/TFA: 129.86													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level X Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
ORLANDO JAQUELYN & ET AL 20842 ASKEL RD PELKIE MI 49958					ACREAGE			20.000	Acres	2,000	100				40,000
					20.00 Total Acres      Total Est. Land Value =      40,000										
Tax Description															
P1-12-34 SEC 12 T52N R34W S 1/2 OF SE 1/4 OF SE 1/4. 20 A.															
Comments/Influences															
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	20,000	148,818	168,818			90,410C				
		WK	08/10/2010	INSPECTED	2023	20,000	120,221	140,221			86,105C				
		SC	10/25/2010	DATA ENTER	2022	20,000	110,563	130,563			82,005C				
					2021	19,500	103,076	122,576			79,386C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam		1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas		Area Type 372 WCP (1 Story) 48 WCP (1 Story) 384 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall Paneled		Plaster Wood T&G									
Yr Built 2000		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 4 1st Floor 4 2nd Floor 5 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		220 Amps Service									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Few Large Small		Basement: 1612 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable X Hip X Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1612 SF Floor Area = 2600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	988		
1 Story	Siding	Basement	624		
Total:				301,687	241,350

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	4,547		3,638
Water/Sewer					
1000 Gal Septic		1	4,761		3,809
Water Well, 50 Feet		1	2,629		2,103
Porches					
WCP (1 Story)		372	11,915		9,532
WCP (1 Story)		48	2,949		2,359
Deck					
Treated Wood		384	6,217		4,974
Built-Ins					
Dishwasher		1	762		610
Fireplaces					
Direct-Vented Gas		1	2,957		2,366
Totals:				338,424	270,741

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 277,510

Building Type	Barn - Bank (2 Story) - G				
Year Built	1900				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 180				
Height	22				
Heating System	No Heating/Cooling				
Length/Width/Area	66 x 24 = 1584				
Cost New	\$ 78,535				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 19,634				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 20,125				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 20125 / All Cards: 20125					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: CAPE			Drywall Paneled	X	Plaster Wood T&G								
Yr Built 1910		Remodeled 0			Ex	X	Ord		Min				
Condition: Fair		Trim & Decoration			Size of Closets			Lg	X	Ord		Small	
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace					
	1 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			100 Amps Service					
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other:			No./Qual. of Fixtures			Ex.	X	Ord.		Min	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	
X	Asbestos Insulation	X	Plaster		(13) Plumbing			Average Fixture(s)					
(2) Windows		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer					
X	Many Avg. Few	X	Large Avg. Small	Basement: 448 S.F. Crawl: 180 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic Water Well, 50 Feet			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 46,263		
X	Asphalt Shingle Metal	(9) Basement Finish			(10) Floor Support			Lump Sum Items:					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
LAITILA DON	LAITILA DON & CODERE DEBE	0	06/08/2015	QC	09-FAMILY	2015/03036	DEED	0.0	
LARSON (LAITILA) JANICE M	LAITILA DONALD E & DONALD	12,000	02/09/2001	QC	09-FAMILY	2014/04467	DEED	0.0	
		12,000	03/01/1991	WD	03-ARM'S LENGTH	MR10:447	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
20782 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT							
Owner's Name/Address		P.R.E. 0%							
LAITTILA DON & CODERE DEBRA L 53221 N LAKE AE LAKE LINDEN MI 49945		MAP #:							
		2024 Est TCV 91,709 TCV/TFA: 74.44							
		X	Improved		Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				ACREAGE			0.990	Acres	6,700 100 6,633
				0.99 Total Acres Total Est. Land Value =					6,633
				Land Improvement Cost Estimates					
				Description			Rate	Size % Good	Cash Value
				Wood Frame			34.33	64 64	1,406
				Wood Frame			31.62	80 64	1,619
				Residential Local Cost Land Improvements					
				Description			Rate	Size % Good	Cash Value
				LEAN TO SOUND			10.00	64 95	608
				LEANING TO			3.00	80 95	228
				Total Estimated Land Improvements True Cash Value =					3,861
		</							

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 24 16	Type CPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame				(4) Interior																							
Building Style: RANCH					Drywall Paneled			Plaster Wood T&G																				
				Trim & Decoration																								
Yr Built 1975		Remodeled 0			Ex	X	Ord		Min																			
Condition: Average				Size of Closets																								
					Lg	X	Ord		Small																			
Room List				Doors:			Solid		X																	H.C.		
5	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																								
(1) Exterior				Kitchen:																								
				Other:																								
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																								
Insulation																												
(2) Windows				(7) Excavation																								
X	Many Avg. Few		X	Large Avg. Small		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0																						
	(8) Basement																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																						
(3) Roof				(9) Basement Finish																								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																								
	(10) Floor Support																											
Asphalt Shingle																												
X	Metal																							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
	Chimney: Brick																											
Joists: Unsupported Len: Cntr.Sup:																												

Cost Est. for Res. Bldg: 1 Single Family RANCH												Cls CD		Blt 1975	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1232 SF Floor Area = 1232 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56															
Building Areas															
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
1 Story		Siding		Crawl Space		1,232									
						Total:		138,242		77,416					
Other Additions/Adjustments															
Fireplaces															
Wood Stove						1		2,103		1,178					
Porches															
CPP						24		620		347					
WPP						16		523		293					
						Totals:		141,488		79,234					
Notes:															
ECF (SOUTH OF 283) 1.025 => TCV:												81,215			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
JUKKALA JASON E & DANA	JUKKALA DAVID A & SANDRA J	0	10/04/2010	QC	09-FAMILY	2010/5037	DEED	100.0							
WANTTAJA JON & AILEEN ETAL	JUKKALA, JASON E	10,000	06/17/2005	WD	03-ARM'S LENGTH	167:1627	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
JUKKALA DAVID A & SANDRA J PO BOX 489 SOUTH RANGE MI 49963		2024 Est TCV 50,936 TCV/TFA: 95.74													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-13-3 SEC 13 T52N R34W PART OF NW 1/4 OF NE 1/4 D/F, COM AT THENE COR OF NW 1/4 OF NE 1/4 TH S 325' TO THE POB TH SW'LY 457' TH E'LY 370' TH N'LY 335' TO POB. 1.42 A.					ACREAGE			1.420	Acres	6,523	100			9,262	
Comments/Influences					1.42 Total Acres Total Est. Land Value = 9,262										
					Land Improvement Cost Estimates										
					Description			Rate		Size	% Good		Cash Value		
					Wood Frame/Conc.			33.03		140	95		4,393		
					Residential Local Cost Land Improvements										
					Description			Rate		Size	% Good		Cash Value		
					UNPLATED TAGALONG			20.00		160	95		3,040		
					Total Estimated Land Improvements True Cash Value = 7,433										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	4,631	20,837	25,468				11,900C			
					2023	4,631	17,309	21,940				11,334C			
					2022	4,655	15,995	20,650				10,795C			
					2021	3,957	15,131	19,088				10,451C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 66 WGEF (1 Story) 12 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 304 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Space Heater

Ground Area = 304 SF Floor Area = 532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	304		
Total:				64,548	29,045

Other Additions/Adjustments

Porches					
WGEF (1 Story)			66	6,562	2,953
Fireplaces					
Wood Stove			1	2,103	946
Deck					
Treated Wood			12	525	236
Local Cost Items					
PRIVVY			1	500	225
Totals:				74,238	33,405

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

34,241

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEIKKINEN NANCY (SPOUSE)	HEIKKINEN GERALD & KEVIN	0		09/25/2014	QC	09-FAMILY		2014/05117	DEED	0.0			
HEIKKINEN NANCY (SPOUSE)	HEIKKINEN GERALD & KEVIN	0		08/27/2014	QC	09-FAMILY		2014/04473	DEED	0.0			
HEIKKINEN GERALD & GAIL AN	HEIKKINEN GERALD & KEVIN	0		04/15/2014	QC	09-FAMILY		2014/01905	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
20632 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 04/11/2022											
Owner's Name/Address		MAP #:											
HEIKKINEN KEVIN 20632 ASKEL RD PELKIE MI 49958		2024 Est TCV 145,512 TCV/TFA: 137.80											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					ACREAGE			1.000	Acres	4,252	100		4,252
					ACREAGE			2.690	Acres	4,252	100		11,438
P1-13-4A SEC 13 T52N R34W 010-013-006-00 A PARCEL OF LAND LOCATED IN GOV'T LOT 2; SEC 13-52-34 D/F, BEGIN AT INTERSECTION OF THE W SIDE OF ASKEL RD & THE S LINE OF THE S 1/2 OF GOVT LOT 2, TH W ALONG SAID LINE 208', TH N 208', TH E 208' M/L TO W SIDE OF SAID ROAD, TH ALONG W LINE OF SAID ROAD TO POB. 1 A. AND SEC 13 T52N R34W 010-013-103-60 A PARCEL OF LAND IN GOV'T LOT 2 D/F COM AT INT OF W SIDE OF ASKEL RD & S LINE OF S 1/2 OF GOV'T LOT 2 OF SAID SEC, TH W ALONG S LINE 208' M/L TO POB, TH W 208', TH N 208', TH E 208', TH S 208' TO POB. 1 A. & A PARCEL OF LAND IN THE S 1/2 OF NE 1/4 ***BALANCE OF DESCRIPTION ON FILE***					3.69 Total Acres      Total Est. Land Value =      15,690								
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Wood Frame					28.90		96    64	1,775
					Electric					27.40		120    64	2,104
					Gas					Total Estimated Land Improvements True Cash Value =			3,879
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Comments/Influences		Who	When	What	2024	7,845	64,911	72,756			49,825C		
		TA	09/15/2010	INSPECTED	2023	3,350	53,005	56,355			42,877C		
		SC	10/26/2010	DATA ENTER	2022	3,500	46,448	49,948			40,836C		
					2021	3,470	43,700	47,170			39,532C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 15 CPP 140 Treated Wood		Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior X Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: RANCH		Trim & Decoration											
Yr Built 1974	Remodeled 0	Ex	X Ord	Min									
Condition: Average		Size of Closets											
		Lg	X Ord	Small									
Room List		Doors:	Solid X	H.C.	X	Central Air Wood Furnace							
1	Basement	(5) Floors				(12) Electric							
5	1st Floor	Kitchen: Carpeted				220 Amps Service							
2	2nd Floor	Other: Carpeted											
3	Bedrooms	Other:				No./Qual. of Fixtures							
(1) Exterior		Ex.	X Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No. of Elec. Outlets							
X	Insulation	X	Drywall			Many X Ave. Few							
(2) Windows		(7) Excavation				(13) Plumbing							
Many		Basement: 1056 S.F.				Average Fixture(s)							
X	Avg.	X	Avg.	Crawl: 0 S.F.		1 3 Fixture Bath							
Few	Small	Slab: 0 S.F.				2 Fixture Bath							
X	Wood Sash	Height to Joists: 0.0				Softener, Auto							
	Metal Sash	(8) Basement				Softener, Manual							
	Vinyl Sash					Solar Water Heat							
X	Double Hung		Conc. Block			No Plumbing							
	Horiz. Slide		Poured Conc.			Extra Toilet							
	Casement		Stone			Extra Sink							
X	Double Glass		Treated Wood			Separate Shower							
X	Patio Doors	X	Concrete Floor			Ceramic Tile Floor							
X	Storms & Screens	(9) Basement Finish				Ceramic Tile Wains							
(3) Roof						Ceramic Tub Alcove							
						Vent Fan							
X	Gable		Recreation SF			(14) Water/Sewer							
	Hip		Living SF			Public Water							
	Flat	Gambrel	Walkout Doors (B)			Public Sewer							
X	Asphalt Shingle	Mansard	No Floor SF			1 Water Well							
		Shed	Walkout Doors (A)			1 1000 Gal Septic							
		(10) Floor Support				2000 Gal Septic							
Chimney: Brick		Joists:				Lump Sum Items:							
		Unsupported Len:											
		Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1974

(11) Heating System: Forced Hot Water, Wood Furnace Add-On

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				162,708	95,999

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost	
1000 Gal Septic	1	4,761	2,809	
Water Well, 50 Feet	1	2,629	1,551	
Deck				
Treated Wood	140	3,209	1,893	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	27,075	15,974	
Common Wall: 1 Wall	1	-2,628	-1,551	
Door Opener	1	535	316	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	224	11,012	6,497	
No Concrete Floor	224	-1,456	-859	
Porches				
CPP	15	410	242	
Totals:			208,255	122,871

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 125,943

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		37,000	07/01/2002	WD	03-ARM'S LENGTH	158:549	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
20681 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		04/26/2005	05-028	FOUNDATION		
		P.R.E. 100% 06/17/1994										
Owner's Name/Address		MAP #:										
HAATAJA KRISTEN B AUDREY, MICHAEL, LAUREN; LB PO BOX 681 BARAGA MI 49908		2024 Est TCV 390,556 TCV/TFA: 162.19										
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					ACREAGE			31.010	Acres	1,561 100	48,404	
					31.01 Total Acres Total Est. Land Value =						48,404	
Tax Description					Land Improvement Cost Estimates							
					Description			Rate		Size % Good	Cash Value	
					Wood Frame			25.77		160 84	3,463	
					Sewer			31.62		80 84	2,125	
					Electric			Total Estimated Land Improvements True Cash Value =			5,588	
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
					Topography of Site							
					Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,202	171,076	195,278			119,008C	
		TA	09/15/2010	INSPECTED	2023	24,202	138,618	162,820			113,341C	
		SC	10/26/2010	DATA ENTER	2022	24,202	105,901	130,103			107,944C	
					2021	20,387	99,649	120,036			104,496C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area	Type	Year Built: 2007 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 391 % Good: 0 Storage Area: 150 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																						
						X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																																																																																																																																																																																																																																																																																															
						(4) Interior																																																																																																																																																																																																																																																																																																																																																																																																																																
					Drywall Paneled		Plaster Wood T&G		X	Central Air Wood Furnace							1	Class: C Effec. Age: 13 Floor Area: 1,880 Total Base New : 330,114 Total Depr Cost: 287,201 Estimated T.C.V: 294,381	E.C.F. X 1.025	Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																		
			Trim & Decoration																																																																																																																																																																																																																																																																																																																																																																																																																																			
			Yr Built 2005		Remodeled 0		Ex	X													Ord		Min																																																																																																																																																																																																																																																																																																																																																																																																															
			Size of Closets																																																																																																																																																																																																																																																																																																																																																																																																																																			
			Condition: Good				Lg	X	Ord		Small											X	E.C.F. 1.025	Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																														
			Room List			Doors:			Solid	X	H.C.						(12) Electric																																																																																																																																																																																																																																																																																																																																																																																																																					
			(5) Floors		0 Amps Service					No./Qual. of Fixtures																																																																																																																																																																																																																																																																																																																																																																																																																												
			1 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		Kitchen: Tile Other: Hardwood Other:										(11) Heating System: Forced Air w/ Ducts , Air Conditioning																																																																																																																																																																																																																																																																																																																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																																																																																																																																																																																																																																																																																																																																																																																																																																			



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat				Class: CD Effec. Age: 16 Floor Area: 528 Total Base New : 48,993 Total Depr Cost: 41,154 Estimated T.C.V: 42,183		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: CAPE		Drywall Paneled Plaster Wood T&G		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Total Depr Cost: 41,154				Carport Area: 120 Roof: Comp.Shingle	
Yr Built Remodeled 0 WORKSHO0		Trim & Decoration		Central Air Wood Furnace				Total Base New : 48,993					
Condition: Average		Lg X Ord Small		Doors: Solid X H.C.		(12) Electric							
Room List		(5) Floors		(12) Electric									
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min									
Insulation				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAPE  
(11) Heating System: Space Heater  
Ground Area = 352 SF Floor Area = 528 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1.5 Story Siding Piers 352  
Total: 47,234 39,676  
Other Additions/Adjustments  
Carports 120 1,759 1,478  
Comp.Shingle Totals: 48,993 41,154  
Notes: ECF (SOUTH OF 283) 1.025 => TCv: 42,183

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
KARINEN ROBERT & KAREN	KARINEN ROBERT & KAREN	1	10/15/2014	QC	09-FAMILY	2014/05585	DEED	0.0								
KARINEN ROBERT ET AL	KARINEN ROBERT & KAREN	40,000	09/19/2014	WD	09-FAMILY	2014/05584	DEED	0.0								
KARINEN KEITH & WIFE (GLOR	KARINEN ROBERT ET AL	0	08/07/2013	QC	09-FAMILY	2013/05190	DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
20581 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 100% 09/19/2014														
Owner's Name/Address		MAP #:														
KARINEN ROBERT & KAREN 20581 ASKEL RD PELKIE MI 49958		2024 Est TCV 205,283 TCV/TFA: 73.00														
		X	Improved		Vacant					Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
Tax Description					ACREAGE						5.780 Acres	3,632	100	20,993		
					5.78 Total Acres						Total Est. Land Value =		20,993			
P1-13-5A PART OF THE S ½ OF NE ¼ OF SEC 13 T52N R34W D/F; COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, SAID CORNER BEING A IRON W/CAP #39091; THENCE ALONG THE NORTH-SOUTH QUARTER LINE OF SECTION 13, S01°03'12"W A DISTANCE OF 1323.52 FEET TO A IRON W/CAP #39091 FOR THE 1/16 CORNER; THENCE CONTINUING ALONG SAID QUARTER LINE, S01°03'02"W A DISTANCE OF 790.85 FEET TO A IRON W/CAP #39091, SAID IRON BEING ON THE EAST RIGHT OF WAY LINE OF ASKEL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG QUARTER LINE, S01°03'02"W A DISTANCE OF 89.06 FEET TO A 5/8" IRON ***BALANCE OF DESCRIPTION ON FILE***					Land Improvement Cost Estimates											
Comments/Influences					Description								Rate	Size % Good	Cash Value	
					Metal Prefab								20.22	80	95	1,537
					Wood Frame								24.46	192	74	3,475
					Residential Local Cost Land Improvements											
					Description								Rate	Size % Good	Cash Value	
					SEMI BOX								10.00	256	95	2,432
					Total Estimated Land Improvements								True Cash Value =		7,444	
		Topography of Site														
		Level														
		Rolling														
		Low														
		High														
		Landscaped														
		Swamp														
		Wooded														
		Pond														
		Waterfront														
		Ravine														
		Wetland														
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	10,497	92,145	102,642			69,099C					
		TA	09/16/2010	INSPECTED	2023	10,497	75,197	85,694			65,809C					
		SC	10/26/2010	DATA ENTER	2022	10,497	69,130	79,627			62,676C					
					2021	8,215	79,445	87,660			74,745C					
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 93 WCP (1 Story) 320 Treated Wood		Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G										
Yr Built 1993		Remodeled 0		Ex X Ord Min										
Condition: Average		Trim & Decoration		Size of Closets										
Room List		Doors: Solid X H.C.		Central Air Wood Furnace										
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service										
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
X Insulation				Ex. X Ord. Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X Many Avg. X Avg. Few Small		Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few										
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		(13) Plumbing										
X Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support										
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Chimney: Block														
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1993 (11) Heating System: Forced Hot Water Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,300 Total: 191,641 141,816 Other Additions/Adjustments Water/Sewer 1 4,761 3,523 1000 Gal Septic 1 2,629 1,945 Porches WCP (1 Story) 93 4,499 3,329 Deck Treated Wood 320 5,520 4,085 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,659 18,988 Common Wall: 1 Wall 1 -2,628 -1,945 Door Opener 2 1,070 792 Totals: 233,151 172,533 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 176,846														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 756 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 756 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/0/100/0

Functional Depreciation because of: COLLAPSED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	756		
Total:				141,994	0

Other Additions/Adjustments

Totals:	141,994	0
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Class: D  
Effec. Age: 5  
Floor Area: 1,512  
Total Base New : 141,994  
Total Depr Cost: 0  
Estimated T.C.V: 0  
E.C.F. X 1.025  
Bsmnt Garage:  
Carport Area:  
Roof:

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BORKOWSKI SCOTT	KARINEN KAREN & ROBERT	0	06/24/2023	WD	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0		
GORDON DALE G, CATHY M & D	BORKOWSKI SCOTT	12,900	09/05/2018	WD	03-ARM'S LENGTH	2018/04572	DEED	100.0		
CHAPMAN DEAN P & RENEE TAU	MANNING JESSE	3,000	08/25/2011	WD	03-ARM'S LENGTH	2011/04231	DEED	100.0		
		1	05/01/1995	WD	03-ARM'S LENGTH	130:893	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		06/01/2020		2018-999-003		FOUNDATION
		P.R.E. 100% 01/15/2024								
Owner's Name/Address		MAP #:								
KARINEN KAREN & ROBERT 20581 ASKEI RD PELKIE MI 49958		2024 Est TCV 24,845 TCV/TFA: 248.45								
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					ACREAGE			1.090	Acres	6,650 100 7,249
					1.09 Total Acres Total Est. Land Value =					7,249
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Wood Frame	24.07		128 64		1,972
					Total Estimated Land Improvements True Cash Value =					1,972

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType 32WCP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 21 Floor Area: 100 Total Base New : 19,296 Total Depr Cost: 15,243 Estimated T.C.V: 15,624				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:							
Drywall PaneledPlaster Wood T&G																											
Trim & Decoration																											
ExXOrdMin																											
Building Style: CABIN				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Forced Air w/ Ducts Ground Area = 100 SF Floor Area = 100 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas Stories Exterior Foundation 1 Story Pine Logs Piers				Size 100 Total: 11,980 8,462				Cost New 2,293 1,811 -497 -393							
Yr Built Remodeled 00																											
Condition: Good																											
Room List																											
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric				Other Additions/Adjustments Porches WCP (1 Story) Foundation: Shallow Water/Sewer Water Well, 100 Feet				Totals: 19,296 15,243				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 15,624							
Kitchen: Other: Other:				0 Amps Service																							
No./Qual. of Fixtures				ExXOrdMin																							
No. of Elec. Outlets				ManyX Ave.Few																							
(1) Exterior				(6) Ceilings				(13) Plumbing				Other Additions/Adjustments Porches WCP (1 Story) Foundation: Shallow Water/Sewer Water Well, 100 Feet				Totals: 19,296 15,243				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 15,624							
X Wood/Shingle Aluminum/Vinyl Brick				Insulation				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(2) Windows				(7) Excavation				(14) Water/Sewer				Other Additions/Adjustments Porches WCP (1 Story) Foundation: Shallow Water/Sewer Water Well, 100 Feet				Totals: 19,296 15,243				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 15,624							
Many Avg. Large X Avg. X Avg. Few Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				1 Water Well 1000 Gal Septic 2000 Gal Septic																			
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:				Other Additions/Adjustments Porches WCP (1 Story) Foundation: Shallow Water/Sewer Water Well, 100 Feet				Totals: 19,296 15,243				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 15,624							
X Gable Hip Flat Gambrel Mansard Shed				1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
ZEIGLER BARBARA ET AL	MALONE RANDOLPH W & ANDREA	60,000		08/16/2021	WD	03-ARM'S LENGTH		2021/05246	DEED	100.0			
		1		03/01/2001	WD	03-ARM'S LENGTH		154:35	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
ASKEK RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 11/01/2021											
Owner's Name/Address		MAP #: P1-13-5C1											
MALONE RANDOLPH W & ANDREA K 20540 ASKEK RD PELKIE MI 49958		2024 Est TCV 1,742											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					ACREAGE			0.260	Acres	6,700	100		1,742
					0.26 Total Acres Total Est. Land Value =							1,742	
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
SEC 13 T52N R34W A PARCEL OF LAND IN THE S 1/2 OF NE 1/4 D/F, COM AT NW COR OF S 1/2 OF NE 1/4, TH S 300' TO POB, TH S 150' TO CO RD, TH N'LY ALG CO RD 150', TH W TO POB. .26 A													
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	871	0	871			352C		
					2023	871	0	871			336C		
					2022	910	0	910			320C		
					2021	902	0	902		902W	310C		
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Parcel Number: 010-013-013-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KARINEN ROBERT P & KAREN J	BORKOWSKI SCOTT	0		06/24/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0			
		1,000		12/01/1995	WD	03-ARM'S LENGTH		133:687	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #: P1-13-5D											
BORKOWSKI SCOTT 4612 PIPPIN DRIVE NW GRAND RAPIDS MI 49534		2024 Est TCV 7,310											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					ACREAGE			1.100	Acres	6,645	100		7,310
					1.10 Total Acres							Total Est. Land Value =	7,310
Tax Description		Dirt Road											
SEC 13 T52N R34W		Gravel Road											
A PARCEL OF LAND IN THE SW ¼ OF NE ¼ OF		Paved Road											
SEC 13 T52N R34W		Storm Sewer											
COMMENCING AT THE NORTH QUARTER CORNER OF		Sidewalk											
SAID SECTION 13, SAID CORNER BEING A		Water											
IRON		Sewer											
W/CAP #39091; THENCE ALONG THE		Electric											
NORTH-SOUTH QUARTER LINE OF SECTION 13,		Gas											
S01°03'12"W A		Curb											
DISTANCE OF 1323.52 FEET TO A IRON W/CAP		Street Lights											
#39091 FOR THE 1/16 CORNER; THENCE ALONG		Standard Utilities											
THE		Underground Utils.											
NORTH LINE OF THE SW ¼ OF NE ¼ OF SAID		Topography of											
SECTION 13, S89°33'01"E A DISTANCE OF		Site											
375.48		Level											
FEET TO A 1" PIPE W/CAP #21054, SAID IRON		Rolling											
BEING ON THE EAST RIGHT OF WAY LINE OF		Low											
ASKEI		High											
ROAD AND THE POINT OF BEGINNING; THENCE		Landscaped											
ALONG SAID EAST RIGHT OF WAY LINE,		Swamp											
***BALANCE OF DESCRIPTION ON FILE***		Wooded											
		Pond											
Comments/Influences		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	3,655	0	3,655			3,655S		
					2023	3,655	0	3,655			3,655S		
					2022	3,775	0	3,775			481C		
					2021	3,470	0	3,470			466C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
20481 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
HAKALA EVERT R & ETAL 106 FORESTI DR LAKE PLACID FL 33852		MAP #:												
		2024 Est TCV 102,760 TCV/TFA: 58.52												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
						ACREAGE			36.230 Acres		1,394 100	50,492		
						36.23 Total Acres Total Est. Land Value =						50,492		
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
P1-13-6 SEC 13 T52N R34W PART OF S 1/2 OF N 1/2 D/F, PAR #1 BEG AT A PT 165' E OF THE SE COR OF SW 1/4 OF NE 1/4 TH W ALONG THE CL 1485' TH N 440' E 1485' S 440' TO POB (15.00 A) PAR#2 BEG AT A PT ON THE SE COR OF SE 1/4 OF NW 1/4 RUN N ON CL 529' TH W 2420' TO SHORE OF OTTER L TH S ALONG THE SHORE OF OTTER L TO THE SW COR OF GOV'T LOT 1,TH E ALONG CL 2640' TO POB, EX COMM AT CENTER POST SEC 13, TH N 529', TH W 1588' TO POB TH S 208', TH W 208', TH S321', TH W TO SHORE OF OTTER LAKE, TH NE'LY ALONG SHORE TO A PNT 832' W OF POBTH E 832' TO POB ALSO EXC PAR DEEDED TO HAKALA JACOB (P1-13-6D), ALSO EXCEPT MAPCODE P1-13-6E. CONT 36.23 ACRES M/L														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						Who	When	What	2024	25,246	26,134	51,380		16,520C
						TA	09/15/2010	INSPECTED	2023	25,246	20,874	46,120		15,734C
						SC	10/26/2010	DATA ENTER	2022	25,246	17,962	43,208		14,985C
									2021	21,091	16,902	37,993		14,507C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 140 WGEP (1 Story) 144 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1918		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other:		150 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 758 S.F. Crawl: 0 S.F. Slab: 208 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		Treated Wood Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 966 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	208		
1.5 Story	Siding	Basement	660		
1 Story	Siding	Basement	98		
Total:				137,110	30,850

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,172		939	
Water Well, 50 Feet	1	2,445		550	
Porches					
WGEP (1 Story)	140	9,846		2,215	
WGEP (1 Story)	144	9,996		2,249	
Totals:	163,569			36,803	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 37,723

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: Fair Effec. Age: 89 Floor Area: Total Base New : 40,544 Total Depr Cost: 14,190 Estimated T.C.V: 14,545		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: PARK MODEL			Drywall Paneled	X		Plaster Wood T&G								
Yr Built 1918	Remodeled 0		Ex	X		Ord				Min				
Condition: Poor			Lg	X		Ord				Small				
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	1 Basement 3 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric									
	(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		150 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures									
	Insulation	X	Plaster			No. of Elec. Outlets								
						Many	X	Ave.		Few				
(2) Windows		(7) Excavation			(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			(14) Water/Sewer									
X	Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Storms & Screens	(9) Basement Finish			Lump Sum Items:									
(3) Roof		(10) Floor Support												
X	Gable Hip Flat		Gambrel Mansard Shed											
X	Asphalt Shingle													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status						
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT														
Owner's Name/Address		P.R.E. 0%														
HAKALA JACQUELYN A & HAKALA RICHARD M & FOREST DARLENE M 20482 ASKEI RD PELKIE MI 49958		MAP #:		2024 Est TCV 4,154												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE											
		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
					ACREAGE			0.620	Acres	6,700 100	4,154					
					0.62 Total Acres Total Est. Land Value = 4,154											
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.														
P1-13-6E SEC 13 T52N R34W PART OF SE 1/4 OF NW 1/4 D/F: COM AT THECENTER OF SD SEC TH N 529', TH W 81' TO ROW ON W SIDE OF CO HWY, TH W 624', TH S208' TO POB, TH S 50', TH E 500' M/L TO ROW OF CO HWY, TH NE'LY ALG ROW 55' M/L,TH W 525' M/L TO POB. CONT .62 A M/L																
Comments/Influences																
		Topography of Site														
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain														
		Year	Land Value	Building Value							Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What							2024	2,077	0	2,077		568C
											2023	2,077	0	2,077		541C
					2022	2,170	0	2,170		516C						
					2021	2,152	0	2,152		500C						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
TAURIAINEN DAVID	VIZINA TRUST RUSSELL J	37,500	09/04/2013	WD	03-ARM'S LENGTH	2013/05255	DEED	100.0						
TAURIANEN DAVID CHAPMAN DE	TAURIANEN DAVID	10	06/27/2012	QC	09-FAMILY	2012/03506	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
20452 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE		07/07/2015	15-0128	FOUNDATION					
Owner's Name/Address		P.R.E. 0%												
		MAP #: P1-13-6A												
VIZINA RUSSELL J & KATHLEEN VIZINA TRUST RUSSELL, SUCCESSOR; LB 100 KELLY AVE ROSCOMMON MI 48653		2024 Est TCV 79,925 TCV/TFA: 249.77												
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					LAKE FRONTAGE	208.00	400.00	0.9922	1.0000	130	100			26,829
SEC 13 T52N R34W PART OF GOV'T LOT 1, D/F, COMMENCING AT SE COR OF SE 1/4 OF NW 1/4, TH N 529', TH W 2420' M/L TO SHORE OF OTTER LAKE AND POB, TH S'LY ALONG SAID SHORE 208', TH E 832', TH N 208' TH W TO POB. 4 A. W/EASEMENT					ACREAGE			2.090	Acres	5,696	100			11,905
Comments/Influences					208 Actual Front Feet, 4.00 Total Acres		Total Est. Land Value =						38,734	
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2024	19,367	20,596	39,963					29,537C	
					2023	16,375	16,624	32,999					28,131C	
					2022	14,620	15,269	29,889					26,792C	
					2021	12,143	14,372	26,515					25,937C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2015		Remodeled CAMP 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 320 SF Floor Area = 320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	320		
Total:				42,302	40,186

Other Additions/Adjustments

Totals: 42,302 40,186

Notes: ECF (SOUTH OF 283) 1.025 => TCV: 41,191

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		4,000	07/01/1993	WD	03-ARM'S LENGTH	122:91	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
17841 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
BISHOP MICHAEL 17841 ASKEL RD PELKIE MI 49958		MAP #:												
		2024 Est TCV 90,901 TCV/TFA: 140.28												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						LAKE FRONTAGE	208.00	418.90	0.9922	1.0046	130	100		26,953
						208 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 26,953								
						Land Improvement Cost Estimates								
						Description			Rate	Size		% Good	Cash Value	
						Sauna			6,499.14	1		75	4,874	
						Wood Frame			34.33	64		66	1,450	
						Total Estimated Land Improvements True Cash Value = 6,324								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
ASKE RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
RUSCH DEVON R, STINGLE JAMES & LORI 12815 JACOB DRIVE PELKIE MI 49958		MAP #:												
		2024 Est TCV 64,236 TCV/TFA: 148.69												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STINGLE JAMES & LORI 18195 S LAKE RD PELKIE MI 49958					LAKE FRONTAGE	100.00	400.00	1.1487	1.0000	130	100		14,933	
					ACREAGE				1.082	Acres	6,655	100		7,200
					100 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value =	22,133
Tax Description					Land Improvement Cost Estimates									
					Description			Rate		Size % Good		Cash Value		
					Wood Frame			27.16		126 56		1,916		
					Total Estimated Land Improvements True Cash Value =								1,916	
P1-13-6C SEC 13 T52N R34W PART OF GOV'T LOT 1, SEC 13-52-36 D/F COMMENCING AT THE CENTER POST OF SEC 13, TH N 529', TH W 1588', TH S 208', TH W 208', TH S 208' TO POB, TH S 113' TO E & W C/L OF SEC 13, TH W ON SAID C/L 770' M/L TO SHORE OF OTTER LAKE, TH NE'LY ALONG SAID LAKE SHORE TO A POINT 758' M/L W OF POB, TH E 758' M/L TO POB. 2 A.		Topography of Site												
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2024	11,067	21,051	32,118				17,796C		
		TA	/	/	INSPECTED	2023	9,401	17,212	26,613			16,949C		
		TH	01/03/2011	DATA ENTER	2022	8,550	15,809	24,359				16,142C		
					2021	7,873	14,882	22,755				15,627C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 98 Treated Wood 108 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: CAMP		Drywall Paneled		Plaster X Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
Room List		Size of Closets		X No Heating/Cooling									
Basement 1 1st Floor 1 2nd Floor Bedrooms		Lg X Ord		Small		Central Air Wood Furnace							
(1) Exterior		Doors: Solid X H.C.				(12) Electric							
X Wood/Shingle Aluminum/Vinyl Brick		(5) Floors				0 Amps Service							
Insulation		Kitchen: Other: Other:				No./Qual. of Fixtures							
		Ex. X Ord. Min				No. of Elec. Outlets							
		Many X Ave. Few				(13) Plumbing							
(2) Windows		(7) Excavation				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish				(14) Water/Sewer							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Asphalt Shingle X Metal		(10) Floor Support				Lump Sum Items:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: No Heating/Cooling

Ground Area = 288 SF Floor Area = 432 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Piers	288		
Total:				54,072	36,769

Other Additions/Adjustments

Plumbing					
3 Fixture Bath	1	-4,547	-3,092		
Deck					
Treated Wood	98	2,476	1,684		
Treated Wood	108	2,658	1,807		
Fireplaces					
Wood Stove	1	2,497	1,698		
Local Cost Items					
PRIVVY	1	500	340		
Totals:				57,656	39,206

Notes: CABIN

ECF (SOUTH OF 283) 1.025 => TCV: 40,187

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
20482 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 11/14/2022												
Owner's Name/Address		MAP #:												
HAKALA JACQUELYN A & HAKALA RICHARD M & FOREST DARLENE M 20482 ASKEL RD PELKIE MI 49958		2024 Est TCV 86,156 TCV/TFA: 99.49												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					ACREAGE			2.750	Acres	5,227	100		14,375	
								2.75	Total Acres	Total Est. Land Value =			14,375	
Tax Description		X	Dirt Road		Land Improvement Cost Estimates									
P1-13-6D SEC 13 T52N R34W PART OF SE 1/4 OF NW 1/4 OF SEC 13-52-34D/F, GOMMENCING AT THE CENTER OF SAID SECTION, TH N ALONG THE SECTION C/L 529', TH W PARALLEL TO THE E & W C/L APPROXIMATELY 81' TO THE R/W ON THE W SIDE OF THE CO HWY WHICH IS THE POB, TH W PARALLEL TO THE E & W C/L 624', TH S 208', TH E 525' M/L TO THE R/W OF THE CO HWY, TH NE'LY ALONG THE R/W 240' M/L TO POB. 2.75 A.			Gravel Road											
			Paved Road											
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
Comments/Influences		Underground Utils.												
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who	When	What	2024	7,188		35,890		43,078				15,790C
		TA	09/16/2010	INSPECTED	2023	7,188		28,983		36,171				15,039C
		SC	10/26/2010	DATA ENTER	2022	3,813		18,417		22,230		22,230A		14,323C
					2021	4,925		17,312		22,237		22,237A		13,866C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 96 WGEP (1 Story) 48 WGEP (1 Story)		Year Built: 1920 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall X Paneled		X Plaster Wood T&G									
Yr Built 1920		Remodeled 1994		Trim & Decoration									
Condition: Poor		Ex		X Ord									
Room List		Lg		X Ord									
1 Basement 3 1st Floor 3 2nd Floor 2 Bedrooms		Doors:		Solid		X H.C.							
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Insulation		No./Qual. of Fixtures		Ex.		X Ord.							
(2) Windows		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.					
X Many Avg. Few		X Plaster		(13) Plumbing									
X Wood Sash Metal Sash Vinyl Sash		X Plaster		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Hung Horiz. Slide Casement		(7) Excavation											
X Double Glass Patio Doors		Basement: 0 S.F. Crawl: 726 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Storms & Screens		(8) Basement											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Gable Hip Flat		(9) Basement Finish		(14) Water/Sewer									
Gambrel Mansard Shed				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water

Ground Area = 726 SF Floor Area = 866 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	561		
1 Story	Siding	Crawl Space	165		
Total:				93,903	42,256

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,172		1,877	
Water Well, 50 Feet	1	2,445		1,100	
Porches					
WGEP (1 Story)	96	7,741		3,483	
WGEP (1 Story)	48	4,942		2,224	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	1008	32,831		14,774	
Totals:		146,034		65,714	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 67,357

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
TAURIANEN PEARL & CHAPMAN	TAURIAINEN DAVID	10	06/27/2012	QC	09-FAMILY	2012/03507	DEED	0.0									
TAURIAINEN HILIA C ESTATE	TAURIANEN PEARL & CHAPMAN	99	10/03/2005	QC	03-ARM'S LENGTH	168/247	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status									
33617 TOWER RD		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 100% 03/20/2017															
Owner's Name/Address		MAP #:															
WILSON LINDA		2024 Est TCV 148,409 TCV/TFA: 135.91															
33617 TOWER RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE												
PELKIE MI 49958		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
					ACREAGE			26.250	Acres	1,743	100		45,750				
					26.25 Total Acres					Total Est. Land Value =		45,750					
Tax Description					Land Improvement Cost Estimates												
P1-13-7					Description									Rate	Size	% Good	Cash Value
SEC 13 T52N R34W					Wood Frame									21.10	240	46	2,329
PART OF SE 1/4 OF NE 1/4 D/F,					Total Estimated Land Improvements									True Cash Value =		2,329	
BEG AT THE NE COR OF THE SE 1/4 OF NE 1/4																	
TH W ALONG THE SEC LINE 1155';																	
TH S 990';																	
TH E 1155';																	
TH N 990' TO THE POB. 26.25 A. 167/2695																	
Comments/Influences																	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area	200 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		Class: CD Effec. Age: 39 Floor Area: 1,092 Total Base New : 160,465 Total Depr Cost: 97,883 Estimated T.C.V: 100,330		E.C.F. X 1.025		Bsmnt Garage:							
X Drywall Paneled				Plaster Wood T&G																					
Trim & Decoration																									
Yr Built Remodeled 1975 0				Ex X Ord Min																					
Building Style: RANCH				Size of Closets				Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas		Stories Exterior Foundation Size 1 Story Siding Basement 1,092 Total: 142,224 86,757		Cost New Depr. Cost									
Condition: Average				Lg X Ord Small																					
Room List				Doors: Solid X H.C.														Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Sauna Fireplaces Wood Stove Totals: 160,465 97,883 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,330							
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors Kitchen: Carpeted Other: Other:																					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Sauna Fireplaces Wood Stove Totals: 160,465 97,883 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,330		Cost New Depr. Cost											
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				Many X Ave. Few																	
Insulation				(13) Plumbing				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(2) Windows				(7) Excavation				(14) Water/Sewer																	
X Many Avg. X Large Avg. Few Small				Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Sauna Fireplaces Wood Stove Totals: 160,465 97,883 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,330		Cost New Depr. Cost											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																					
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																					
X Double Glass Patio Doors				(9) Basement Finish																					
X Storms & Screens				(10) Floor Support				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Sauna Fireplaces Wood Stove Totals: 160,465 97,883 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,330		Cost New Depr. Cost											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X Gable Hip Flat Gambrel Mansard Shed				Joists: Unsupported Len: Cntr.Sup:																					
X Asphalt Shingle																									
Chimney: Brick												Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Sauna Fireplaces Wood Stove Totals: 160,465 97,883 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,330		Cost New Depr. Cost											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		9,500	03/01/1997	WD	03-ARM'S LENGTH	139:266	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
TOWER RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SKIBA ROBERT J & CAROL L 2144 FAWN GLEN CIR LAPEER MI 48446		MAP #:										
		2024 Est TCV 36,363										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description					ACREAGE			14.750 Acres			2,465 100	36,363
P1-13-8 SEC 13 T52N R34W PART OF SE 1/4 OF NE 1/4 COM AT SE COR OF SE 1/4 OF NE 1/4 TH N ON E SEC LINE 556.22' TH W 1155' TH S 556.22' TO E & WCL TH E ON LAST DESC LINE 1155' TO POB. 14.75 A.					14.75 Total Acres			Total Est. Land Value =			36,363	
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	18,182	0	18,182			8,312C	
					2023	18,182	0	18,182			7,917C	
					2022	18,182	0	18,182			7,540C	
					2021	16,370	0	16,370			7,300C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		1		03/01/2001	WD	03-ARM'S LENGTH	154:35	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT			Zoning:	Building Permit(s)	Date	Number	Status							
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 100% 11/01/2021														
Owner's Name/Address		MAP #: P1-13-9														
MALONE RANDOLPH W & ANDREA K 20540 ASKEI RD PELKIE MI 49958		2024 Est TCV 70,975														
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
SEC 13 T52N R34W					LAKE FRONTAGE	204.00	2700.00	0.99	60	1.21	04	130	100		31,973	
PART OF SE 1/4 OF NW 1/4 & GOV'T LOT 1					ACREAGE			18.465	Acres	2,112	100				39,002	
D/F, COM AT NE COR OF SE 1/4 OF NW 1/4 TH S 791' TH W 2420' TH NE'LY 401' ALG OTTER LAKE SHORE;					204 Actual Front Feet, 31.11 Total Acres				Total Est. Land Value =				70,975			
TH E'LY 563' TH N 390' TH E'LY 1657' TO POB. EXC: COM @ SE COR OF DESC PAR																
ABOVETH W 1500' TO POB; TH N 208'; TH W TO SHORE OF OTTER LAKE; TH ALG SHORE TO SW COR OF DESC PARCEL;																
TH E TO POB. ALSO EASEMENT ACROSS GOV'T LOT 1. 31.11 A M/L																
Comments/Influences		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
					2024	35,488	0	35,488			33,518C					
					2023	31,922	0	31,922			31,922S					
					2022	32,375	0	32,375			32,375S					
					2021	28,200	0	28,200		28,200W	8,101C					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	35,488	0	35,488			33,518C					
		TA	09/16/2010	INSPECTED	2023	31,922	0	31,922			31,922S					
		SC	10/26/2010	DATA ENTER	2022	32,375	0	32,375			32,375S					
					2021	28,200	0	28,200		28,200W	8,101C					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LAITILA HOWARD & MARGARET	LAITILA MICHAEL & DANIEL & EDWARD	0	09/12/2013	QC	09-FAMILY	2013/05496	DEED	0.0				
LAITILA HOWARD N & MARGARET	LAITILA HOWARD & MARGARET, EDWARD	1	06/04/2007	QC	03-ARM'S LENGTH	2007/02982	DEED	0.0				
		1	12/01/1995	WD	03-ARM'S LENGTH	136:803	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
ASKE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
LAITILA MICHAEL & DANIEL & EDWARD		2024 Est TCV 86,882 TCV/TFA: 119.34										
LAITILA EDWARD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
27095 HOROSCOPE RD		Public Improvements		* Factors *								
PELKIE MI 49958				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				LAKE FRONTAGE	210.04	910.50	0.9903	1.0857	130	100	29,357	
				210 Actual Front Feet, 4.39 Total Acres							Total Est. Land Value =	29,357
				Land Improvement Cost Estimates								
				Description					Rate	Size % Good	Cash Value	
				Wood Frame					38.41	35	0	
				Total Estimated Land Improvements True Cash Value =							0	0

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72 240	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump								
Building Style: 1			Drywall Paneled		Plaster Wood T&G								
Yr Built 1998		Remodeled 0			Ex	X	Ord		Min				
Condition: Good		Trim & Decoration			Size of Closets								
Room List			Doors:		Solid	X	H.C.						
	Basement 3 1st Floor 3 2nd Floor Bedrooms	(5) Floors			(12) Electric								
(1) Exterior			Kitchen: Other: Other:		0 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures								
	Insulation					Ex.	X	Ord.		Min			
					No. of Elec. Outlets								
						Many	X	Ave.		Few			
					(13) Plumbing								
(2) Windows		(7) Excavation			Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
		(9) Basement Finish											
(3) Roof					(14) Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Asphalt Shingle X Metal		(10) Floor Support			Lump Sum Items:								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: No Heating/Cooling

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	728		
Total:				84,023	51,254

Other Additions/Adjustments

Porches					
WCP (1 Story)			72	3,515	2,144
Deck					
Treated Wood			240	4,466	2,724
Totals:				92,004	56,122

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 57,525

Cls CD Blt 1998

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WUORI RICHARD N & DEBORAH	FRAHM WESLEY & ELKA	33,900	06/12/2017	WD	03-ARM'S LENGTH	2017/03068	DEED	100.0
		75,000	10/01/2000	WD	03-ARM'S LENGTH	152:654	DEED	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
ASKEI RD	School: BARAGA AREA SCHOOL DISTRICT					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FRAHM WESLEY & ELKA PO BOX 538 SOUTH RANGE MI 49963	2024 Est TCV 46,439					
	Improved X Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
	Public Improvements	* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		LAKE FRONTAGE	403.00	486.35	0.8693 1.0197	130 100 46,439
		403 Actual Front Feet, 4.50 Total Acres				Total Est. Land Value = 46,439

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
P1-13-10 SEC 13 T52N R34W PART OF GOV'T LOT 1 D/F, BEG AT NE COR OF LOT 1, TH W 337' TO POB, TH S 390'; TH W 563' TO SHORE OF OTTER L TH N'LY ALONG SHORE TO N BDRY OF GOV'T LOT 1 TH E 513' TO POB. 4.5 A. 168/70								
Comments/Influences								

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan	Who	When	What	2024	23,220	0	23,220			15,255C
				2023	18,040	0	18,040			14,529C
				2022	15,004	0	15,004			13,838C
				2021	13,396	0	13,396			13,396S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HOUGHTON COUNTY TREASURER	WILSON GERRY & KATHLEEN	27,000	09/28/2012	QC	10-FORECLOSURE	2012/05414	DEED	100.0						
SAARI DANIEL	HOUGHTON COUNTY TREASURER	0	04/02/2012	SD	10-FORECLOSURE	2012/02249	DEED	100.0						
		10	07/01/1998	WD	03-ARM'S LENGTH	144:58	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
20540 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE		05/07/2019	2019-010-003	FOUNDATION					
		P.R.E. 100% 08/31/2020			GARAGE		05/31/2018	2018-010-001	FOUNDATION					
Owner's Name/Address		MAP #:												
MALONE RANDOLPH W & ANDREA K		2024 Est TCV 373,603 TCV/TFA: 202.82												
20540 ASKEL RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
PELKIE MI 49958		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					LAKE FRONTAGE	161.55	682.00	1.0436	1.0548	130	100		23,119	
P1-13-12 SEC 13 T52N R34W					ACREAGE			23.561	Acres	1,849	100		43,561	
S 1/2 OF GOV'T LOT 2 EXCEPT PARCEL SOLD TO LAPPALA (P1-13-12A).					162 Actual Front Feet, 26.09 Total Acres Total Est. Land Value =								66,680	
17.5A MOL														
Comments/Influences		Topography of Site												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	33,340	153,462	186,802			143,757C
					TA	09/21/2010	INSPECTED	2023	30,762	123,819	154,581			136,912C
					SC	10/26/2010	DATA ENTER	2022	29,250	113,739	142,989			130,393C
								2021	26,525	107,035	133,560			126,228C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type 288 WCP (1 Story) 288 WCP (2 Story) 8 Treated Wood 32 Roof Cover Onl 8 Treated Wood			Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1165 % Good: 0 Storage Area: 0 No Conc. Floor: 45													
																																			(4) Interior									
																																			Drywall Paneled		Plaster Wood T&G		Trim & Decoration					
																																			Ex		X		Ord				Min	
																																			Size of Closets									
																																			Lg		X		Ord				Small	
																																			Doors:				Solid		X		H.C.	
																																			(5) Floors									
																																			Kitchen: Other: Other:									
																																			(6) Ceilings									
(7) Excavation																																												
Basement: 0 S.F. Crawl: 1266 S.F. Slab: 0 S.F. Height to Joists: 0.0																																												
(8) Basement																																												
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																												
(9) Basement Finish																																												
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																												
(10) Floor Support																																												
Joists: Unsupported Len: Cntr.Sup:																																												
Lump Sum Items:																																												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		500	11/01/1996	WD	03-ARM'S LENGTH	138:135	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
COLE RICHARD C & HEIDI K 28465 STUART AVE SOUTHFIELD MI 48076		MAP #:									
		2024 Est TCV 6,700									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			1.000	Acres	6,700 100	6,700
					1.00 Total Acres Total Est. Land Value = 6,700						
Tax Description		Dirt Road									
. SEC 13 T52N R34W BEG @ SE COR OF TRACT CONVEYED FROM WH 1/4 POST BTWN SEC 13 & 24, BEARS S 54 DEG E 1432'; TH N 45 DEG W 208' TO CEDARPOST; TH 45 DEG 208' TO CEDAR POST; TH S 45 DEG E 208' TO CEDAR POST; TH N 208'TO POB. 1 A M/L		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	3,350	0	3,350			530C
					2023	3,350	0	3,350			505C
					2022	3,500	0	3,500			481C
					2021	3,470	0	3,470			466C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GROESCHL DOUGLAS J & KATHE	BROCKINGTON ROBERT B & TAMARA L	96,400		09/25/2009	WD	03-ARM'S LENGTH		2009/05879	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ASKE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
BROCKINGTON ROBERT B & TAMARA L 2494 WHISPERING OAK DR DE PERE WI 54115		MAP #:										
		2024 Est TCV 71,171										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					LAKE FRONTAGE	485.93	400.00	0.8373	1.0000	130	100	52,894
					ACREAGE				4.828 Acres	3,786	100	18,277
					486 Actual Front Feet, 9.29 Total Acres			Total Est. Land Value =			71,171	
P1-13-12A SEC 13 T52N R34W PART OF THE S 1/2 OF GOV'T LOT 2, SEC 13-52-34 D/F, COMM AT A POINT ON SHORE OF OTTER LAKE WH IS THE SW COR OF GOV'T LOT 2, SEC 13, TH N 88 DEG 52' E 427.10'TH N 87 DEG 12' E 427.90', TH S 76 DEG 46' E 184.40' TO S LINE OF GOV'T LOT 2, TH N 500.43', TH S 89 DEG 20' W 778.18' TO SHORE OF LAKE, TH SW ALONG SD SHORE 485.93' (FORMERLY 548.50' M/L) TO POB. 9.29 ACRES M/L		X			Dirt Road							
					Gravel Road							
					Paved Road							
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
					X Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
Comments/Influences		Topography of Site										
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	35,586	0	35,586			25,741C	
		LP	10/05/2009	DATA ENTER	2023	29,686	0	29,686			24,516C	
		TA	09/21/2010	INSPECTED	2022	26,228	0	26,228			23,349C	
		SC	10/26/2010	DATA ENTER	2021	23,191	0	23,191			22,604C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MICHAELSON WILLIAM	BROCKINGTON ROBERT B & TAMARA L	35,000	04/08/2016	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
		1	03/01/1999	WD	03-ARM'S LENGTH	146:389	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
ASKEK RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
BROCKINGTON ROBERT B & TAMARA L 2494 WHISPERING OAK DR DE PERE WI 54115		2024 Est TCV 48,251 TCV/TFA: 150.78											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE FRONTAGE	100.00	766.80	1.1487	1.0672	130	100		15,937
					100 Actual Front Feet, 1.76 Total Acres					Total Est. Land Value =		15,937	
Tax Description													
P1-13-12B SEC 13 T52N R34W PART OF GOV'T LOT 2, SEC 13-52-34 D/F, COMMENCING AT THE SW COR OF GOV'T LOT 2 ON THE SHORE OF OTTER LAKE, TH N 88 DEG 52' E 427.10', TH N 87 DEG 12' E 427.90', TH S 76 DEG 46' E 184.40', TH N500.43' TO POB TH S 89 DEG 20' W 778.18', TH N 7 DEG 52' E 100' ALONG THESHORE OF OTTER LAKE, TH N 89 DEG 20' E 764.50', TH S 98.91' TO POB. 1.76 A.													
Comments/Influences													



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top				Interior 2 Story
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Duplex	0	Other Overhang												
X	Wood Frame	(4) Interior													
Building Style: 1		Drywall													Plaster
		Paneled													Wood T&G
Yr Built 0		Trim & Decoration													
		Ex	X												Ord
Condition: Good		Size of Closets													
		Lg	X												Ord
Room List		Doors:													Solid
	Basement	(5) Floors		(12) Electric		0 Amps Service		Bsmnt Garage:							
	1st Floor	Kitchen: Other: Other:		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home 1		Cls Good		Blt 0					
	2nd Floor			Ex.				X	Ord.		Min				
	Bedrooms			No. of Elec. Outlets											
(1) Exterior				Many		X	Ave.		Few						
X	Wood/Shingle	(6) Ceilings		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Aluminum/Vinyl														
	Brick														
	Insulation														
(2) Windows		(7) Excavation													
	Many		Basement: 0 S.F.												
	Avg.	X	Crawl: 0 S.F.												
	Few		Slab: 0 S.F.												
			Height to Joists: 0.0												
	Wood Sash	(8) Basement													
	Metal Sash														
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable		Recreation SF												
	Hip		Living SF												
	Mansard		Walkout Doors (B)												
	Flat		No Floor SF												
X	Asphalt Shingle	Walkout Doors (A)													
		(10) Floor Support													
Chimney: Brick		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Mobile Home 1

(11) Heating System: Wall Furnace

Ground Area = 320 SF Floor Area = 320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	320		
Total:				32,597	27,708
Other Additions/Adjustments					
Totals:				32,597	27,708

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 28,401

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
20351 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT				ADDITION		06/20/2023	2023-010-053	FOUNDATION			
		P.R.E. 100% 05/18/1994 Qual. Ag.											
Owner's Name/Address		MAP #:											
HEIKKINEN OSCAR B LIFE ESTATE		2024 Est TCV 241,817 TCV/TFA: 193.45											
HEIKKINEN ANDREW B		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
20351 ASKEL RD		Public Improvements				* Factors *							
PELKIE MI 49958						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description						WATERFRONT	90.00	400.00	1.1732	1.0000	101 100	10,664	
P1-13-13 SEC 13 T52N R34W						AG LAND 10 A OR MORE			119.174	Acres	1,325 100	157,906	
NW 1/4 OF SE 1/4						90 Actual Front Feet, 120.00 Total Acres						Total Est. Land Value =	168,570
&													
N 1/2 OF SW 1/4. 120A.													
Comments/Influences													
						</							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Arenas	Arch-Rib (Quonset) Farm U			
Year Built	1900	1960			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 80	4 Wall, 160			
Height	10	14			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	24 x 16 = 384	50 x 30 = 1500			
Cost New	\$ 6,667	\$ 18,885			
Phy./Func./Econ. %Good	46/100/100 46.0	46/100/100 46.0			
Depreciated Cost	\$ 3,067	\$ 8,687			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	46	46			
Est. True Cash Value	\$ 2,552	\$ 7,228			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9780 / All Cards: 9780					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	05/01/1998	WD	03-ARM'S LENGTH	143:204	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
ASKEK RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAITILA ROGER G SCHUMAN SHIRLEY, STINGLE LORI & JIM 20228 ASKEK RD PELKIE MI 49958		2024 Est TCV 37,498												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SCHUMAN SHIRLEY 187 FONRO DR BRIGHTON MI 48114					ACREAGE			16.150 Acres	2,322	100				37,498
								16.15 Total Acres			Total Est. Land Value =			37,498
Tax Description														
P1-13-14 SEC 13 T52N R34W PART OF S 1/2 OF S 1/2, COM @ SW COR, THN 660' TO POB, TH E 1066', TH N 660', TH W 1066', TH S 660' TO POB. 16.15 A														
Comments/Influences														
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		Who	When	What	2024	18,749	0	18,749			3,998C			
		2023	18,749	0	18,749			3,808C						
		2022	18,749	0	18,749			3,627C						
		2021	17,190	0	17,190			3,512C						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status
20229 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT							
Owner's Name/Address		P.R.E. 0%							
SCHUMAN SHIRLEY, STINGLE LORI & JIM LAITILA LAWRENCE H 18195 LAKE RD PELKIE MI 49958		MAP #:		2024 Est TCV 50,719 TCV/TFA: 52.29					
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 18.OTTER LAKE			
SCHUMAN SHIRLEY 187 FONRO DR BRIGHTON MI 48114		Public Improvements		* Factors *					
Tax Description		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value			
P1-13-14B SEC 13 T52N R34W PART OF THE S 1/2 OF THE S 1/2, COM @ POINT WHICH IS 1320' N AND 1964' W OF SE SEC COR,TH S 220', TH W 1500' TO POB;TH W 462.7', TH N 43 DEG. 50' E 305' ALONG CO RD C/L; TH E 244.5'; TH S 220' TO POB. 1.74 ACRES M/L.		X		Gravel Road		ACREAGE 1.740 Acres 6,086 100 10,590			
Comments/Influences		X		Paved Road		1.74 Total Acres Total Est. Land Value = 10,590			
		X		Storm Sewer		Land Improvement Cost Estimates			
		X		Sidewalk		Description Rate Size % Good Cash Value			
		X		Water		Wood Frame 31.13 60 64 1,196			
		X		Sewer		Total Estimated Land Improvements True Cash Value = 1,196			
		X		Electric					
		X		Gas					
		X		Curb					
		X		Street Lights					
		X		Standard Utilities					
		X		Underground Utils.					
		X		Topography of Site					
		X		Level					
		X		Rolling					
		X		Low					
		X		High					
		X		Landscaped					
		X		Swamp					
		X		Wooded					
		X		Pond					
		X		Waterfront					
		X		Ravine					
		X		Wetland					
		X		Flood Plain					
		X		Year		Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value			
		X		Who When What		2024 5,295 20,065 25,360 19,240C			
		X		TA 09/21/2010 INSPECTED		2023 5,295 16,459 21,754 18,324C			
		X		TH 10/26/2010 DATA ENTER		2022 5,295 14,002 19,297 17,452C			
		X				2021 4,194 13,171 17,365 16,895C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
LAITILA DAVID J & ROWAN D 3910 LONGRUN RD LEHIGHTON PA 18235		2024 Est TCV 25,370									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			7.580 Acres		3,347 100	25,370
					7.58 Total Acres Total Est. Land Value = 25,370						
Tax Description		Dirt Road									
P1-13-14B1 SEC 13 T52N R34W		Gravel Road									
PRT OF S 1/2 OF S 1/2; COM @ SE SEC COR		Paved Road									
TH 1320' N; TH 1964' W TO POB; TH 220' S;		Storm Sewer									
TH 1500' W; TH 220' N; TH 1500' E TO POB.		Sidewalk									
7.58 AC M/L 157/588 167/964		Water									
Comments/Influences		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	12,685	0	12,685			12,685S
					2023	12,685	0	12,685			12,685S
					2022	12,685	0	12,685			12,685S
					2021	11,963	0	11,963			3,937C



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area	Type	Year Built:	
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 24 Floor Area: 420 Total Base New : 76,613 Total Depr Cost: 58,225 Estimated T.C.V: 59,681			E.C.F. X 1.025	Bsmnt Garage:					
Building Style: CAPE			Drywall Paneled Plaster Wood T&G			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family CAPE			Cls C			Blt 1990				
Yr Built 1990	Remodeled 0	Trim & Decoration			(12) Electric			Ground Area = 420 SF Floor Area = 420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average			Size of Closets			0 Amps Service			No./Qual. of Fixtures			1 Story Pine Logs Crawl Space 320			1 Story Pine Logs Crawl Space 100		Total: 63,007 47,885		
Room List			Doors: Solid X H.C.			No. of Elec. Outlets			Ex. X Ord. Min			1 Story Pine Logs Crawl Space 100			Total: 63,007 47,885		Total: 76,613 58,225		
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments			Plumbing		Totals: 76,613 58,225		
(1) Exterior			Kitchen: Other: Other:			Average Fixture(s)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath 1 -4,547 -3,456		2 Fixture Bath 1 3,042 2,312		
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Fireplaces			Interior 1 Story 1 5,224 3,970		Wood Stove 1 2,497 1,898		
Insulation																			
(2) Windows			(7) Excavation																
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 420 S.F. Slab: 0 S.F. Height to Joists: 0.0																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof			(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Asphalt Shingle Metal			(10) Floor Support																
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:																

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	08/01/1999	WD	03-ARM'S LENGTH	147:889	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
20211 OLD SCHOOL LN		School: BARAGA AREA SCHOOL DISTRICT				GARAGE		09/17/2013	13-206	COMPLETE				
Owner's Name/Address		P.R.E. 0%												
HUHTASAARI ANNA M & KENNETH		MAP #:												
20205 OLD SCHOOL LN		2024 Est TCV 111,242 TCV/TFA: 124.15												
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
Tax Description		Public Improvements				* Factors *								
P1-13-16 SEC 13 T52N R34W S 1/2 OF S 1/2 OF S 1/2, EXCEPT THE W'LY 1200' THEREOF. ALSO EXC PARCEL P1-13-16B 57 AC M/L		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road				ACREAGE								
		Paved Road				57.000 Acres								
		Storm Sewer				57.00 Total Acres								
		Sidewalk				Total Est. Land Value =								
		Water				63,450								
		Sewer				63,450								
		Electric				Land Improvement Cost Estimates								
		Gas				Description								
		Curb				Rate								
		Street Lights				Size								
		Standard Utilities				% Good								
		Underground Utils.				Cash Value								
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What		2024	31,725	23,896	55,621			27,906C		
						2023	31,403	19,280	50,683			26,578C		
						2022	31,403	17,703	49,106			25,313C		
						2021	29,660	16,656	46,316			24,505C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status	
20260 OLD SCHOOL LN		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/09/2021											
Owner's Name/Address		MAP #:											
HUHTASAARI KARL W & YOUNG C		2024 Est TCV 197,783 TCV/TFA: 135.84											
20260 OLD SCHOOL LN		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					ACREAGE			5.000	Acres	3,750	100		18,750
P1-13-16B 5 A. SEC 13 T52N R34W BEG AT SW					5.00		Total Acres	Total Est. Land Value =		18,750			
SEC COR TH N 660', TH E 1530' TO POB, TH													
S 330', TH E 660', TH N 330' TH W 660' TO POB.													
Comments/Influences													
		Dirt Road											
		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	9,375	89,517	98,892			45,348C		
		TA 09/21/2010 INSPECTED			2023	9,375	72,384	81,759			43,189C		
		TH 10/26/2010 DATA ENTER			2022	9,375	66,487	75,862			41,133C		
					2021	8,215	62,572	70,787		70,787W	39,819C		
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of Houghton, Michigan													

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type 85 WGEP (1 Story) 60 WGEP (1 Story) 336 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame			(4) Interior																				
Building Style: MANUFACTURED				Drywall Paneled			Plaster Wood T&G																	
			Trim & Decoration																					
Yr Built 1995	Remodeled 0			Ex	X	Ord			Min															
Condition: Average			Size of Closets																					
				Lg	X	Ord			Small															
Room List			Doors:			Solid		X	H.C.		Central Air X Wood Furnace													
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms			(5) Floors								(12) Electric													
			Kitchen: Linoleum Other: Carpeted Other: Carpeted								0 Amps Service													
			No./Qual. of Fixtures																					
				Ex.	X	Ord.			Min															
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings								No. of Elec. Outlets													
Insulation											Many		X	Ave.			Few							
			(13) Plumbing																					
(2) Windows			(7) Excavation								Average Fixture(s)													
X	Many Avg.		X	Large Avg.	Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	(8) Basement																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
			(9) Basement Finish																					
(3) Roof							Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat		Gambrel Mansard Shed								Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
Asphalt Shingle Metal				(10) Floor Support																				
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																					

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1995									
(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On									
Ground Area = 1456 SF Floor Area = 1456 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81									
Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
1 Story	Siding	Basement	1,456						
			Total:	183,240	148,425				
Other Additions/Adjustments									
Plumbing									
3 Fixture Bath			1	3,778	3,060				
Water/Sewer									
1000 Gal Septic			1	4,453	3,607				
Water Well, 50 Feet			1	2,530	2,049				
Porches									
WGEP (1 Story)			85	7,762	6,287				
WGEP (1 Story)			60	6,160	4,990				
Deck									
Treated Wood			336	5,571	4,513				
Fireplaces									
Prefab 1 Story			1	2,142	1,735				
			Totals:	215,636	174,666				
Notes: PREFAB									
ECF (SOUTH OF 283) 1.025 => TCV: 179,033									



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
20205 OLD SCHOOL LN		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
HUHTASAARI KENNETH & EVA 20205 OLD SCHOOL LN PELKIE MI 49958		2024 Est TCV 63,442 TCV/TFA: 54.13									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
HUHTASAARI KENNETH & EVA 20205 OLD SCHOOL LN PELKIE MI 49958		X	Dirt Road		ACREAGE			13.180	Acres	2,574 100	33,929
			Gravel Road					13.18	Total Acres	Total Est. Land Value =	33,929
		X	Paved Road		Land Improvement Cost Estimates						
		X	Storm Sewer		Description			Rate		Size % Good	Cash Value
			Sidewalk		Wood Frame			26.42		144 46	1,750
			Sewer		Total Estimated Land Improvements True Cash Value =						
			Electric								1,750
Tax Description											
P1-13-16A SEC 13 T52N R34W THE W'LY 1200' OF S 1/2 OF S 1/2 OF S 1/2 OF SEC 13. 18 A.											
Comments/Influences											
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	16,965	14,756	31,721			16,653C
		LP	05/05/2009	DATA ENTER	2023	16,965	11,947	28,912			15,860C
					2022	16,965	10,961	27,926			15,105C
					2021	15,550	10,307	25,857			14,623C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:											
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:										
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1		WCP (1 Story)		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
	Duplex	0	Other Overhang												Class: Fair										
X	Wood Frame	(4) Interior													Effec. Age: 34										
Building Style:	1	X	Drywall												Plaster	Floor Area:									
			Paneled													Wood T&G	Total Base New : 76,598								
			Trim & Decoration													Total Depr Cost: 27,086									
Yr Built	Remodeled	Ex	X												Ord		Min	Estimated T.C.V: 27,763		E.C.F.		X	1.025	Bsmnt Garage:	
1973	1974																								
Condition: Average		Size of Closets																							Carport Area: Roof:
		Lg	X												Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																		
	Basement	(5) Floors		(12) Electric																					
	5 1st Floor			100		Amps Service																			
	2nd Floor			No./Qual. of Fixtures																					
3	Bedrooms	Kitchen: Tile		Ex.		X	Ord.		Min																
(1) Exterior		Other: Carpeted																							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets																					
	Aluminum/Vinyl	X	Tile																						
Brick	Many			X	Ave.		Few																		
	Insulation			(13) Plumbing																					
(2) Windows		(7) Excavation		Average Fixture(s)																					
X	Many	X	Avg.	Large	1 3 Fixture Bath																				
	Avg.				2 Fixture Bath																				
	Few				Softener, Auto																				
X	Wood Sash	(8) Basement		1 Extra Toilet																					
	Metal Sash			1 Extra Sink																					
	Vinyl Sash			Separate Shower																					
X	Double Hung			Ceramic Tile Floor																					
X	Horiz. Slide			Ceramic Tile Wains																					
	Casement			Ceramic Tub Alcove																					
X	Double Glass			1 Vent Fan																					
X	Patio Doors	(9) Basement Finish		(14) Water/Sewer																					
X	Storms & Screens			Public Water																					
(3) Roof				Public Sewer																					
X	Gable		Gambrel	1 Water Well																					
	Hip			1 1000 Gal Septic																					
	Flat		Shed	2000 Gal Septic																					
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																					
X	Metal																								
Chimney: Brick		Joists:																							
		Unsupported Len:																							
		Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
20786 BACK ST		School: BARAGA AREA SCHOOL DISTRICT				ADDITION		12/31/2005	05-107	FOUNDATION						
		P.R.E. 100% 05/18/1994														
Owner's Name/Address		MAP #:														
LAITILA RAYMOND & KATHLEEN A		2024 Est TCV 155,975 TCV/TFA: 115.11														
20786 BACK ST		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
PELKIE MI 49958																
		Public Improvements				* Factors *										
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description		X				Dirt Road				ACREAGE				49,004		
P1-13-17 SEC 13 T52N R34W NE 1/4 OF SE 1/4, EXCEPT PARCEL SOLD ON CODE P1-13-17A						Gravel Road				32.510 Acres				1,507	100	49,004
ALSO EXCEPT PARCEL SOLD ON CODE P1-13-17B						Paved Road				32.51 Total Acres				Total Est. Land Value =		49,004
P1-13-17C & P1-13-17D. CONTAINS 32.51 ACRES M/L						Storm Sewer										
Comments/Influences						Sidewalk										
						Water										
						Sewer										
		X				Electric										
						Gas										
						Curb										
						Street Lights										
						Standard Utilities										
						Underground Utils.										
						Topography of Site										
		X				Level										
						Rolling										
						Low										
						High										
						Landscaped										
						Swamp										
						Wooded										
						Pond										
						Waterfront										
						Ravine										
						Wetland										
						Flood Plain										
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,502	53,486	77,988			38,201C					
		LP	10/14/2008	DATA ENTER	2023	24,502	43,664	68,166			36,382C					
		LP	09/28/2009	DATA ENTER	2022	24,502	40,076	64,578			34,650C					
		TA	09/21/2010	INSPECTED	2021	20,589	37,696	58,285			33,544C					
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage															
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 60 WGEP (1 Story) 278 Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 39 Floor Area: 1,355 Total Base New : 165,147 Total Depr Cost: 100,739 Estimated T.C.V: 103,258				E.C.F. X 1.025				Bsmnt Garage:																			
Building Style: 1 1/4				X Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 1/4 (11) Heating System: Space Heater Ground Area = 1264 SF Floor Area = 1355 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas				Size Cost NewDepr. Cost				146,24689,210																			
Yr Built 1900Remodeled 2005				Trim & Decoration				(12) Electric 60 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
Condition: Good				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 1/4 (11) Heating System: Space Heater Ground Area = 1264 SF Floor Area = 1355 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739			
Room List				Doors: Solid X H.C.				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
(1) Exterior				(5) Floors				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings X Drywall				No. of Elec. Outlets Many X Ave. Few				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
Insulation				(7) Excavation				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
(2) Windows				(7) Excavation				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Many Avg. X Large Few Avg. Small				Basement: 1264 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Wood Sash Metal Sash				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Vinyl Sash				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Double Hung				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Horiz. Slide Casement				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Double Glass				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Patio Doors				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Storms & Screens				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
(3) Roof				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Gable Hip Flat				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Gambrel Mansard Shed				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
X Asphalt Shingle				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
Chimney: Brick				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 278 Totals:				1,7852,4455,6904,809165,147				1,0892,5451,4913,4712,933100,739							
				(8) Basement				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories 1 Story 1.25 Story 1 Story 1 Story				Exterior Siding Siding Siding				Foundation Basement Basement Basement				Total: 1 1 60 2															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
33379 TOWER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LYTTINEN GLEN A & DEBRA L 36308 TAPIOLA RD CHASSELL MI 49916		MAP #:		2024 Est TCV 7,896							
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			1.196	Acres	6,602 100	7,896
					1.20 Total Acres Total Est. Land Value = 7,896						
Tax Description		Dirt Road									
P1-13-17D SEC 13 T52N R34W		Gravel Road									
COM AT NE COR OF NE 1/4 OF SE 1/4, TH S		Paved Road									
760' TO POB., TH S 248', TH W 210', TH N		Storm Sewer									
248', TH E 210' TO POB. CONTAINS 1.20		Sidewalk									
ACRES M/L		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	3,948	0	3,948			1,146C
					2023	3,948	0	3,948			1,092C
					2022	4,039	0	4,039			1,040C
					2021	3,698	0	3,698			1,007C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date		Number	Status
33415 TOWER RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
HEIKKINEN ARNE EDSEL & MAKI K		2024 Est TCV 34,296 TCV/TFA: 46.72										
33415 TOWER RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
PELKIE MI 49958		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Taxpayer's Name/Address		Dirt Road			ACREAGE							
MAKI KIM		Gravel Road			3.800 Acres							
21808 CREAMERY RD		Paved Road			4,158 100							
CHASSELL MI 49916		Storm Sewer			Total Est. Land Value =							
		Sidewalk			15,800							
		Water										
		Sewer										
Tax Description		Electric										
P1-13-17A SEC 13 T52N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4OF SEC 13-52-34 D/F, BEG AT THE NE COR OF NE 1/4 OF SE 1/4, POB, TH S 550', TH W 300', TH N 550', TH E 300' TO POB. 3.80 A.		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	7,900	9,248	17,148			1,146C	
		TA	/	/	INSPECTED	2023	7,900	7,386	15,286		1,092C	
		TH	01/03/2011	DATA ENTER	2022	6,550	6,785	13,335			1,040C	
					2021	6,298	6,383	12,681			1,007C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: 1 1/4		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1932		Remodeled 0		Ex Ord X Min									
Condition: Poor		Trim & Decoration		Size of Closets		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Linoleum Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 128 S.F. Crawl: 325 S.F. Slab: 200 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support									
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Chimney: Brick													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
33379 TOWER RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
HEIKKINEN GEORGE 33379 TOWER RD PELKIE MI 49958		MAP #:		2024 Est TCV 6,700											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
HEIKKINEN GEORGE C/O RAYMOND G LAITILA 20786 BACK ST PELKIE MI 49958					ACREAGE			1.000	Acres	6,700	100				6,700
Tax Description					1.00 Total Acres Total Est. Land Value = 6,700										
P1-13-17B SEC 13 T52N R34W A PARCEL OF LAND IN THE NE 1/4 OF SE 1/4OF SEC 13-52-34 D/F, BEG AT NE COR OF NE 1/4 OF SE 1/4 TH S 550' TO POB, THE CONTINUE S 210', TH W 210', TH N 210', TH E 210' TO POB. 1 A.															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	3,350	0	3,350			352C				
					2023	3,350	0	3,350			336C				
					2022	3,500	0	3,500			320C				
					2021	3,470	0	3,470			310C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VAN ALSTINE RICK A & MARY	BALLARD (VAN ALSTINE) MARY	0	12/11/2013	QC	03-ARM'S LENGTH	2013/07039	DEED	0.0			
SUPERIOR NATIONAL BANK & TRUST	VAN ALSTINE RICK A	19,000	03/09/2010	WD	10-FORECLOSURE	2010/01075	DEED	100.0			
		32,000	01/01/2000	WD	03-ARM'S LENGTH	150:13	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
33255 TOWER RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 02/20/2022									
Owner's Name/Address		MAP #:									
TERVO RODNEY & LORI		2024 Est TCV 75,647 TCV/TFA: 70.04									
33255 TOWER RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
PELKIE MI 49958		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-13-17C SEC 13 T52N R34W A PARCEL OF LAND IN NE 1/4 OF SE 1/4, SEC 13-52-34 D/F, BEG AT SE COR OF NE 1/4 OF SE 1/4, TH N 312', TH W 208', TH S 312', TH E 208' TO POB. 1.50 A.		Gravel Road		ACREAGE			1.490 Acres		6,503	100	9,689
Comments/Influences		Paved Road		1.49 Total Acres Total Est. Land Value = 9,689							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	4,845	32,979	37,824			31,056C
		TA	09/21/2010	INSPECTED	2023	4,845	26,874	31,719			29,578C
		TH	10/26/2010	DATA ENTER	2022	4,848	24,690	29,538			28,170C
					2021	4,039	23,232	27,271			27,271S
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			104	Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace				Class: Fair Effec. Age: 51 Floor Area: 1,080 Total Base New : 131,313 Total Depr Cost: 64,349 Estimated T.C.V: 65,958				E.C.F. X 1.025					Bsmnt Garage:																		
	Trim & Decoration			Drywall Paneled X Plaster Wood T&G			(12) Electric				Cost Est. for Res. Bldg: 1 A-Frame CONTEMPORARY Cls Good Blt 1970																											
	Size of Closets			Ex X Ord Min			0 Amps Service				Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49																											
Yr Built 1970 Remodeled 0			Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors: Solid X H.C.			(5) Floors			Kitchen: Linoleum Other: Other:			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958		
Condition: Average			Lg X Ord Small			Doors: Solid X H.C.			(5) Floors			Kitchen: Linoleum Other: Other:			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958								
Room List			Doors: Solid X H.C.			(5) Floors			Kitchen: Linoleum Other: Other:			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958											
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			Kitchen: Linoleum Other: Other:			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958														
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																	
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																	
Insulation			(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																	
(2) Windows			(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
X Many Avg. Few			X Large Avg. Small			Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
(3) Roof			(9) Basement Finish			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
X Gable Hip Flat			Gambrel Mansard Shed			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
X Asphalt Shingle			(10) Floor Support			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (SOUTH OF 283) 1.025 => TCV: 65,958																										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
20705 BACK ST		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
JUNTUNEN RICHARD, PAUL, LILLIAN 723 ELM ST HANCOCK MI 49930		MAP #:		2024 Est TCV 71,709 TCV/TFA: 117.36										
Taxpayer's Name/Address		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
JUNTUNEN RICHARD/PAUL/LILLIAN C/O LAFERNIER ELAINE 1401 QUINCY ST APT 307 HANCOCK MI 49930		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-13-18 SEC 13 T52N R34W PART OF SE 1/4 D/F BEG AT A PT ON E SEC LINE OF SEC 13 660' N OF SE COR OF SAID SEC, TH N 660', TH W 1964', TH W 660', TH E 1964' TO POB. EXC: COM 660' N OF SE 1/4 COR ON E LN; TH N 200';TH W 300'; TH S 200'; THE 300' TO POB. 28.25 A M/L					ACREAGE			25.250 Acres			1,788	100		45,150
Comments/Influences					25.25 Total Acres			Total Est. Land Value =			45,150			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	22,575	13,280	35,855			8,927C			
		TA	09/21/2010	INSPECTED	2023	22,575	10,626	33,201			8,502C			
		TH	10/26/2010	DATA ENTER	2022	22,575	9,762	32,337			8,098C			
					2021	20,013	9,185	29,198			7,840C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 59 Floor Area: 611 Total Base New : 92,080 Total Depr Cost: 25,911 Estimated T.C.V: 26,559			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:										
Building Style: COLONIAL			X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																			
Yr Built 1900	Remodeled 0			Ex	X	Ord		Min	Size of Closets																		
Condition: Poor				Lg	X	Ord		Small																			
Room List			Doors:				Solid		X	H.C.		Central Air Wood Furnace															
	Basement 1 1st Floor 2 2nd Floor 1 Bedrooms			(5) Floors				(12) Electric																			
				Kitchen: Tile Other: Hardwood Other:				100 Amps Service																			
								No./Qual. of Fixtures																			
								Ex.	X	Ord.		Min															
								No. of Elec. Outlets																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																			
				X	Drywall					Many	X	Ave.		Few													
							(13) Plumbing																				
(2) Windows			(7) Excavation				1	Average Fixture(s)																			
X	Many Avg.	X	Large Avg.		Basement: 364 S.F. Crawl: 156 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
	Few	X	Small																								
X Wood Sash Metal Sash Vinyl Sash			(8) Basement																								
X	Double Hung Horiz. Slide Casement																										
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Double Glass Patio Doors																										
X	Storms & Screens			(9) Basement Finish																							
(3) Roof																											
X	Gable Hip Flat			Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																					
Asphalt Shingle Metal			(10) Floor Support																								
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
TOWER RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
SLEEMAN ROBERT & HELEN PO BOX 95 ATLANTIC MINE MI 49905		MAP #:											
		2024 Est TCV 9,750											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-13-18A SEC 13 T52N R34W PRT OF SE 1/4; COM @ A PT ON E SEC LN 660' N OF SE COR OF SD SEC 13 BEING POB; TH N 200'; TH W 300'; TH S 200'; TH E 300' TO POB. 1.5 AC M/L					ACREAGE				1.500 Acres	6,500	100		
Comments/Influences					1.50 Total Acres      Total Est. Land Value =      9,750								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	4,875	0	4,875			2,643C		
					2023	4,875	0	4,875			2,518C		
					2022	4,875	0	4,875			2,399C		
					2021	4,050	0	4,050			2,323C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUTZ JERRY L & ELLEN V	HEIKKINEN KEVIN J	118,200	01/25/2023	WD	03-ARM'S LENGTH	2023/00302	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
20778 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #: P1-13-2									
HEIKKINEN KEVIN J 20632 ASKEL RD PELKIE MI 49958		2024 Est TCV 61,049 TCV/TFA: 109.02									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 13 T52N R34W					ACREAGE			1.780 Acres	6,028	100	10,730
PART OF TH N 1/2 OF NW 1/4 OF NE 1/4 D/F; COM AT TH N 1/4 CRN SEC 13TH S89*26'18"E 991.11 TO POB; TH S89*26'18"E 50.94'; TH S11*33'38"W ' 151.00'; TH S78*18'55"E 282.79'; TH S78*18'55"E 28.46'; TH S00*53'57"W 63.19'; TH S42*19'16"W 166.11'; TH N78*18'55"W 74.08'; TH N78*18'55"W 213.91'; TH N11*33'38"E 346.17' TO POB. PARCELS 010-013-002-00 AND 010-013-023-00 SPLIT COMBINED INTO 010-013-102-20 & 010-013-102-25 FOR 2024											
Comments/Influences											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 68				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 14 = 280				
Cost New	\$ 16,716				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 5,851				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	35				
Est. True Cash Value	\$ 5,997				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5997 / All Cards: 5997					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 08/14/2023 Qual. Ag.										
Owner's Name/Address		MAP #:										
HEIKKINEN KEVIN J 20632 ASKEI RD PELKIE MI 49958		2024 Est TCV 110,810										
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 13 T52N R34W		Gravel Road			LAKE FRONTAGE	725.71	1950.00	0.7728	1.1716	130 100	85,420	
PART OF GOVT LOT 2 & TH N 1/2 OF NW 1/4 OF NE 1/4 D/F;		Paved Road			ACREAGE			7.593	Acres	3,344 100	25,390	
COM AT TH N 1/4 CRN SEC 13TH;		Storm Sewer			726 Actual Front Feet, 40.08 Total Acres						Total Est. Land Value =	110,810
TH N89*26'05"W 1505.15 TO SHORE OF OTTER LAKE';		Sidewalk										
TH S24*17'01"W 725.71';		Water										
TH S89*30'55"E 1791.39';		Sewer										
TH S89*29'16"E 889.37';		Electric										
TH S89*29'16"E 86.79';		Gas										
TH N42*19'16"E 356.16';		Curb										
TH N78*18'55"W 74.08';		Street Lights										
TH N78*18'55"W 213.91';		Standard Utilities										
TH N11*33'38"E 346.17';		Underground Utils.										
TH N89*26'18"W 991.11' TO POB		Topography of Site										
PARCELS 010-013-002-00 AND 010-013-023-00		Level										
SPLIT COMBINED INTO 010-013-102-20 & 010-013-102-25 FOR 2024		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	55,405	0	55,405			55,405S	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
FILPUS HAROLD & VIRGINIA E	FILPUS HAROLD ET AL	0		09/16/2005	OTH	21-NOT USED/OTHER		2010/02891	DEED	0.0			
FILPUS HAROLD ET AL	FILPUS HAROLD ET AL	0		06/07/2002	QC	09-FAMILY		2010/02890	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
19956 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
FILPUS HAROLD & VIRGINIA ET AL		2024 Est TCV 21,923											
19457 ASKEL RD			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %	Adj. Reason	Value	
Tax Description		X			Dirt Road	LAKE FRONTAGE	156.20	525.00	1.0507	1.0276	130	100	21,923
P1-14-1					Gravel Road	156 Actual Front Feet,		1.88 Total Acres		Total Est. Land Value =		21,923	
SEC 14 T52N R34W					Paved Road								
PRT OF GOV'T LOT 1 D/F; COMM AT THE SE					Storm Sewer								
COR OF SEC 14, TH W 1314.00';TH N 23 DEG					Sidewalk								
10' W 240.46' TO N ROW OF CO RD P-109; TH					Water								
S 71 DEG 33' W 37' TO POB. TH N 48 DEG					Sewer								
09' W 430.5' TO SHORE OF OTTER LK; TH N					Electric								
52 DEG 51' E 156.20' ALG SHORE; TH S 53					Gas								
DEG 30' E 517.5'; TH S 71 DEG 33'					Curb								
W230.10' TO POB. 1.88 ACRES M/L					Street Lights								
					Standard Utilities								
					Underground Utils.								
Comments/Influences		Topography of Site											
		X			Level								
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
		X			Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	10,962	0	10,962	10,962M		2,114C		
					2023	8,517	0	8,517	8,517M		2,014C		
					2022	7,083	0	7,083			1,919C		
					2021	6,324	0	6,324			1,858C		
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of Houghton, Michigan													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRAMBLE CONNIE ET AL	PAYNE MEGAN E	250,000	10/25/2021	WD	03-ARM'S LENGTH	2021/06797	PROPERTY TRANSFER	100.0		
JOHNSON RODNEY A & VIOLA M	JOHNSON RODNEY & VIOLA LE	0	06/19/2014	WD	09-FAMILY	2014/03042	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
19762 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT				09/02/2020		2020-999-077		FOUNDATION
		P.R.E. 100% 11/01/2021								
Owner's Name/Address		MAP #:								
PAYNE MEGAN E 19762 ASKEL RD PELKIE MI 49958		2024 Est TCV 253,459 TCV/TFA: 168.86								
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					LAKE FRONTAGE	155.47	400.00	1.0517	1.0000	130 100 21,255
					155 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 21,255					
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.	8.00		480 64		2,458
					Sewer	8.00		832 69		4,593
		X	Electric	Wood Frame			22.09		480 84	8,907
					Total Estimated Land Improvements True Cash Value = 15,958					

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area Type 120 WCP (1 Story) 120 WCP (1 Story) 461 Treated Wood 40 Treated Wood 24 Treated Wood 32 Wood Balcony 97 Brzwy, FW	Year Built: 2008 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
				(4) Interior																
				X	Drywall Paneled		Plaster Wood T&G													
				Trim & Decoration																
Building Style: CAPE			Ex	X	Ord		Min	Size of Closets			X	Central Air Wood Furnace (12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	1	Class: C Effec. Age: 19 Floor Area: 1,501 Total Base New : 260,459 Total Depr Cost: 210,972 Estimated T.C.V: 216,246	E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:				
Yr Built 1993	Remodeled 0		X	Ord		Min	Size of Closets													
Condition: Good				Lg	X	Ord		Small	Doors: Solid X H.C.											
Room List			(5) Floors			Kitchen: Ceramic Til Other: Carpeted Other:														
1 Basement 4 1st Floor 1 2nd Floor 1 Bedrooms		(6) Ceilings			X Drywall X Wood															
(1) Exterior		(7) Excavation																		
X	Wood/Shingle Aluminum/Vinyl Brick	0	Insulation	(8) Basement																
(2) Windows		(9) Basement Finish																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 756 S.F. Crawl: 81 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support																		
X	Double Hung Horiz. Slide Casement																			
X	Double Glass Patio Doors																			
X	Storms & Screens																			
(3) Roof																				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Asphalt Shingle																				
X	Metal																			
Chimney: Brick																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FILPUS HAROLD	FILPUS HAROLD ET AL	0	06/02/2010	QC	09-FAMILY	2010/02892	DEED	0.0					
FILPUS HAROLD & VIRGINIA	FILPUS HAROLD	0	09/16/2005	OTH	21-NOT USED/OTHER	2010/02891	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
19850 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
FILPUS HAROLD ET AL 19457 ASKEL RD PELKIE MI 49958		2024 Est TCV 79,048 TCV/TFA: 105.68											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-14-1A SEC 14 T52N R34W A PARCEL OF LAND IN GOV'T LOTS 1 & 2 OF SEC 14-52-34 D/F, COM AT THE SEC COR BET SECS 13, 14, 23 & 24, TH GO 1/4 MI W, TH N 17 DEG 30' E 301.4' TOPOB,					LAKE FRONTAGE	150.00	650.00	1.0592	1.0497	130	100		21,682
TH N 53 DEG 30' W 640',					150 Actual Front Feet, 2.24 Total Acres								21,682
TH N 70 DEG 00' E 150',					Total Est. Land Value =								
TH S 53 DEG 30' E 640',					Land Improvement Cost Estimates								
TH S 70 DEG 00' W 150' TO POB. 2.20 A.					Description	Rate			Size % Good			Cash Value	
Comments/Influences					Sauna	6,499.14			1 75			4,874	
					Residential Local Cost Land Improvements								
					Description	Rate			Size % Good			Cash Value	
					LEANING TO	3.00			360 84			907	
					Total Estimated Land Improvements True Cash Value =								5,781
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	10,841	28,683	39,524			13,463C		
		TA	09/15/2010	INSPECTED	2023	8,423	23,775	32,198			12,822C		
		SC	10/26/2010	DATA ENTER	2022	7,005	21,210	28,215			12,212C		
					2021	6,255	19,925	26,180			11,822C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 50 CCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 51 Floor Area: 748 Total Base New : 136,943 Total Depr Cost: 50,327 Estimated T.C.V: 51,585		E.C.F. X 1.025		Bsmnt Garage: Carport Area: 320 Roof: Aluminum	
Building Style: CAMP		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family CAMP (11) Heating System: Forced Air w/ Ducts Ground Area = 748 SF Floor Area = 748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/75/100/36.75		Cls C		Blt 1950			
Yr Built 1950		Remodeled 0		Trim & Decoration		No./Qual. of Fixtures		Stories		Size		Cost New	
Condition: Poor		Ex X Ord Min		Kitchen: Other: Other:		Ex. X Ord. Min		1 Story		588			
Room List		Lg X Ord Small		(5) Floors		No. of Elec. Outlets		1 Story		160			
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.		Kitchen: Other: Other:		Many X Ave. Few		Pine Logs		Basement			
(1) Exterior		(6) Ceilings		(7) Excavation		(13) Plumbing		Pine Logs		Crawl Space			
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basements		Basement: 588 S.F. Crawl: 160 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Foundation		Totals:		43,006	
Insulation		(9) Basement Finish		(10) Floor Support		(14) Water/Sewer		Other Additions/Adjustments		Totals:			
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Totals:			
X Many Avg. X Few		Large Avg. Small		Lump Sum Items:		Notes:		1000 Gal Septic		Totals:			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(10) Floor Support						Water Well		Totals:			
X Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:						1000 Gal Septic		Totals:			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:						2000 Gal Septic		Totals:			
X Gable Hip Flat		Gambrel Mansard Shed						Lump Sum Items:		Totals:			
Asphalt Shingle X Metal								Lump Sum Items:		Totals:			
Chimney: Brick								Lump Sum Items:		Totals:			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
FILPUS HAROLD ET AL	FILPUS HAROLD ET AL	0		06/02/2010	QC	09-FAMILY		2010/02892	DEED	0.0				
FILPUS HAROLD & VIRGINIA E	FILPUS HAROLD ET AL	0		09/16/2005	OTH	21-NOT USED/OTHER		2010/02891	DEED	0.0				
FILPUS HAROLD ET AL	FILPUS HAROLD ET AL	0		06/07/2002	QC	09-FAMILY		2010/02890	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
19950 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FILPUS HAROLD ET AL 19457 ASKEL RD PELKIE MI 49958		2024 Est TCV 300,411 TCV/TFA: 225.53												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE FRONTAGE	786.00	640.00	0.7605	1.0481	130	100		81,452	
					ACREAGE					33.152	Acres	1,486	100	49,261
					786 Actual Front Feet, 44.70 Total Acres						Total Est. Land Value =		130,713	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Wood Frame					28.90	96	46	1,276	
					Wood Frame					23.73	240	46	2,620	
					Total Estimated Land Improvements True Cash Value =						3,896			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 132 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 408 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1900 (11) Heating System: Forced Air w/ Ducts Ground Area = 408 SF Floor Area = 408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 408 Total: 52,209 31,847 Other Additions/Adjustments Water/Sewer 1 4,453 2,716 1000 Gal Septic 1 2,530 1,543 Porches 132 10,382 4,257 WGEP (1 Story) Fireplaces 1 2,103 1,283 Wood Stove Totals: 71,677 41,646 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 42,687													



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal			Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 224		WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X Wood Frame				(4) Interior																							
				Drywall Paneled		Plaster Wood T&G																					
Building Style: 1 1/2				Trim & Decoration																							
Yr Built 1996		Remodeled 0		Ex		X		Ord				Min															
Condition: Good				Size of Closets																							
				Lg		X		Ord				Small															
Room List				Doors:				Solid		X		H.C.															
Basement 2 1st Floor 3 2nd Floor 1 Bedrooms		(5) Floors																									
		Kitchen: Hardwood Other: Hardwood Other:																									
(1) Exterior				(6) Ceilings																							
X Wood/Shingle Aluminum/Vinyl Brick Log Insulation																											
(2) Windows				(7) Excavation																							
Many Avg.		X Avg.		Large Few		X Small		Basement: 616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
PAAKOLA JOHANNA & JEROLD	PAAKOLA JEROLD & JOHANNA I	1		01/11/2013	QC	09-FAMILY			2013/00307	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status			
19786 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE			09/12/2022			2022-999-258	FOUNDATION			
		P.R.E. 0%			DEMOLISH			10/08/2020			2020-999-322	FOUNDATION			
Owner's Name/Address		MAP #:													
PAAKOLA JEROLD & JOHANNA LE ET AL		2024 Est TCV 109,227 TCV/TFA: 79.38													
19791 ASKEL ROAD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
PELKIE MI 49958		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-14-1C SEC 14 T52N R34W A PARCEL OF		X			LAKE FRONTAGE	127.00	430.00	1.0418	1.0073	130	100		17,324		
LAND IN GOV'T LOT 1 D/F, COM AT SE COR					LAKE FRONTAGE	36.00	350.00	1.0418	0.9867	130	100		4,811		
SEC 14, TH W 1,314', TH N 23 DEG 10' W					163 Actual Front Feet, 1.54 Total Acres							Total Est. Land Value =		22,135	
240.46' TO R/W CO RD, TH S 71 DEG 33' W															
37' TO POB,															
TH S 71 DEG 33'W 233.33',		X			Sidewalk										
TH N 41 DEG 01' W 354.41' TO SHORE OF					Sewer										
OTTER LAKE,					Electric										
TH N 61 DEG 44' E 36' ALONG SHORE,					Gas										
TH N 52 DEG 51' E 127' ALONG SHORE,					Curb										
TH S 48 DEG 09' E 430.50' TO POB. 1.65 A.		X			Street Lights										
Comments/Influences					Standard Utilities										
					Underground Utils.										
					Topography of Site										
					X	Level									
		X			Rolling										
					Low										
					High										
					Landscaped										
					Swamp										
		X			Wooded										
					Pond										
					Waterfront										
					Ravine										
					Wetland										
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,068	43,546	54,614				11,350C			
		TA	09/15/2010	INSPECTED	2023	8,599	34,779	43,378				10,810C			
		SC	10/26/2010	DATA ENTER	2022	7,152	39,965	47,117				12,407C			
					2021	6,385	37,609	43,994				12,011C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 12 CPP 12 CPP 12 CPP 80 WSEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
				X Insulation																					
				0 Front Overhang																					
				0 Other Overhang																					
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 59 Floor Area: 1,376 Total Base New : 188,819 Total Depr Cost: 84,968 Estimated T.C.V: 87,092				E.C.F. X 1.025				Bsmnt Garage:					
				Drywall		Plaster																			
				X Paneled		Wood T&G																			
				Trim & Decoration																					
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1376 SF Floor Area = 1376 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas				Cls CD Blt 1943				Carport Area: Roof:					
																						Yr Built Remodeled 1943 0			
Condition: Fair				Size of Closets				No./Qual. of Fixtures				Stories Exterior Foundation Size Cost New Depr. Cost													
				Ex X Ord Min																					
Room List				Doors: Solid X H.C.				No. of Elec. Outlets				Other Additions/Adjustments				Totals: 172,686 77,710									
				(5) Floors																					
3 Basement 1st Floor 2nd Floor 1 Bedrooms				Kitchen: Hardwood Other: Hardwood Other: Linoleum				2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing 3 Fixture Bath 1 3,778 1,700 Water/Sewer 1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WSEP (1 Story) 80 4,442 1,999 CPP 12 310 139 CPP 12 310 139 CPP 12 310 139				ECF (SOUTH OF 283) 1.025 => TCV: 87,092									
				(6) Ceilings																					
X Wood/Shingle Aluminum/Vinyl Brick				X Tile				(13) Plumbing				Notes: CABIN													
				(7) Excavation																					
X Insulation				Basement: 1376 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer																	
				(8) Basement																					
(2) Windows				Basement				Lump Sum Items:																	
				Conc. Block Poured Conc. Stone																					
X Many Avg. Few X Large Avg. Small				Treated Wood Concrete Floor				(10) Floor Support																	
				(9) Basement Finish																					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Chimney: Brick																	
				(10) Floor Support																					
X Double Glass Patio Doors				Joists: Unsupported Len: Cntr.Sup:																					
				(11) Heating/Cooling																					
X Storms & Screens				No Heating/Cooling																					
				(12) Electric																					
(3) Roof				100 Amps Service																					
				No./Qual. of Fixtures																					
X Gable Hip Flat X Gambrel Mansard Shed				Ex. X Ord. Min																					
				(13) Plumbing																					
X Asphalt Shingle				Many X Ave. Few																					
				(14) Water/Sewer																					
Chimney: Brick				Average Fixture(s)																					
				3 Fixture Bath																					
				2 Fixture Bath																					
				Softener, Auto																					
				Softener, Manual																					
				Solar Water Heat																					
				No Plumbing																					
				Extra Toilet																					
				Extra Sink																					
				Separate Shower																					
				Ceramic Tile Floor																					
				Ceramic Tile Wains																					
				Ceramic Tub Alcove																					
				Vent Fan																					
				Public Water																					
				Public Sewer																					
				1 Water Well																					
				1 1000 Gal Septic																					
				2000 Gal Septic																					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
PAAKOLA JOHANNA & JEROLD	PAAKOLA JEROLD & JOHANNA I	1		01/11/2013	QC	09-FAMILY		2013/00307	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
19791 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
PAAKOLA JEROLD & JOHANNA LE ET AL		2024 Est TCV 113,465 TCV/TFA: 109.10												
19791 ASKEL ROAD		X Improved			Vacant		Land Value Estimates for Land Table 18.OTTER LAKE							
PELKIE MI 49958		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					LAKE FRONTAGE	622.81	0.00	0.7968	0.0000	130	100		0	
P1-14-1D SEC 14 T52N R34W A PARCEL OF LAND IN GOV'T LOT 1 D/F, COM AT SE COR SEC 14, TH S 89 DEG 59' W 1,212.05' TO POB, TH S 89 DEG 59' W 647.19' TO S R/W CO RD, TH N 71 DEG 30' 56" E ALONG R/W 622.81', TH S 15 DEG 59'35" E 205.21' TO POB. 1.47 A.		X			Gravel Road			ACREAGE			1.470 Acres 6,508 100			9,567
Comments/Influences					Paved Road			623 Actual Front Feet, 1.47 Total Acres			Total Est. Land Value =			9,567
					Storm Sewer									
					Sidewalk									
					Water									
					Sewer									
		X			Electric									
					Gas									
					Curb									
					Street Lights									
					Standard Utilities									
					Underground Utils.									
		Topography of Site												
		X			Level									
					Rolling									
					Low									
					High									
					Landscaped									
					Swamp									
					Wooded									
					Pond									
					Waterfront									
					Ravine									
					Wetland									
					Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	4,784	51,949	56,733			44,486C			
		LP	09/23/2008	DATA ENTER	2023	4,784	42,306	47,090			42,368C			
		LP	10/05/2009	DATA ENTER	2022	4,793	38,863	43,656			40,351C			
		TA	09/15/2010	INSPECTED	2021	4,015	36,572	40,587			39,062C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 140 40	Type CPP Treated Wood	Year Built: 1961 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 51 Storage Area: 0 No Conc. Floor: 0					
				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
X Wood Frame		(4) Interior		X	Drywall Paneled		Plaster Wood T&G		1	Class: C Effec. Age: 49 Floor Area: 1,040 Total Base New : 198,754 Total Depr Cost: 101,364 Estimated T.C.V: 103,898		E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1		Trim & Decoration		Ex		X Ord		Min										
Yr Built 1961		Remodeled 1998		Size of Closets		Lg		X Ord		Small								
Condition: Average				Doors:		Solid		X		H.C.								
Room List		(5) Floors		X	Central Air Wood Furnace			(12) Electric										
1 Basement 5 1st Floor 2nd Floor 2 Bedrooms								100		Amps Service								
(1) Exterior								No./Qual. of Fixtures										
								Ex.		X Ord.		Min						
								No. of Elec. Outlets										
								Many		X Ave.		Few						
								(13) Plumbing										
								Average Fixture(s)										
								1 3 Fixture Bath										
								2 Fixture Bath										
								Softener, Auto										
								Softener, Manual										
								Solar Water Heat										
								No Plumbing										
								Extra Toilet										
								Extra Sink										
								Separate Shower										
								Ceramic Tile Floor										
								Ceramic Tile Wains										
								Ceramic Tub Alcove										
								1 Vent Fan										
								(14) Water/Sewer										
								Public Water										
								Public Sewer										
								1 Water Well										
								1 1000 Gal Septic										
								2000 Gal Septic										
								Lump Sum Items:										

Parcel Number: 010-014-006-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.							
FILPUS HAROLD	FILPUS HAROLD ET AL	0		06/02/2010	QC	09-FAMILY	2010/02892	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)	Date	Number	Status						
19454 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
FILPUS HAROLD 19457 ASKEL RD PELKIE MI 49958		2024 Est TCV 98,309														
			Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements				* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-14-2 SEC 14 T52N R34W GOV'T LOT 2. 10.50 A.						LAKE FRONTAGE	1000.33	610.00	0.7247	1.0431	130	100			98,309	
Comments/Influences						1500 Actual Front Feet,	10.51	Total Acres			Total Est. Land Value =			98,309		
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		Who When What				2024	49,155	0	49,155	49,155M		2,694C				
						2023	38,189	0	38,189	38,189M		2,566C				
						2022	31,762	0	31,762			2,444C				
						2021	28,359	0	28,359			2,366C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
FILPUS HAROLD	FILPUS HAROLD ET AL	0		06/02/2010	QC	09-FAMILY		2010/02892	DEED	0.0		
FILPUS HAROLD & VIRGINIA	FILPUS HAROLD	0		09/16/2005	OTH	21-NOT USED/OTHER		2010/02891	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
19457 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 09/12/2020 Qual. Ag.										
Owner's Name/Address		MAP #:										
FILPUS HAROLD & VIRGINIA		2024 Est TCV 58,572										
19457 ASKEL RD		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
PELKIE MI 49958		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-14-3 SEC 14 T52N R34W GOV'T LOT 3. 23.40 A.					WATERFRONT	1320.00	772.00	0.6856	1.0680	101	60	SLOUGH - 40% TOO WET TO HAY
Comments/Influences		Topography of Site			1320 Actual Front Feet, 23.39 Total Acres      Total Est. Land Value = 58,572							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who      When      What			2024	29,286	0	29,286	29,286M		3,855C	
					2023	29,286	0	29,286	29,286M		3,672C	
					2022	24,357	0	24,357			3,498C	
					2021	21,747	0	21,747			3,387C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
AWAD VIENO L TRUST, ESTATE OF ENGBRETSON LIZABETH 11080 EMORY OAK DR LAS VEGAS NV 89138		MAP #:									
		2024 Est TCV 51,300									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			38.250	Acres	1,341 100	51,300
					38.25 Total Acres Total Est. Land Value = 51,300						
Tax Description		Dirt Road									
P1-14-4 SEC 14 T52N R34W SW 1/4 OF SW 1/4		Gravel Road									
LESS 1.75 A SOLD TO HO.CO. RD. COMM.		Paved Road									
(P1-14-4A) 38.25 A M/L		Storm Sewer									
Comments/Influences		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	25,650	0	25,650			25,650S
					2023	25,650	0	25,650			25,650S
					2022	25,650	0	25,650			11,554C
					2021	21,364	0	21,364			11,185C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKE RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON CO RD COMMISSION				2024 Est TCV 0							
ASKE RD											
PELKIE MI 49958											
		Improved		X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL					
		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				STANDARD COMMERCIAL				1.750 Acres	47,429	100	83,000
								1.75 Total Acres		Total Est. Land Value =	83,000
Taxpayer's Name/Address		Dirt Road									
HOUGHTON CO RD COMMISSIONERS		Gravel Road									
ROYCE RD		Paved Road									
HANCOCK MI 49930		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Tax Description		Street Lights									
P1-14-4A SEC 14 T52N R34W A PARCEL OF LAND IN THE SW 1/4 OF THE SW1/4 COM AT THE SW COR SEC 14, TH N 62.45', TH NE'LY 235.93', TH 699.97' ALONG THE ARC OF A CURVE TO THE RIGHT TOTHE S LINE OF SEC 14 TH W'LY ALONG S SEC LINE 890.38' M/L TO POB. (2.25 A LESS EXISTING RD. R/W OF .50 A) 1.75 A		Standard Utilities									
		Underground Utils.									
		Topography of Site									
Comments/Influences		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2022	0	0	0			0			
		2021	0	0	0			0			
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03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status						
MANNINEN RD		School: BARAGA AREA SCHOOL DISTRICT														
Owner's Name/Address		P.R.E. 0%														
STATE OF MICHIGAN DNR ACCESS SITE PO BOX30448 LANSING MI 48909		MAP #:														
		2024 Est TCV 0														
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
P1-14-6 SEC 14 T52N R34W GOV'T LOT 5. 55.50 A.					LAKE FRONTAGE	1320.00	1831.50	0.68	56	1.16	43	130	100	136,988		
Comments/Influences					1320	Actual Front Feet,	55.50	Total Acres	Total Est. Land Value =	136,988						
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain														
		Year	Land Value	Building Value									Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What									2024	EXEMPT	EXEMPT	EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
					2022	0	0	0			0					
					2021	0	0	0			0					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DWYER ROBERT D & LISA A ET	GRZEGORZEWSKI IRENEVSZ & I	310,500	09/23/2005	WD	03-ARM'S LENGTH	167/2761	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33880 MANNINEN RD		School: BARAGA AREA SCHOOL DISTRICT		GARAGE		07/12/2021		2021-010-234		FOUNDATION			
		P.R.E. 0%		DEMOLISH		05/28/2018		2018-010-029		FOUNDATION			
Owner's Name/Address		MAP #:											
GRZEGORZEWSKI IRENEUSZ & LIDIA 3115 MAPLE LEAF DRIVE GLENVIEW IL 60026		2024 Est TCV 252,578 TCV/TFA: 258.79											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					LAKE FRONTAGE	360.59	748.00	0.8888	1.0646	130 100	44,356		
					265 Actual Front Feet, 7.02 Total Acres						Total Est. Land Value =	44,356	
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.					8.00	420 84	2,822	
					Sauna					6,499.14	1 90	5,849	
					Electric					27.89	108 84	2,530	
					Gas					Total Estimated Land Improvements True Cash Value =			11,201
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	22,178	104,111	126,289			91,167C		
		LP	10/05/2009	DATA ENTER	2023	17,231	85,101	102,332			86,826C		
		TA	09/15/2010	INSPECTED	2022	14,330	67,130	81,460			71,338C		
		SC	10/26/2010	DATA ENTER	2021	12,795	63,127	75,922			69,060C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood  Oil Coal  Elec. Steam			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type  84 WPP 140 WPP 220 WGEP (1 Story) 126 Treated Wood 126 Treated Wood 12 Treated Wood			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X Wood Frame				(4) Interior				X				Drywall Paneled				Plaster Wood T&G																	
Building Style: CABIN				Trim & Decoration																													
Yr Built 1925		Remodeled 1970		Ex				X				Ord								Min													
Condition: Good				Size of Closets																													
				Lg				X				Ord								Small													
Room List				Doors:								Solid				X				H.C.													
2 Basement				(5) Floors																													
1 1st Floor				Kitchen: Tile																													
2nd Floor				Other: Carpeted																													
3 Bedrooms				Other:																													
(1) Exterior																																	
Wood/Shingle				(6) Ceilings																													
Aluminum/Vinyl				X Wood																													
Brick																																	
X	Log Insulation																																
(2) Windows				(7) Excavation																													
X	Many		X	Large		Basement: 651 S.F.																											
	Avg.			Avg.		Crawl: 0 S.F.																											
X	Few		X	Small		Slab: 0 S.F.																											
						Height to Joists: 0.0																											
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																													
X	Double Hung Horiz. Slide Casement							Conc. Block																									
								Poured Conc.																									
X	Double Glass Patio Doors							Stone																									
								Treated Wood																									
X	Storms & Screens							X Concrete Floor																									
(3) Roof				(9) Basement Finish																													
X	Gable		Gambrel	650		Recreation SF																											
	Hip					Living SF																											
X	Flat		Mansard Shed			Walkout Doors (B)																											
						No Floor SF																											
				1 Walkout Doors (A)																													
				(10) Floor Support																													
Chimney: Brick				Joists:																													
				Unsupported Len:																													
				Cntr.Sup:																													
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1250 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 31 Floor Area: 0 Total Base New : 39,350 Total Depr Cost: 27,151 Estimated T.C.V: 27,830						E.C.F. X 1.025	Bsmnt Garage:					
Building Style: CAMP		Drywall Paneled			Plaster Wood T&G	Central Air Wood Furnace													
Yr Built 1975		Remodeled 0			Ex										X	Ord	Min		
Condition: Average		Trim & Decoration			Size of Closets														
Room List		Doors:													Solid	X	H.C.		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric														
(1) Exterior		Kitchen: Other: Other:			0 Amps Service														
X		Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings										No./Qual. of Fixtures				
Insulation															Ex. X Ord. Min				
(2) Windows		(7) Excavation			No. of Elec. Outlets			Many X Ave. Few											
X		Many Avg. Few		X			Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 2 Single Family CAMP (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1250 39,350 27,151 Totals: 39,350 27,151 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 27,830						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing		Class: CD Effec. Age: 31 Floor Area: 0 Total Base New : 39,350 Total Depr Cost: 27,151 Estimated T.C.V: 27,830		E.C.F. X 1.025		Bsmnt Garage:							
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 2 Floor Area: 0 Total Base New : 29,425 Total Depr Cost: 28,837 Estimated T.C.V: 29,558					
Building Style: CABIN		Drywall Paneled			Plaster Wood T&G									
Yr Built 2022		Remodeled GARA		Trim & Decoration										
Condition: Good		Ex		X Ord		Min								
Room List		Doors:		Solid		X H.C.								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors						(12) Electric						
(1) Exterior		Kitchen:		Other:		Other:		0 Amps Service						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings						No./Qual. of Fixtures						
Insulation								Ex.		X Ord.		Min		
(2) Windows		(7) Excavation						No. of Elec. Outlets						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many		X Ave.		Few		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						(13) Plumbing						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish				(14) Water/Sewer						
X	Asphalt Shingle	(10) Floor Support						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:						

Cost Est. for Res. Bldg: 3 Single Family CABIN  
(11) Heating System: Heat Pump  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 832 28,355 27,788  
Door Opener 2 1,070 1,049  
Totals: 29,425 28,837  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCv: 29,558



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		94,500	11/01/1995	WD	03-ARM'S LENGTH	133:299	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
18999 LAKE RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
ARCHIBALD JUDI CHARLENE KENNY EMILY I; LB 100 BLUFF DR APT 309 HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 168,726 TCV/TFA: 159.78									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					LAKE FRONTAGE	411.00	400.00	0.8658 1.0000	130 100	46,262	
					ACREAGE			0.926 Acres	6,700 100	6,204	
					411 Actual Front Feet, 4.70 Total Acres				Total Est. Land Value =	52,466	
P1-14-7A SEC 14 T52N R34W COMM AT AN IRON PIN ON THE W SHORE OF OTTER LAKE AND N 1/16 LINE TH W 486' TH N 411'; TH E 510' TO THE WATERS EDGE, TH411' M/L S ALONG WATERS EDGE TO POB. AKADWYERS PARCEL #5 CONT 4.70 A M/L Comments/Influences											
		Topography of Site									
		X	Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TA	09/15/2010	INSPECTED	2024	26,233	58,130	84,363			63,269C
		SC	10/26/2010	DATA ENTER	2023	21,073	47,128	68,201			60,257C
					2022	18,187	43,296	61,483			57,388C
					2021	16,558	40,742	57,300			55,555C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 64 WGEP (1 Story) 64 WGEP (1 Story) 112 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1970		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 576 S.F. Crawl: 336 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1970 (11) Heating System: Forced Air w/ Ducts Ground Area = 912 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 336 1.25 Story Siding Basement 576 Total: 145,191 95,827 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 1,653 Water/Sewer 1000 Gal Septic 1 4,761 3,142 Water Well, 50 Feet 1 2,629 1,735 Porches WGEP (1 Story) 64 7,017 4,631 WGEP (1 Story) 64 7,017 4,631 Deck Treated Wood 112 2,735 1,805 Totals: 171,855 113,424 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 116,260													

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLICKENSTAFF JAMES & CAROL	GRZEGORZEWSKI IRENEUSZ & I	95,000	08/08/2013	QC	03-ARM'S LENGTH	2013/04677	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
33940 MANNINEN RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
GRZEGORZEWSKI IRENEUSZ & LIDIA 3115 MAPLE LEAF DR GLENVIEW IL 60026		2024 Est TCV 99,078 TCV/TFA: 152.19										
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					LAKE FRONTAGE	235.13	535.00	0.9682	1.0295	130	100	30,467
					235 Actual Front Feet, 2.89 Total Acres Total Est. Land Value = 30,467							
P1-14-7C SEC 14 T52N R34W PART OF GL-6 COMM AT THE NW CORNER OF SEC 14; TH ALONG THE N SECTION LINE S 88 DEG 18' 04" W 1834.13' TO A POINT; SAID POINT BEING N 88 DEG 18' 04" W 115.00' FROM THE SW CORNER OF THE DNR PUBLIC ACCESS SITE; TH S 42 DEG 13' 56" W 206.00' TO THE POB; TH S 67 DEG 46' 04" E 439.54' TO A TRAVERSE POINT ON THE SHORE OF OTTER LAKE 50' M/L FROM THE WATER'S EDGE; TH ALONG A TRAVERSE LINE ALONG THE SHORE S 19 DEG 48" 23" W 235.13' TO A TRAVERSE POINT 12' M/L FROM THE WATER'S EDGE; TH N 67 DEG 46' 04" W 535.00'; TH N 42 DEG 13' 56" E 250.00' TO THE POB. ALSO THAT LAND LYING BETWEEN THE TRAVERSE LINE AND THE WATER'S EDGE OF OTTER LAKE, WITH ALL RIPARIAN AND LITTORAL RIGHTS. 2.83 ACRES M/L ***BALANCE OF DESCRIPTION ON FILE***												
		X	Dirt Road									
				Gravel Road								
				Paved Road								
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
		X	Electric									
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		X	Level									
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X	Wooded									
					Pond							
Comments/Influences		X	Waterfront									
					Ravine							
					Wetland							
					Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	15,234	34,305	49,539			37,486C	
		LP	10/20/2009	DATA ENTER	2023	11,835	27,907	39,742			35,701C	
		TA	09/15/2010	INSPECTED	2022	9,843	25,635	35,478			34,001C	
		SC	10/26/2010	DATA ENTER	2021	8,789	24,126	32,915			32,915S	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang				Gas Wood				Oil Coal			X	Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type  165 Treated Wood			Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame				(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
Building Style: RANCH				X	Drywall			Plaster		Trim & Decoration																													
Yr Built 1936		Remodeled 1992		X	Paneled			Wood T&G																															
Condition: Average					Ex	X	Ord		Min																														
				Size of Closets																																			
					Lg	X	Ord		Small	Central Air Wood Furnace																													
Room List				Doors:			Solid	X	H.C.																														
4	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors					(12) Electric																														
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other:					100 Amps Service																														
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall					No. of Elec. Outlets																													
X	Insulation									(13) Plumbing																													
(2) Windows				(7) Excavation					1																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 651 S.F. Slab: 0 S.F. Height to Joists: 0.0					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																																			
X	Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																		
X	Double Glass			(9) Basement Finish																																			
X	Patio Doors			(10) Floor Support																																			
X	Storms & Screens			Joists: Unsupported Len: Cntr.Sup:																																			
(3) Roof					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1																																
X	Gable Hip Flat		Gambrel Mansard Shed	(11) Heating/Cooling					1 1																														
Asphalt Shingle Metal				(12) Electric																																			
Chimney: Brick				(13) Plumbing																																			
				(14) Water/Sewer																																			
				(15) Fireplaces																																			
				(16) Porches/Decks																																			
				(17) Garage																																			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DWYER ROBERT & LISA ET AL	SPECKMAN DAVID & CAROL	195,000	07/23/2010	WD	03-ARM'S LENGTH	2010/4120	DEED	100.0		
KURTTI JOHN & LINDA	DWYER ROBERT & LISA	195,000	07/16/2010	QC	05-CORRECTING TITLE	2010/4119	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
18975 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		05/20/2011		11-66		COMPLETE
		P.R.E. 100% 04/02/2012								
Owner's Name/Address		MAP #:								
SPECKMAN DAVID & CAROL TRUST		2024 Est TCV 314,366 TCV/TFA: 199.85								
18975 LAKE RD		X Improved		Vacant		Land Value Estimates for Land Table 18.OTTER LAKE				
PELKIE MI 49958		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				LAKE FRONTAGE	161.78	785.00	1.0433	1.0697	130 100	23,473
				105 Actual Front Feet, 3.43 Total Acres					Total Est. Land Value = 23,473	
Tax Description		X		Land Improvement Cost Estimates						
P1-14-7D		Gravel Road		Description						
SEC 14 T52N R34W THAT PART OF GL-6 OF SEC 14; COM @ NW CORNER OF SEC 14; TH ALONG THE NORTH SEC LINE S 88 DEG 18' 04" E 1320' TO THE NW CORNER OF GL-6; TH ALONG THE WEST LINE OF GL-6 S 00 DEG 18' 17" W 552.76' TO THE POB;		Paved Road		Rate						
TH S 67 DEG 46' 04" E 668.93' TO A TRAVERSE POINT ON THE SHORE OF OTTER LAKE 21' M/L FROM THE WATER'S EDGE; THE ALONG A TRAVERSE LINE ALONG THE SHORE S 18 DEG 41' 26" W 105.17' TO A TRAVERSE POINT 12' M/L FROM THE WATER'S EDGE;		Storm Sewer		Size % Good						
THE N 88 DEG 44' 23" W 550.00'; TH S 01 DEG 15' 37" W 411' TO THE SOUTH LINE OF GL-6;		Sidewalk		Cash Value						
TH ALONG SAID SOUTH LINE N 88 DEG 44' 23" W 28.41' TO THE WEST LINE OF GL-6; THE N 00 DEG 08' 17" E 750.90' TO THE POB.		Water		26.42 144 46 1,750						
***BALANCE OF DESCRIPTION ON FILE***		Sewer		Total Estimated Land Improvements True Cash Value = 1,750						
Comments/Influences		X Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	11,737	145,446	157,183		123,538C
		LP	08/11/2009	DATA ENTER	2023	9,119	117,671	126,790		117,656C
		TA	09/15/2010	INSPECTED	2022	7,584	108,078	115,662		112,054C
		SC	10/26/2010	DATA ENTER	2021	6,771	101,704	108,475		108,475S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood  Oil Coal  Elec. Steam			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 256		WGEP (1 Story)		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1890 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame				(4) Interior																										
Building Style: CAPE					Drywall Paneled		X	Plaster Wood T&G																							
				Trim & Decoration																											
Yr Built 2006		Remodeled 0			Ex	X	Ord		Min																						
Condition: Good				Size of Closets					Lg	X	Ord		Small																		
Room List				Doors:					Solid		X	H.C.																			
	Basement			(5) Floors																											
3	1st Floor			Kitchen: Tile Other: Carpeted Other:								(12) Electric																			
1	2nd Floor							100				Amps Service																			
2	Bedrooms											No./Qual. of Fixtures																			
(1) Exterior									Ex.	X	Ord.		Min																		
	Wood/Shingle			(6) Ceilings																											
	Aluminum/Vinyl			X	Wood																										
	Brick								Many	X	Ave.		Few																		
X	Log											(13) Plumbing																			
	Insulation							1	Average Fixture(s)																						
(2) Windows				(7) Excavation																											
	Many		Large	Basement: 0 S.F.																											
X	Avg.	X	Avg.	Crawl: 1220 S.F.																											
	Few		Small	Slab: 0 S.F.																											
	Wood Sash			Height to Joists: 0.0																											
	Metal Sash																														
X	Vinyl Sash			(8) Basement																											
	Double Hung				Conc. Block																										
X	Horiz. Slide				Poured Conc.																										
	Casement				Stone																										
X	Double Glass				Treated Wood																										
	Patio Doors				Concrete Floor																										
X	Storms & Screens			(9) Basement Finish																											
(3) Roof																															
X	Gable		Gambrel	Recreation SF																											
	Hip		Mansard	Living SF																											
	Flat		Shed	Walkout Doors (B)																											
	Asphalt Shingle			No Floor SF																											
X	Metal			Walkout Doors (A)																											
Chimney: Brick				(10) Floor Support																											
				Joists:																											
				Unsupported Len:																											
				Cntr.Sup:																											
								</																							



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
DWYER ROBERT D & LISA	GRZEGORZEWSKI IRENEVSZ & I	310,500		09/13/2005	WD	03-ARM'S LENGTH		167/2761	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
MANNINEN RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
GRZEGORZEWSKI IRENEVSZ & LIDIA 3115 MAPLE LEAF DRIVE GLENVIEW IL 60026		MAP #:												
		2024 Est TCV 52,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-14-8 SEC 14 T52N R34W NW 1/4 OF NW 1/4. 40 A.					ACREAGE			40.000	Acres	1,300	100			52,000
Comments/Influences								40.00	Total Acres			Total Est. Land Value =		52,000
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	26,000	0	26,000			24,598C			
		TA	09/15/2010	INSPECTED	2023	26,000	0	26,000			23,427C			
		SC	10/26/2010	DATA ENTER	2022	26,000	0	26,000			22,312C			
					2021	21,600	0	21,600			21,600S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	10/01/2001	WD	03-ARM'S LENGTH	155:818	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
18837 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 11/29/2021									
Owner's Name/Address		MAP #:									
KANGAS KRISTI 18837 LAKE RD PELKIE MI 49958		2024 Est TCV 161,499 TCV/TFA: 165.64									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					ACREAGE			17.800 Acres	2,167 100	38,570	
					17.80 Total Acres					Total Est. Land Value =	38,570
Tax Description					Land Improvement Cost Estimates						
					Description			Rate	Size % Good	Cash Value	
					Wood Frame			22.09	800 46	8,129	
					Total Estimated Land Improvements True Cash Value =						8,129
</											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 180 WGEP (1 Story) 180 WGEP (1 Story)		Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 994 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster X Wood T&G									
Yr Built 1880		Remodeled 1970		Trim & Decoration									
Condition: Good		Ex		X Ord									
Room List		Lg		X Ord									
3 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		Doors:		Solid		X H.C.							
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Hardwood Other: Hardwood Other:		100 Amps Service									
Insulation		No./Qual. of Fixtures		Ex.		X Ord.							
(2) Windows		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.					
X Many Avg.		X Wood		(13) Plumbing		1		Average Fixture(s)					
X Avg. Few		X Large Small		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(7) Excavation		(14) Water/Sewer									
X Double Hung Horiz. Slide Casement		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Double Glass Patio Doors		(8) Basement		Lump Sum Items:									
X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
(3) Roof		(9) Basement Finish											
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1880 (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 975 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 780 Total: 120,691 71,206 Other Additions/Adjustments Plumbing Vent Fan 1 201 119 Water/Sewer 1000 Gal Septic 1 4,453 2,627 Water Well, 50 Feet 1 2,530 1,493 Porches WGEP (1 Story) 180 12,620 7,446 WGEP (1 Story) 180 12,620 7,446 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 994 32,613 19,242 Common Wall: 1 Wall 1 -2,172 -1,281 Door Opener 2 1,070 631 Built-Ins Sauna 1 5,205 3,071 Totals: 189,831 112,000 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 114,800													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KANGAS MELVIN/JUDITH STEFA	KANGAS KENNETH	0	06/13/2017	QC	21-NOT USED/OTHER	2017/03081	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18837 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KANGAS KENNETH 38526 SINGINING SANDS RD CHASSELL MI 49916		MAP #:									
		2024 Est TCV 36,750									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			15.000	Acres	2,450 100	36,750
					15.00 Total Acres Total Est. Land Value = 36,750						
Tax Description		Dirt Road									
P1-15-1 SEC 15 T52N R34W THAT PART OF THE NE 1/4 OF NE 1/4		Gravel Road									
D/F		Paved Road									
SW 1/4 OF NE 1/4 OF NE 1/4 AND THE W 1/2 OF NW 1/4 OF NE /14 OF NE 1/4		Storm Sewer									
SPLIT FOR 2018 ROLL FROM 010-015-001-00		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who		When	What	2024	18,375	0	18,375			18,375S	
TA 09/13/2010 INSPECTED				2023	18,375	0	18,375			17,896C	
SC 10/26/2010 DATA ENTER				2022	18,375	0	18,375			17,044C	
				2021	16,500	0	16,500			16,500S	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	12/01/2002	WD	03-ARM'S LENGTH	160:21	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
18953 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 12/16/2013												
Owner's Name/Address		MAP #:												
KANGAS ROBERT F & SHARON ETAL SUPANICH JANET 18953 LAKE RD PELKIE MI 49958		2024 Est TCV 50,377 TCV/TFA: 64.26												
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-15-1A SEC 15 T52N R34W A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4, SEC 15-52-34 D/F, COM AT NE COR OF NE 1/4 OF NE 1/4, TH W 66' TO POB, TH W 450', TH S 540', TH E 450', TH N 500' TOPOB. 5.20 A.					ACREAGE			5.200 Acres			3,716	100		19,325
Comments/Influences					5.20 Total Acres			Total Est. Land Value =			19,325			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	9,663	15,526	25,189			10,917C			
		TA	09/13/2010	INSPECTED	2023	9,663	12,403	22,066			10,398C			
		SC	10/26/2010	DATA ENTER	2022	9,663	11,351	21,014			9,903C			
					2021	8,544	10,682	19,226			9,587C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:			
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		120	WGEP (1 Story)	Class:			
	Duplex	0	Other Overhang												Exterior:		
	A-Frame														Brick Ven.:		
X	Wood Frame	(4) Interior													Stone Ven.:		
		Drywall													Plaster	Common Wall:	
		X	Paneled													Wood T&G	Foundation:
Building Style:		Trim & Decoration													Finished ?:		
PARK MODEL															Auto. Doors:		
Yr Built	Remodeled	Ex	X												Ord	Min	Mech. Doors:
1977	0																Area:
Condition: Fair		Size of Closets				% Good:											
		Lg	X	Ord	Small	Storage Area:											
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace		Class: Average		Floor Area:		No Conc. Floor:				
	Basement	(5) Floors		(12) Electric				Total Base New : 64,457		E.C.F.		Bsmnt Garage:					
	4 1st Floor			0 Amps Service				Total Depr Cost: 30,295		X 1.025							
	2nd Floor	Kitchen: Linoleum		No./Qual. of Fixtures				Estimated T.C.V: 31,052				Carport Area:					
	2 Bedrooms	Other:		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL		Cls Average		Blt 1977				
(1) Exterior		Other:							(11) Heating System: Wall Furnace								
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				Ground Area = 784 SF		Floor Area = 784 SF.							
	X	Aluminum/Vinyl	X	Tile					Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47								
	Brick				Many	X	Ave.	Few	Building Areas								
X	Insulation			(13) Plumbing				Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost			
(2) Windows		(7) Excavation		Average Fixture(s)				Main Home		Ribbed	Metal	784					
				1 3 Fixture Bath				Other Additions/Adjustments				Total:	46,263	21,743			
				2 Fixture Bath				Water/Sewer									
X	Many			Softener, Auto				1000 Gal Septic				1	4,761	2,238			
X	Avg.	X		Softener, Manual				Water Well, 50 Feet				1	2,629	1,236			
	Few		Large	Solar Water Heat				Porches									
			Small	No Plumbing				WGEP (1 Story)				120	8,108	3,811			
X	Wood Sash	(8) Basement		Extra Toilet				Deck									
	X	Metal Sash		Extra Sink				Treated Wood				110	2,696	1,267			
		Vinyl Sash		Separate Shower				Notes:				Totals:	64,457	30,295			
		Double Hung		Ceramic Tile Floor				ECF (SOUTH OF 283) 1.025 => TCV:						31,052			
		Horiz. Slide		Ceramic Tile Wains													
		Casement		Ceramic Tub Alcove													
X	Double Glass	(9) Basement Finish		Vent Fan													
	X	Patio Doors															
	X	Storms & Screens															
(3) Roof				(14) Water/Sewer													
				Public Water													
X	Gable		Recreation SF	Public Sewer													
	Hip		Living SF	1 Water Well													
	Mansard		Walkout Doors (B)	1 1000 Gal Septic													
	Flat		No Floor SF	2000 Gal Septic													
		Gambrel	Walkout Doors (A)														
		Shed															
	Asphalt Shingle	(10) Floor Support															
X	Metal																
Chimney: Brick		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
MANNINEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/17/1994									
Owner's Name/Address		MAP #:									
MI DNR GRANTS ADMIN DIV PAYMENTS IN LIEU OF TAXES PO BOX 30735 LANSING MI 48909-8235		2024 Est TCV 11,500									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			2.000	Acres	5,750 100	11,500
					2.00 Total Acres Total Est. Land Value = 11,500						
Tax Description		Dirt Road									
P1-15-1B SEC 15 T52N R34W E 66' OF NE 1/4 OF NE 1/4. 2 A.		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	5,750	0	5,750			876C
		TA	09/13/2010	INSPECTED	2023	5,750	0	5,750			835C
		SC	10/26/2010	DATA ENTER	2022	5,750	0	5,750			796C
					2021	4,350	0	4,350			771C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
18543 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/01/2020	2020-999-107	FOUNDATION						
Owner's Name/Address		P.R.E. 0%		GARAGE		10/11/2025	05-355	COMPLETE						
BERGAN JOSEPH A & BATTLE JEAN M BERGAN JOSEPH&BATTLEJEAN TRUST;LB 417 W MICHIGAN ST MARQUETTE MI 49855		MAP #:		2024 Est TCV 289,349 TCV/TFA: 44.47										
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-15-2 SEC 15 T52N R34W W 1/2 OF NW 1/4 OF NE 1/4. 20 A.					ACREAGE			20.000 Acres			2,000	100		40,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			40,000			
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: 5in Ren. Conc.					8.75	576	74	3,730	
					Total Estimated Land Improvements True Cash Value = 3,730									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	20,000	124,675	144,675			45,945C			
					2023	20,000	101,252	121,252			43,758C			
					2022	20,000	92,995	112,995			41,675C			
					2021	19,500	87,501	107,001			40,344C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 395 13WGEF (1 Story) Wood Balcony				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																											
Building Style: CAPE				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1988		Remodeled 2020		ExXOrdMin																											
Condition: Fair				Size of Closets																											
Part. Construct.: 70%								LgXOrdSmall																							
Room List				Doors:SolidXH.C.				Central Air Wood Furnace								Class: C Effec. Age: 33 Floor Area: 6,506 Total Base New : 713,422 Total Depr Cost: 286,795 Estimated T.C.V: 293,965				E.C.F. X 1.025											
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Other: Other:				0Amps Service																							
				No./Qual. of Fixtures																											
(1) Exterior								ExXOrdMin																							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																							
								ManyXAve.Few																							
								(13) Plumbing																							
(2) Windows				(7) Excavation				1Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X Many Avg. X Few Large Avg. Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																											
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
				(9) Basement Finish																											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X Gable Hip Flat		Gambrel Mansard Shed						1Public Water Public Sewer Water Well 11000 Gal Septic 2000 Gal Septic																							
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											
Cost Est. for Res. Bldg: 1 Single Family CAPE																				Cls C				Blt 1988							
(11) Heating System: Forced Air w/ Ducts																															
Ground Area = 6506 SF Floor Area = 6506 SF.																															
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/60/100/100/40.2																															
Building Areas																															
Stories				Exterior				Foundation				Size				Cost New				Depr. Cost											
1 Story				Pine Logs				Blt-in Gar.				5,642																			
1+ Story				Pine Logs				Slab				864																			
Total:												608,431				244,588															
Other Additions/Adjustments																															
Water/Sewer																															
1000 Gal Septic								1				4,761				1,914															
Water Well, 50 Feet								1				2,629				1,057															
Porches																															
WGEF (1 Story)								395				25,410				10,215															
Balcony																															
Wood Balcony, Roof								13				730				293															
Garages																															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																															
Base Cost								576				24,278				9,760															
Common Wall: 2 Wall								1				-5,257				-2,113															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																															
Base Cost								1754				55,216				22,197															
No Concrete Floor								504				-3,276				-1,317															
Local Cost Items																															
PRIVVY								1				500				201															
Totals:								713,422				286,795																			
Notes:																															
ECF (SOUTH OF 283) 1.025 => TCV: 293,965																															
70% Completed => Est. True Cash Value 2024 =																															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1260 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: C Effec. Age: 2 Floor Area: 0 Total Base New : 39,665 Total Depr Cost: 38,872 Estimated T.C.V: 39,844		E.C.F. X 1.025		Bsmnt Garage:			
Building Style: CAMP		Drywall Paneled Plaster Wood T&G		X No Heating/Cooling				Central Air Wood Furnace				Carport Area: Roof:			
Yr Built Remodeled 2020 GARA0		Trim & Decoration		Central Air Wood Furnace				No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family CAMP		Cls C		Blt 2020	
Condition: Good		Size of Closets		(12) Electric				Ex. X Ord. Min		Ground Area = 0 SF Floor Area = 0 SF.					
Room List		Doors: Solid X H.C.		0 Amps Service				No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(13) Plumbing				Many X Ave. Few		Building Areas					
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)				(14) Water/Sewer		Stories Exterior Foundation		Size		Cost New Depr. Cost	
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		3 Fixture Bath				Public Water		Other Additions/Adjustments					
Insulation				2 Fixture Bath				Public Sewer		Garages					
(2) Windows		(7) Excavation		Softener, Auto		Water Well		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual		1000 Gal Septic		Base Cost		1260		39,665 38,872			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Solar Water Heat		2000 Gal Septic		Totals:		39,665		38,872			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 No Plumbing		Lump Sum Items:		Notes:							
X Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				ECF (SOUTH OF 283) 1.025 => TCV:				39,844			
X Asphalt Shingle		(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		85,000	09/01/2003	WD	03-ARM'S LENGTH	162:408	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KRUSE KATHERINE D 711 N HUGHES RD HOWELL MI 48843		MAP #:									
		2024 Est TCV 4,060									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			0.364 Acres	6,700	100	2,439
					ACREAGE			0.242 Acres	6,700	100	1,621
						0.61	Total Acres	Total Est. Land Value =			4,060
Tax Description											
P1-15-2A SEC 15 T52N R34W E 12' OF NW 1/4 OF NE 1/4 AND SEC 15 T52N R34W N 8' OF SE 1/4 OF NE 1/4. .25 A. COMBINED FOR 2021 ROLL FROM 015-008-00											
Comments/Influences											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PAAKOLA JOHANNA & JEROLD	PAAKOLA JEROLD & JOHANNA I	1	01/11/2013	QC	09-FAMILY	2013/00307	DEED	0.0		
PAAKOLA JAREN M	PAAKOLA JERALD & JOHANNA	142,000	10/12/2012	WD	09-FAMILY	2012/06006	DEED	100.0		
KANGAS KENNETH J	PAKKOLA JAREN M & JAMI L	85,000	08/01/2005	WD	03-ARM'S LENGTH	167:2081	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
18751 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/01/2020	2018-999-004	FOUNDATION		
		P.R.E. 100% 04/05/2021								
Owner's Name/Address		MAP #:								
PAAKOLA JAREN M & JODIE R FILPUS-18751 LAKE RD PELKIE MI 49958		2024 Est TCV 191,270 TCV/TFA: 109.30								
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-15-2B SEC 15 T52N R34W E 1/2 OF NW 1/4 OF NE 1/4 EXCEPT THE E 12' THEREOF. 19.64 A.				ACREAGE			19.640 Acres	2,025	100	39,766
Comments/Influences				19.64 Total Acres Total Est. Land Value = 39,766						
				Land Improvement Cost Estimates						
				Description			Rate	Size % Good	Cash Value	
				D/W/P: 4in Ren. Conc.			8.00	176 74	1,042	
				D/W/P: 5in Ren. Conc.			8.75	484 74	3,134	
				Sauna			6,499.14	1 65	4,224	
				Wood Frame			23.61	252 64	3,808	
				Total Estimated Land Improvements True Cash Value = 12,208						
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	19,883	75,752	95,635		67,230C
		TA	09/13/2010	INSPECTED	2023	19,883	62,355	82,238	0M	0
		SC	10/26/2010	DATA ENTER	2022	19,883	57,163	77,046	0M	0
					2021	19,284	53,741	73,025	0J	0
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas		Area Type 48 WGEF (1 Story) 72 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall X Paneled Plaster Wood T&G											
Yr Built 1918		Remodeled 1986		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
2 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
				Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 1099 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

Clas CD Blt 1918

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1099 SF Floor Area = 1750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	651		
1 Story	Siding	Mich Bsmnt.	448		
Total:				188,575	119,830

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,453	2,716
Water Well, 50 Feet	1	2,530	1,543
Porches			
WGEF (1 Story)	48	5,340	3,257
Deck			
Treated Wood	72	2,048	1,249
Fireplaces			
Direct-Vented Gas	1	2,103	1,283
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1170	24,734	15,088
No Concrete Floor	1170	-6,997	-4,268
Totals:		222,786	135,899

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 139,296

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
OTTER LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MANNINEN JAMES E & AGNES B 3021 KOEPKE RD NORTHBROOK IL 60062		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-15-3 SEC 15 T52N R34W SW 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres					Total Est. Land Value =		48,560	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			7,737C	
		TA	09/14/2010	INSPECTED	2023	23,800	0	23,800			7,369C	
		SC	10/26/2010	DATA ENTER	2022	23,500	0	23,500			7,019C	
					2021	24,000	0	24,000			6,795C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status							
OTTER LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
STATE OF MICHIGAN		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
STATE OF MICHIGAN					ACREAGE			0.230 Acres	6,700	100					1,541
					0.23 Total Acres Total Est. Land Value = 1,541										
Tax Description															
P1-15-4A SEC 15 T52N R34W A PARCEL OF LAND IN THE SE 1/4 OF NE 1/4, SEC 15-52-34 D/F, THE S 152' OF THE N 160' OF THE E 66' OF SD SE 1/4 OF NE 1/4. .25 A.															
Comments/Influences															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT							
		2022	0	0	0			0							
		2021	0	0	0			0							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
		85,000	09/01/2003	WD	03-ARM'S LENGTH	162:408	DEED	0.0												
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status										
ASKEI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																		
Owner's Name/Address		P.R.E. 0%																		
KRUSE KATHERINE D 711 N HUGHES RD HOWELL MI 48843		MAP #:																		
				2024 Est TCV 0																
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502															
		Public Improvements			* Factors *															
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value									
					STANDARD 20+			79.530 Acres	1,079	100	85,782									
							79.53 Total Acres	Total Est. Land Value =			85,782									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																		
P1-15-5 SEC 15 T52N R34W S 1312' OF SE 1/4 OF NE 1/4 (39.75) & NE1/4 OF SE 1/4 (40 A) EXC S 152' OF N 160' OF E 66' OF SE 1/4 OF NE 1/4. 79.53 A COMMERCIAL FOREST RESERVE. 850-007																				
Comments/Influences																				
											Topography of Site									
											Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
											Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
											Who	When	What	2024	0	0	0			0
														2023	0	0	0			0
														2022	0	0	0			0
														2021	0	0	0			0
											The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan									



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	10/01/1998	WD	03-ARM'S LENGTH	144:902	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
OTTER LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KUIVANEN JEFFREY S		MAP #:									
603 N 4TH ST		2024 Est TCV 52,000									
ISHPEMING MI 49849		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
Tax Description		Public Improvements			* Factors *						
P1-15-6					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences					ACREAGE			40.000 Acres	1,300	100	52,000
					40.00 Total Acres Total Est. Land Value = 52,000						

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
18021 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/27/2017												
Owner's Name/Address		MAP #:												
TAURIAINEN ERIC S 18021 LAKE RD PELKIE MI 49958		2024 Est TCV 88,787 TCV/TFA: 139.38												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-15-7 SEC 15 T52N R34W					ACREAGE			10.000 Acres	2,900	100				29,000
W 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4. 10 ACRES						10.00	Total Acres	Total Est. Land Value =				29,000		
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	14,500	29,894	44,394			18,011C			
					2023	14,500	24,268	38,768			17,154C			
					2022	14,500	22,290	36,790			16,338C			
					2021	13,890	20,978	34,868			15,817C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	14,500	29,894	44,394			18,011C			
		TA	09/14/2010	INSPECTED	2023	14,500	24,268	38,768			17,154C			
		SC	10/26/2010	DATA ENTER	2022	14,500	22,290	36,790			16,338C			
					2021	13,890	20,978	34,868			15,817C			

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 40		WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
																							X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
X Wood Frame			(4) Interior																																		
Building Style: 1 1/4			Drywall Paneled		Plaster Wood T&G																																
							Trim & Decoration																														
							Ex		X Ord				Min																								
							Size of Closets																														
Yr Built 1910			Remodeled 1995					X		Ord				Min																							
Condition: Good							Lg		X Ord				Small																								
Room List			Doors:				Solid		X		H.C.																										
1 Basement 2 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors																																		
			Kitchen: Linoleum Other: Carpeted Other:																																		
(1) Exterior			(6) Ceilings																																		
X	Wood/Shingle Aluminum/Vinyl Brick																																				
Insulation																																					
(2) Windows			(7) Excavation																																		
X	Many Avg. Few		X Avg. Small		Basement: 420 S.F. Crawl: 0 S.F. Slab: 112 S.F. Height to Joists: 0.0																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																																		
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
			(9) Basement Finish																																		
(3) Roof																																					
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																
Asphalt Shingle X Metal			(10) Floor Support																																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																																		

Cost Est. for Res. Bldg: 1 Single Family 1 1/4				Cls CD		Blt 1910	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 532 SF Floor Area = 637 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1.25 Story	Siding	Basement	420				
1 Story	Siding	Slab	112				
Total:				83,678	51,044		
Other Additions/Adjustments							
Water/Sewer							
1000 Gal Septic			1	4,453	2,716		
Water Well, 50 Feet			1	2,530	1,543		
Porches							
WGEP (1 Story)			40	4,961	3,026		
Totals:				95,622	58,329		
Notes:							
ECF (SOUTH OF 283) 1.025 => TCV: 59,787							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
18195 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/18/1994 Qual. Ag.										
Owner's Name/Address		MAP #:										
STINGLE JAMES L & LORI		2024 Est TCV 270,877 TCV/TFA: 107.49										
18195 S LAKE RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND							
PELKIE MI 49958		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				AG LAND 10 A OR MORE			70.000	Acres	1,346	100		94,250
							70.00	Total Acres			Total Est. Land Value =	94,250
Tax Description		Dirt Road										
P1-15-7A SEC 15 T52N R34W		X	Gravel Road									
E 3/4 OF NW 1/4 OF NW 1/4 &			Paved Road									
			Storm Sewer									
SW 1/4 OF NW 1/4. 70 ACRES M/L			Sidewalk									
			Water									
			Sewer									
Comments/Influences		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	47,125	88,314	135,439		67,282C		
		TA	09/14/2010	INSPECTED	2023	37,450	82,681	120,131		64,079C		
		SC	10/26/2010	DATA ENTER	2022	35,000	80,998	115,998		61,028C		
					2021	34,760	76,024	110,784		59,079C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							64 WGEF (1 Story) 48 WPP 180 Treated Wood				
Building Style: PARK MODEL			Drywall X Paneled					Plaster Wood T&G								
Yr Built 1971		Remodeled 0	Ex	X				Ord		Min						
Condition: Average			Lg	X				Ord		Small						
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace								
	Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric											
	(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:					100 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
X	Insulation	X	Tile													
	(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		(13) Plumbing											
X	Double Glass		Conc. Block Poured Conc. Stone													
X	Patio Doors		Treated Wood		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Storms & Screens		Concrete Floor													
	(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				45,863	16,052

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	4,761	1,666
Water Well, 50 Feet	1	2,629	920
Porches			
WGEF (1 Story)	64	5,375	1,881
WPP	48	2,002	701
Deck			
Treated Wood	180	3,778	1,322
Totals:		64,408	22,542

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 18,755

Class: Average

Effec. Age: 30

Floor Area:

Total Base New : 64,408

Total Depr Cost: 22,542

Estimated T.C.V: 18,755

E.C.F. X 0.832

Bsmnt Garage:

Carport Area:

Roof:

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Implement/Equipment	Farm Utility Storage Shed			
Year Built	1990	2000			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 156	4 Wall, 64			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	30 x 48 = 1440	12 x 20 = 240			
Cost New	\$ 5,904	\$ 2,371			
Phy./Func./Econ. %Good	56/100/100 56.0	72/100/100 72.0			
Depreciated Cost	\$ 3,306	\$ 1,707			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	56	72			
Est. True Cash Value	\$ 2,751	\$ 1,420			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4171 / All Cards: 4171					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SOUMIS WALTER H & VIRGINIA	VYNCKE GARY	41,000		04/30/2018	WD	03-ARM'S LENGTH		2018/02317	DEED	100.0			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
OTTER LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 01/01/2019 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:											
VYNCKE GARY 20091 ALDRICH RD CHASSELL MI 49916		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-15-8 SEC 15 T52N R34W SE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100	48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			24,280S		
		TA	09/14/2010	INSPECTED	2023	23,800	0	23,800			23,800S		
		SC	10/26/2010	DATA ENTER	2022	23,500	0	23,500			23,500S		
					2021	24,000	0	24,000			23,609C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		1		03/01/1996	WD	03-ARM'S LENGTH		134:389	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
MAKI EDWIN R & CLARENCE E 18049 ASKEI RD PELKIE MI 49958		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-15-9 SEC 15 T52N R34W NE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000	Acres	1,214	100	48,560
Comments/Influences						40.00	Total Acres	Total Est. Land Value =			48,560	
		Dirt Road										
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,280	0	24,280			4,366C	
		TA	09/14/2010	INSPECTED	2023	23,800	0	23,800			4,159C	
		SC	10/26/2010	DATA ENTER	2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	05/01/1995	WD	03-ARM'S LENGTH	130:705	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACAN		Zoning:	Building Permit(s)		Date	Number	Status			
LAKE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 03/18/2003 Qual. Ag.										
Owner's Name/Address		MAP #:										
STINGLE JAMES L & LORI		2024 Est TCV 59,000										
18195 S LAKE RD		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
PELKIE MI 49958		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
P1-15-10 SEC 15 T52N R34W					AG LAND 10 A OR MORE		40.000 Acres	1,475	100	59,000		
NW 1/4 OF SW 1/4. 40 A.		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			40.00 Total Acres      Total Est. Land Value =      59,000							
Comments/Influences												
		Who      When      What			2024	29,500	0	29,500			4,366C	
					2023	21,400	0	21,400			4,159C	
					2022	20,000	0	20,000			3,961C	
					2021	20,500	0	20,500			3,835C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
18236 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
YLITALO CARL, RACHEL, JOHN & PHYLLIS, KAREN & LEAH 10230 BELSAY RD MILLINGTON MI 48746		MAP #:		2024 Est TCV 51,188								
Tax Description		Improved		X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
P1-15-11 SEC 15 T52N R34W SW 1/4 OF SW 1/4 LESS PAR D/F, COM AT SWCOR OF SW 1/4 OF SW 1/4 TH E 250' TH N 30' TO POB, TH E 150' TH N 175' TH W 150' TH S 175' TO POB ALSO LESS PARCEL SOLD TO HOUGHTON CO ROAD COMM (P1-15-11A). 37.97 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
		Gravel Road		ACREAGE 37.970 Acres 1,348 100 51,188								
		Paved Road		37.97 Total Acres Total Est. Land Value = 51,188								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
						2024	25,594	0	25,594			14,929C
						2023	25,594	0	25,594			14,219C
						2022	25,594	0	25,594			13,542C
						2021	21,326	0	21,326			13,110C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status						
18006 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
HOUGHTON CO RD COMMISSION		MAP #:												
18006 ASKEL RD		2024 Est TCV 0 TCV/TFA: 0.00												
PELKIE MI 49958		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL									
Taxpayer's Name/Address		Public Improvements			* Factors *									
HOUGHTON CO RD COMMISSION		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
ROYCE RD RIPLEY					STANDARD COMMERCIAL			1.530 Acres	47,922	100				73,320
HANCOCK MI 49930								1.53 Total Acres		Total Est. Land Value =				73,320
Tax Description														
P1-15-11A SEC 15 T52N R34W PART OF THE SW 1/4 OF SW 1/4 OF SEC 15-52-34 D/F, THE S 330' OF THE W 200' OF THE SW 1/4 OF SW 1/4. 1.53 A.														
Comments/Influences		Topography of Site												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Service Facility										<<<<<<Calculator Cost Computations>>>>>>									
Class: S Floor Area: 2,728 Gross Bldg Area: 2,728 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: S      Quality: Good Stories: 1      Story Height: 14      Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 154.73									
					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 154.73									
					Quality: Good Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2728 Ave. Perimeter Has Elevators:					Total Floor Area: 2,728      Base Cost New of Upper Floors = 422,104									
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***					Reproduction/Replacement Cost = 422,104 Eff.Age:16      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 257,483									
Year Built Remodeled					Area: Perimeter: Type: Heat:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 219,891 Replacement Cost/Floor Area= 154.73      Est. TCV/Floor Area= 80.61									
Overall Bldg Height					* Mezzanine Info *														
Comments:					Area #1: Type #1: Area #2: Type #2:														
					* Sprinkler Info *														
					Area: Type:														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None			Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	(40) Exterior Wall:							
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure:				(9) Sprinklers:					(13) Roof Structure:      Slope=0										
(5) Floor Cover:				(10) Heating and Cooling:					(14) Roof Cover:										
(6) Ceiling:				Gas Oil      Coal Stoker      Hand Fired Boiler															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address	Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
18049 ASKEL RD	School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address	P.R.E. 0%												
MAKI LEONARD E	MAP #:												
18049 ASKEL RD	2024 Est TCV 3,350												
PELKIE MI 49958		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
Tax Description	Public Improvements				* Factors *								
P1-15-12 SEC 15 T52N R34W PART OF SW 1/4 OF SW 1/4 D/F, COM AT SW COR OF SW 1/4 OF SW 1/4 TH E 250' TH N 30' TO POB, TH E 150' TH N 175' TH W 150' TH S 175' TO POB. .50 A.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					ACREAGE				0.500 Acres				6,700
					0.50 Total Acres Total Est. Land Value = 3,350								
	Topography of Site												
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
	Who	When	What	2024	1,675	0	1,675			1,533C			
					2023	1,675	0	1,675			1,460C		
					2022	1,750	0	1,750			1,391C		
					2021	1,735	0	1,735			1,347C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		1	11/01/2000	WD	03-ARM'S LENGTH	153:1	DEED	0.0							
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:	Building Permit(s)	Date	Number	Status							
18236 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
LASSILA KENNETH E 11005 RIVER PLANTATION DR AUSTIN TX 78747-1493		MAP #:													
		2024 Est TCV 48,560													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-15-13 SEC 15 T52N R34W SE 1/4 OF SW 1/4. 40 A.					STANDARD 20+						40.000	Acres	1,214	100	48,560
Comments/Influences									40.00	Total Acres		Total Est. Land Value =		48,560	
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,280	0	24,280			8,894C				
		TA	09/14/2010	INSPECTED	2023	23,800	0	23,800			8,471C				
		SC	10/26/2010	DATA ENTER	2022	23,500	0	23,500			8,068C				
					2021	24,000	0	24,000			7,811C				
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MICHAELSON DONALD R & ELAI	MICHAELSON DONALD ET AL	0	09/13/2010	QC	09-FAMILY	2010/4902	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: 0 (*)		Building Permit(s)		Date	Number	Status		
18618 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		10/21/2020	2020-010-887	FOUNDATION		
		P.R.E. 100% 01/22/2024										
Owner's Name/Address		MAP #:										
RAGAIN PHILIP R & MAES MICHELLE L		2024 Est TCV 83,266 TCV/TFA: 260.21										
18618 ASKEL RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958		Public Improvements				* Factors *						
						Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
						INLAND PROPERTIES						41,637
						32.93 Total Acres						41,637
Tax Description						Land Improvement Cost Estimates						
P1-15-15 SEC 15 T52N R34W PART OF SW 1/4						Description	Rate		Size % Good		Cash Value	
OF SE 1/4 D/F BEG AT SE COR OF SW 1/4 OF						Residential Local Cost Land Improvements						
SE 1/4, TH N 416' TO POB, TH N 904', TH W						Description	Rate		Size % Good		Cash Value	
1320', TH S 1320', TH E 1008', TH N 416',						UNPLATED TAGALONG						
TH E 312' TO POB.						20.00 160 95						
EXCEPT 4.07 ACRES TO 010-015-022-20 32.93						Total Estimated Land Improvements True Cash Value =						
A.M/L						3,040						
SPLIT ON 09/27/2010 FROM 010-015-022-00;												
Comments/Influences												
Split/Comb. on 09/27/2010 completed												
09/27/2010 LISA OWNER'S REQUEST;												
Parent Parcel(s): 010-015-022-00;												
Child Parcel(s): 010-015-022-10,												
010-015-022-20;												
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 320 SF Floor Area = 320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	320		
Total:				32,548	25,714

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		3,518
Water Well, 200 Feet	1		10,153		8,021
Local Cost Items					
PRIVVY			1	500	395
Totals:				47,654	37,648

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 38,589

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GALL KEITH & MICHELLE	KUNICK KRISTINA	50,000	02/17/2015	WD	03-ARM'S LENGTH	2015/00683	DEED	100.0						
MICHAELSON DONALD R & ELAI	GALL KEITH & MICHELLE	45,000	09/06/2013	QC	03-ARM'S LENGTH	2013/05307	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: 0 (*)	Building Permit(s)	Date	Number	Status						
18530 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KUNICK KRISTINA 18530 ASKEL RD PELKIE MI 49958		2024 Est TCV 87,365 TCV/TFA: 105.01												
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
SEC 15 T52N R34W PART OF SW 1/4 OF SE 1/4 D/F BEG AT SE COR OF SW 1/4 OF SE 1/4; TH W 1015 TO POB; TH N 582'; TH W 305'; TH S 582'; TH E 305' TO POB. 4.07 A M/L SPLIT ON 09/27/2010 FROM 010-015-022-00;					ACREAGE			4.070 Acres	3,979	100	16,193			
Comments/Influences								4.07 Total Acres		Total Est. Land Value =	16,193			
Split/Comb. on 09/27/2010 completed 09/27/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-015-022-00; Child Parcel(s): 010-015-022-10, 010-015-022-20;														
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		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	8,097	35,586	43,683			33,403C			
					2023	8,097	28,911	37,008			31,813C			
					2022	8,097	26,554	34,651			30,299C			
					2021	6,687	24,991	31,678			29,332C			
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		LRK 06/16/2011 INSPECTED												

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type 48 Treated Wood 72 Treated Wood		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 66 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior																			
Building Style: 1				Drywall Paneled			Plaster Wood T&G																
Yr Built 0			Remodeled 0			Ex	X	Ord		Min													
Condition: Good							Lg	X	Ord		Small												
Room List			Doors:				Solid		X	H.C.		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors								(12) Electric												
(1) Exterior			Kitchen: Other: Other:								No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings								No. of Elec. Outlets			Ex.	X	Ord.		Min				
Insulation																							
(2) Windows			(7) Excavation																				
X	Many Avg.	X	Large Avg.	Basement: 0 S.F.																			
	Few	X	Small	Crawl: 832 S.F.																			
			Slab: 0 S.F.																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Height to Joists: 0.0																				
			(8) Basement																				
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
(3) Roof			(9) Basement Finish																				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
	Asphalt Shingle		(10) Floor Support																				
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	06/01/2002	WD	03-ARM'S LENGTH	158:246	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
18734 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT					09/12/2021	2020-999-156	FOUNDATION		
		P.R.E. 100% 03/16/2010									
Owner's Name/Address		MAP #:									
PAAVOLA PAUL J 18734 ASKEL RD PELKIE MI 49958		2024 Est TCV 83,529 TCV/TFA: 108.62									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P1-15-16 SEC 15 T52N R34W PART OF SW 1/4 OF SE 1/4 D/F COM AT SE COR OF SW 1/4 OF SE 1/4, TH N 416', TH W 312', TH S 416', TH E 312' TO POB. 3 A.					ACREAGE			2.980 Acres	5,017	100	
Comments/Influences					2.98 Total Acres Total Est. Land Value = 14,950						
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Wood Frame	24.07		128 84		2,588	
					Wood Frame	19.65		412 39		3,157	
					Total Estimated Land Improvements True Cash Value = 5,745						
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	7,475	34,290	41,765			10,255C
		TA	09/14/2010	INSPECTED	2023	7,475	27,867	35,342			9,767C
		SC	10/26/2010	DATA ENTER	2022	995	25,560	26,555			9,302C
					2021	5,178	21,424	26,602			9,005C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	C				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 40				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	10 x 10 = 100				
Cost New	\$ 4,953				
Phy./Func./Econ. %Good	39/100/100 39.0				
Depreciated Cost	\$ 1,932				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	39				
Est. True Cash Value	\$ 1,980				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1980 / All Cards: 1980					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MICHAELSON DONALD R & ELAI	MICHAELSON DONALD ET AL	0	09/13/2010	PTA	33-TO BE DETERMINED	2010/04902	DEED	0.0			
MICHAELSON GEORGE	MICHEALSON DONALD	0	01/25/2010	QC	03-ARM'S LENGTH	2010/00402	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
18994 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE		11/25/2009	09-301	FOUNDATION		
		P.R.E. 100% 05/23/2022									
Owner's Name/Address		MAP #:									
MICHAELSON MICHAEL R & DENISE 18994 ASKEL RD PELKIE MI 49958		2024 Est TCV 121,553 TCV/TFA: 121.80									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					ACREAGE			9.000 Acres	3,056 100	27,500	
					9.00 Total Acres Total Est. Land Value =					27,500	
P1-15-17 SEC 15 T52N R34W COM AT SE COR OF SEC 15, TH W 320' TO POB. TH N 300', TH E 72.5', TH N 1020', TH W 280.5', TH S 1,320', TH E 208' TO POB (8 ACRES). AND A PARCEL COM AT THE SE CORNER OF SEC 15; RUN WEST ALONG THE SOUTH BOUNDARY 320'; TH RUN NORTH PARALLEL TO THE EAST BOUNDARY 280' TO THE POB; TH RUN NORTH 20'; TH RUN EAST AT RIGHT ANGLES 72.5'; TH RUN NORTH ON A LINE PARALLEL TO THE EAST BOUNDARY 1020' TO THE NORTH BOUNDARY OF THE SE 1/4 OF THE SE 1/4; TH RUN EAST ALONG THE NORTH BOUNDARY 40'; THE RUN SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY 1040'; TH WEST 112.5' TO THE POB (1 ACRE) CONTAINS 9 ACRES M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	13,750	47,027	60,777			30,211C
		LP	10/28/2008	DATA ENTER	2023	13,750	40,153	53,903			28,773C
		LP	12/18/2009	INSPECTED	2022	13,750	36,844	50,594	50,594J	50,594A	27,403C
		TA	09/14/2010	INSPECTED	2021	13,094	40,107	53,201			26,528C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
X	Wood Frame				(4) Interior			X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
19000 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 04/22/2019													
Owner's Name/Address		MAP #:													
MURPHY MICHAEL SEAN 19000 ASKEL RD PELKIE MI 49958		2024 Est TCV 167,236 TCV/TFA: 127.27													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
Tax Description					ACREAGE			7.000 Acres	3,500	100	24,500				
P1-15-17A SEC 15 T52N R34W COM AT SE COR OF SEC 15, TH W 320', TH N 300', TH E 72.5 ', TH N 1020', TH E 247.5', TH S 1,320' TO POB LESS 1 ACRE TO 010-015-024-00 IN 2010/00402). 7 ACRES M/L INGRESS & EGRESS RIGHTS FOR P1-15-17		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			7.00 Total Acres					Total Est. Land Value =	24,500			
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
			Topography of Site			Description						Rate	Size % Good	Cash Value	
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Wood Frame						27.40	120	84	2,762
						Wood Frame						27.40	120	84	2,762
						Total Estimated Land Improvements						True Cash Value =	5,524		
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	12,250	71,368	83,618				65,546C			
		LP	10/28/2008	DATA ENTER	2023	12,250	58,326	70,576				62,425C			
		LP	08/25/2009	DATA ENTER	2022	12,250	53,530	65,780				59,453C			
		TA	09/14/2010	INSPECTED	2021	11,501	48,051	59,552				57,554C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood  Oil Coal  Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area Type  144 WGEP (1 Story) 24 WGEP (1 Story) 135 WGEP (1 Story)			Year Built: 1985 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 224 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame			(4) Interior																	
Building Style: RANCH			X	Drywall			Plaster														
			X	Paneled			Wood T&G														
Yr Built 1972			Remodeled 1985			Trim & Decoration			Ex			Ord			Min						
Condition: Average			Size of Closets			Lg			Ord			Small									
Room List			Doors:			Solid			H.C.			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric			60 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1314 SF Floor Area = 1314 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,314 Total: 146,123 89,135						
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few						
Wood/Shingle Aluminum/Vinyl Brick  Insulation			X	Drywall																	
			X	Tile																	
(2) Windows			(7) Excavation			(13) Plumbing															
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1314 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Vent Fan Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) WGEP (1 Story) WGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall Door Opener Base Cost Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Fireplaces Wood Stove							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Totals: 219,450 133,865									
X Storms & Screens			(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable	Gambrel																			
	Hip	Mansard																			
	Flat	Shed																			
Asphalt Shingle			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															
X Metal																					
Chimney:																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MICHAELSON DONALD R & ETAL	MICHAELSON DONALD ET AL	0	09/13/2010	PTA	33-TO BE DETERMINED		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
18898 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 05/23/2022									
Owner's Name/Address		MAP #:									
MICHAELSON MICHAEL 18994 ASKEL RD PELKIE MI 49958		2024 Est TCV 32,305 TCV/TFA: 0.00									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					ACREAGE			6.790 Acres	3,519 100	23,896	
						6.79	Total Acres	Total Est. Land Value =		23,896	
P1-15-17B SEC 15 T52N R34W COM AT SE COR OF SEC 15, TH W 528' TO POB. TH N 1320' TH W 224', TH S 1320', TH E 224' TO POB. CONTAINS 6.79 ACRES M/L AND A PARCEL COM AT THE SE CORNER OF SAID SEC 15; TH N ALONG THE EAST LINE OF SEC 1 320' M/L TO THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SEC; TH RUN WEST 752' TO THE POB; TH RUN SOUTH PARALLEL TO THE EAST BOUNDARY LINE OF SAID SE 1/4 OF SE /14 68'; TH RUN WEST ALONG A LINE PARALLEL TO THE NORTH BOUNDARY 330.5'; TH RUN NORTH PARALLEL THE EAST BOUNDARY 68'; TH RUN EAST 330.5' TO THE POB. 0.5 ACRE M/L (2011/05170)		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
EXCEPT 0.5 ACRE SPLIT TO 010-015-024-60 DESCRIBED AS FOLLOWS: A PARCEL COM AT THE SE CORNER OF SEC 15, RUN WEST ALONG THE SOUTH BOUNDARY LINE 676' TO THE POB. FROM POB, RUN NORTH ALONG A LINE PARALLEL TO THE EAST ***BALANCE OF DESCRIPTION ON FILE***		Topography of Site									
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	11,948	4,205	16,153			6,492C
					2023	11,948	3,428	15,376			6,183C
					2022	11,948	3,150	15,098			2,971C
					2021	11,156	2,962	14,118			2,877C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 792	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	792			21,408	10,276
No Concrete Floor	792			-4,316	-2,072
Totals:				17,092	8,204

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

8,409

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	11/01/1995	WD	03-ARM'S LENGTH	133:279	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
18860 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
MICHAELSON WILLIAM L & SONJA HAMMEL T, MICHAELSON T, THOMPSON T 18860 ASKEL RD PELKIE MI 49958		2024 Est TCV 164,426 TCV/TFA: 118.63										
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Tax Description					ACREAGE			10.020 Acres	2,897 100	29,031		
P1-15-17C SEC 15 T52N R34W COM AT SE COR OF SEC 15, TH W 752' TO POB. TH N 1320' TH W 330.5', TH S 1320', TH E 330.5' TO POB. CONTAINS 10.02 ACRES M/L AND A PARCEL COM AT THE SE CORNER OF SEC 15, RUN WEST ALONG THE SOUTH BOUNDARY LINE 676' TO THE POB. FROM POB, RUN NORTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY OF SEC 78'; TH RUN EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SEC 47'; TH RUN NORTH ALONG A LINE PARALLEL TO THE AST BOUNDARY 77'; TH RUN WEST PARALLEL TO THE SOUTH BOUNDARY 32'; TH RUN AT ABOUT 58.5 DEGREES NORTHWEST TO THE POINT OF INTEREST OF ADJOINING NORTH AND SOUTH PROPERTY LINE 752' FROM THE EAST BOUNDARY OF SAID SEC 15 TO A POINT ON THAT LINE 307' NORTH FROM THE SOUTH BOUNDARY LINE ; TH RUN SOUTH ALONG A LINE PARALLEL TO THE EAST BOUNDARY LINE OF SEC 307'; TH EAST ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			10.02 Total Acres Total Est. Land Value = 29,031						
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	14,516	67,697	82,213				41,791C
		LP	08/05/2009	DATA ENTER	2023	14,516	55,039	69,555				39,801C
		TA	09/14/2010	INSPECTED	2022	14,516	50,560	65,076				37,906C
		SC	10/26/2010	DATA ENTER	2021	13,901	49,007	62,908				36,696C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: 0 (*)		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 12/28/2016										
Owner's Name/Address		MAP #:										
MICHAELSON WILLIAM L & SONJA HAMMEL T, MICHAELSON T, THOMPSON T 18860 ASKEI RD PELKIE MI 49958		2024 Est TCV 22,114										
		Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					ACREAGE			6.170 Acres	3,584	100	22,114	
					6.17 Total Acres						Total Est. Land Value =	22,114
Tax Description		Dirt Road										
P1-15-17D SEC 15 T52N R34W COM AT SE COR OF SEC 15, TH W 1,082.5' TO POB. TH N 1320', TH W 237.5', TH S 1320', TH E 237.5' TO POB. EXCEPT 1.03 ACRES SPLIT TO 010-015-024-85. CONTAINS 6.17 ACRES M/L SPLIT ON 09/28/2010 INTO 010-015-024-81 (6.17 A M/L), 010-015-024-85 1.03 A M/L);		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
Comments/Influences		Underground Utils.										
Split/Comb. on 09/28/2010 completed 09/28/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-015-024-80; Child Parcel(s): 010-015-024-81, 010-015-024-85; -----		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	11,057	0	11,057			4,318C	
					2023	11,057	0	11,057			4,113C	
					2022	11,057	0	11,057			3,918C	
					2021	10,138	0	10,138			3,793C	
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03/26/2024

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480				
		0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 11,290 Total Depr Cost: 10,725 Estimated T.C.V: 10,993										
X	Wood Frame	(4) Interior		X No Heating/Cooling		Central Air Wood Furnace		E.C.F. X 1.025		Bsmnt Garage:					
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No. of Elec. Outlets		Total Depr Cost: 10,725		Carport Area: Roof:					
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family RANCH		Cls C		Blt 2019				
2019	GARA0	Size of Closets		X		Ex. Ord. Min		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					
Condition: Good		Lg	Ord	Small	(13) Plumbing		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost				
Room List		Doors:	Solid	H.C.	Average Fixture(s)		Garages		Class: C Exterior: Pole (Unfinished)						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		1 3 Fixture Bath		Base Cost		480		14,410			
		Kitchen: Other: Other:		0 Amps Service		2 Fixture Bath		No Concrete Floor		480		-3,120			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Softener, Auto		Totals:		11,290		10,725			
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation			Many Ave. Few		Softener, Manual		Notes:		ECF (SOUTH OF 283) 1.025 => TCV:		10,993			
		(2) Windows		(7) Excavation		Solar Water Heat									
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet									
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Extra Sink									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

03/26/2024

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
17805 LAKE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE			07/16/1992			92-295	FOUNDATION		
Owner's Name/Address		P.R.E. 100% 05/18/1994												
HYRKAS SHERRILL A 17805 LAKE RD PELKIE MI 49958		MAP #:												
		2024 Est TCV 216,281 TCV/TFA: 193.11												
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-16-1A SEC 16, T52N, R 34W THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 20 ACRES M/L					ACREAGE			20.000	Acres	2,000	100			40,000
Comments/Influences							20.00	Total Acres		Total Est. Land Value =			40,000	
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	20,000	88,141	108,141			48,387C			
					2023	20,000	65,508	85,508			46,083C			
					2022	20,000	60,066	80,066			43,889C			
					2021	19,500	56,477	75,977			42,487C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	20,000	88,141	108,141			48,387C			
		TA	09/09/2010	INSPECTED	2023	20,000	65,508	85,508			46,083C			
		SC	10/26/2010	DATA ENTER	2022	20,000	60,066	80,066			43,889C			
					2021	19,500	56,477	75,977			42,487C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 70 45 216	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 480	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 24 Floor Area: 1,120 Total Base New : 226,291 Total Depr Cost: 171,982 Estimated T.C.V: 176,281		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:		
Building Style: CAPE		Trim & Decoration		Central Air X Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family CAPE		Cls C		Blt 1992			
Yr Built 1992	Remodeled 0	Ex	X Ord	Min	0 Amps Service		No./Qual. of Fixtures		Ground Area = 1120 SF Floor Area = 1120 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76				
Condition: Average		Lg	X Ord	Small	Ex. X Ord. Min		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Room List		Doors:	Solid	X H.C.	(13) Plumbing		(14) Water/Sewer		1 Story Siding Basement		1,120		166,788 126,759		
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		Average Fixture(s)		Other Additions/Adjustments		Plumbing		3 Fixture Bath		1 4,547 3,456	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Water/Sewer		1000 Gal Septic		1 4,761 3,618		Water Well, 50 Feet	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood		70 2,069 1,572		Treated Wood	
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Fireplaces		Wood Stove		1 2,497 1,898		Totals: 226,291 171,982	
(2) Windows		(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Notes:		ECF (SOUTH OF 283) 1.025 => TCV:		176,281			
Many Avg. Few		X Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		No Concrete Floor		480 -3,120 -2,371					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed											
Asphalt Shingle X Metal															
Chimney: Brick															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
S LAKE AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HAGWALL JAMES PO BOX 3492 SILVERDALE WA 98383		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-16-2 SEC 16 T52N R34W NW 1/4 OF NE 1/4. 40 A.				STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences							40.00	Total Acres		Total Est. Land Value =		48,560
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			9,287C	
		TA	09/09/2010	INSPECTED	2023	23,800	0	23,800			8,845C	
		SC	10/26/2010	DATA ENTER	2022	23,500	0	23,500			8,424C	
					2021	24,000	0	24,000			8,155C	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
33728 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		06/04/2013		13-55	COMPLETE			
Owner's Name/Address		P.R.E. 100% 10/05/2020			ADDITION		09/21/2010		10-259	COMPLETE			
KAURALA PAUL M, LADY BIRD PERALA J & KAURALA M 33728 TAPIOLA RD PELKIE MI 49958		MAP #:											
		2024 Est TCV 269,371 TCV/TFA: 216.54											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		80.000 Acres		1,025	100			82,000
							80.00	Total Acres	Total Est. Land Value =				82,000
					Land Improvement Cost Estimates								
					Description		Rate		Size		% Good	Cash Value	
					Water		25.44		168		78	3,334	
					Sewer		23.97		216		78	4,039	
					Electric		Total Estimated Land Improvements True Cash Value =						7,373
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	41,000	93,686	134,686			67,239C		
					2023	36,200	76,484	112,684			64,038C		
					2022	36,200	70,196	106,396			60,989C		
					2021	36,200	66,031	102,231			59,041C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 126 200	Type WSEP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																
X Wood Frame		(4) Interior																			
Building Style: CAPE		X	Drywall Paneled		Plaster Wood T&G																
Yr Built 1945		Remodeled 1999		Ex	X	Ord		Min													
Condition: Good		Size of Closets																			
		Lg	X	Ord			Small														
Room List																					
1	Basement	Doors:			Solid	X	H.C.														
		(5) Floors																			
														Bsmnt Garage:							
														Carport Area: Roof:							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HYRKAS ROGER ALAN & AMY SO	GRANT JAMES WILLIAM II	10,000	11/27/2012	WD	03-ARM'S LENGTH	2012/06759	DEED	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
17355 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 11/24/2019 Qual. Ag.									
Owner's Name/Address		MAP #:									
GRANT JAMES WILLIAM II 2863 DUNCAN TREET CIRCLE VALRICO FL 33594		2024 Est TCV 30,950 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-16-4 SEC 16 T52N R34W NW 1/4 OF NE 1/4 OF NW 1/4. 10 A. SPLIT ON 02/08/2011 FROM 010-016-004-00; Comments/Influences					AG LAND 10 A OR MORE			10.000	Acres	1,875 100	18,750
Split/Comb. on 02/08/2011 completed 02/08/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-016-004-00; Child Parcel(s): 010-016-004-10, 010-016-004-20; -----						10.00	Total Acres	Total Est. Land Value =			18,750
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	9,375	6,100	15,475			11,930C
					2023	7,000	5,681	12,681			11,362C
					2022	5,250	5,571	10,821			10,821S
					2021	7,000	0	7,000			7,000S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Water/Sewer					
1000 Gal Septic			1	4,761	4,571
Water Well, 200 Feet			1	10,514	10,093
Totals:				15,275	14,664

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 12,200

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
UPHAUS MATHEW & QUINLAN KA	METUGE CLAUDINE N	18,900	11/15/2017	LC	03-ARM'S LENGTH	2017/06108	DEED	100.0		
THOMPSON JOSEPH H	UPHAUS MATHEW & QUINLAN KA	17,500	04/11/2014	WD	03-ARM'S LENGTH	2014/01766	DEED	100.0		
HYRKAS ROGER ALAN & AMY SO	THOMPSON JOSEPH H	11,000	02/14/2011	WD	03-ARM'S LENGTH	2011/00866	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
33923 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/25/2023		2021-031-231		FOUNDATION
		P.R.E. 0%		HOUSE		09/17/2020		2020-010-400		FOUNDATION
Owner's Name/Address		MAP #:		HOUSE		06/11/2018		2018-010-003		FOUNDATION
METUGE CLAUDINE N 1354 MAPLE DR OAKLEY CA 94561		2024 Est TCV 195,897 TCV/TFA: 121.30								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
P1-16-4 SEC 16 T52N R34W					INLAND PROPERTIES			10.000	Acres	2,200 100 22,000
NE 1/4 OF NE 1/4 OF NW 1/4. 10 A.							10.00	Total Acres	Total Est. Land Value =	22,000
SPLIT ON 02/08/2011 FROM 010-016-004-00;										
Comments/Influences										
Split/Comb. on 02/08/2011 completed										
02/08/2011 LISA OWNER'S REQUEST;										
Parent Parcel(s): 010-016-004-00;										
Child Parcel(s): 010-016-004-10,										
010-016-004-20;										
-----										

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 208 WCP (1 Story) 156 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2021		Remodeled 0		Ex X Ord Min									
Condition: Good Part. Construct.: 75%		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 923 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 923 SF Floor Area = 1615 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	923		
Total:				195,390	191,482

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,547	4,456
2 Fixture Bath	1	3,042	2,981
Water/Sewer			
1000 Gal Septic	1	4,761	4,666
Water Well, 150 Feet	1	8,411	8,243
Porches			
WCP (1 Story)	208	8,052	7,891
WCP (1 Story)	156	6,621	6,489
Totals:		230,824	226,208

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 231,863

75% Completed => Est. True Cash Value 2024 =

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MANNINEN DEAN E & KAREN	HILDENBRAND ELISHA & CLARA	45,000	09/10/2018	WD	03-ARM'S LENGTH	2018/04442	DEED	100.0				
		44,500	08/01/2002	WD	03-ARM'S LENGTH	158:864	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
33853 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 07/12/2021										
Owner's Name/Address		MAP #:										
MAVAVE LINDAH 33583 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 48,584 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-16-5				INLAND PROPERTIES		20.000 Acres		1,700		100		34,000
SEC 16 T52N R34W				20.00 Total Acres		Total Est. Land Value =						34,000
S 1/2 OF NE 1/4 OF NW 1/4. 20 A.				Land Improvement Cost Estimates								
Comments/Influences				Description			Rate		Size	% Good		Cash Value
				Metal Prefab			21.95		64	22		309
				Total Estimated Land Improvements True Cash Value =					309			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang											
X	Wood Frame	(4) Interior												
Building Style: PARK MODEL		Drywall	Plaster											
		Paneled												
Yr Built 1993		Trim & Decoration												
		Ex	X											
Condition: Average		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
	Basement	(5) Floors		(12) Electric										
	3 1st Floor	Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service										
	2nd Floor			No./Qual. of Fixtures										
	1 Bedrooms			Ex.		X	Ord.	Min						
(1) Exterior	(6) Ceilings		No. of Elec. Outlets				Many	X	Ave.	Few				
X	Wood/Shingle	X	Tile	(13) Plumbing										
	Aluminum/Vinyl			Average Fixture(s)										
	Brick			1 3 Fixture Bath										
	Insulation			2 Fixture Bath										
(2) Windows		(7) Excavation		Softener, Auto										
X	Many	X	Large	Softener, Manual										
	Avg.		Avg.	Solar Water Heat										
	Few		Small	No Plumbing										
X	Wood Sash	(8) Basement		Extra Toilet										
	Metal Sash			Extra Sink										
	Vinyl Sash	Conc. Block		Separate Shower										
	Double Hung	Poured Conc.		Ceramic Tile Floor										
	Horiz. Slide	Stone		Ceramic Tile Wains										
	Casement	Treated Wood		Ceramic Tub Alcove										
	Double Glass	Concrete Floor		Vent Fan										
	Patio Doors	(9) Basement Finish		(14) Water/Sewer										
	Storms & Screens			Public Water										
(3) Roof		Recreation SF		Public Sewer										
X	Gable		Living SF	1 Water Well										
	Hip		Walkout Doors (B)	1 1000 Gal Septic										
	Flat		No Floor SF	2000 Gal Septic										
			Walkout Doors (A)	Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		Joists:												
		Unsupported Len:												
		Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Water/Sewer					
1000 Gal Septic			1	4,761	1,666
Water Well, 50 Feet			1	2,629	920
Totals:				7,390	2,586

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

2,651

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 1973		Remodeled GARA0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost				576	21,807
Totals:				21,807	11,340

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 11,624

Cls C Blt 1973



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HYRKAS ROGER ALAN & AMY SO	SARGENT ERIC & SAFFORD HOLLY TRUST	137,000	12/18/2014	WD	03-ARM'S LENGTH	2014/06362	DEED	100.0					
		1	03/01/1995	WD	03-ARM'S LENGTH	130:111	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
17025 DONKEN RD 17029		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/07/2018		2018-010-002		FOUNDATION			
		P.R.E. 100% 12/18/2014											
Owner's Name/Address		MAP #:											
SARGENT ERIC & SAFFORD HOLLY TRUST		2024 Est TCV 351,682 TCV/TFA: 120.40											
17025 DONKEN RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES						6,500		
					2.500 Acres						2,600 100		
					2.50 Total Acres						Total Est. Land Value =	6,500	
Tax Description					Land Improvement Cost Estimates								
					Description						Rate	Size % Good	Cash Value
SEC 16 T52N R34W NW 1/4 OF NW 1/4					D/W/P: 5in Ren. Conc.						8.75	400 97	3,395
010-016-006-00 COMBINED INTO THIS PARCEL FOR 2021					Wood Frame						25.44	168 64	2,735
Comments/Influences					Residential Local Cost Land Improvements								
					Description						Rate	Size % Good	Cash Value
					LEANING TO						3.00	96 95	274
					Total Estimated Land Improvements True Cash Value =						6,404		
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	3,250	172,591	175,841			141,212C		
		TA	09/09/2010	INSPECTED	2023	3,063	139,954	143,017			134,488C		
		SC	10/26/2010	DATA ENTER	2022	3,063	128,543	131,606			128,084C		
					2021	3,149	120,844	123,993			123,993S		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 112 248 48	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 1080		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 31 Floor Area: 1,865 Total Base New : 289,801 Total Depr Cost: 199,961 Estimated T.C.V: 204,960		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
Building Style: CAPE		Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Hot Water, Wood Furnace Add-On Ground Area = 1453 SF Floor Area = 1865 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas		Class: C Effec. Age: 31 Floor Area: 1,865 Total Base New : 289,801 Total Depr Cost: 199,961 Estimated T.C.V: 204,960		E.C.F. X 1.025		Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few					
Condition: Good		Size of Closets		Lg X Ord Small		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
Room List		Doors:	Solid X	H.C.	X Wood Furnace		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets			
Basement 5 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
(1) Exterior		(6) Ceilings		X Tile		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Tile		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
Insulation		(6) Ceilings		X Tile		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
(2) Windows		(7) Excavation		Basement: 1453 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)			
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(12) Electric		200 Amps Service		(13) Plumbing		Average Fixture(s)				
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
Lump Sum Items:		(15) Fireplaces		(16) Porches/Decks		(17) Garage		Notes:		ECF (SOUTH OF 283) 1.025 => TCV:		204,960				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 102 WCP (1 Story) 36 CPP 18 CPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X No Heating/Cooling		Class: CD Effec. Age: 56 Floor Area: 1,056 Total Base New : 116,050 Total Depr Cost: 26,112 Estimated T.C.V: 26,765		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Poor		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family COLONIAL

(11) Heating System: No Heating/Cooling

Ground Area = 704 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5

Functional Depreciation because of: NOT HABITABLE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	704		
Total:				109,961	24,741

Other Additions/Adjustments

Porches			
WCP (1 Story)	102	4,261	959
CPP	36	883	199
CPP	18	465	105
Local Cost Items			
BSMT ENTR SHELTER	16	480	108
Totals:		116,050	26,112

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 26,765

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 48				
Height	9				
Heating System	No Heating/Cooling				
Length/Width/Area	12 x 12 = 144				
Cost New	\$ 10,302				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 2,576				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 2,640				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2640 / All Cards: 2640					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WANHALA DAVID P & KATHRYN	BOHTO BRIAN D	85,000	04/01/2011	WD	03-ARM'S LENGTH	2011/01737	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33506 MICHAELSON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 04/01/2011											
Owner's Name/Address		MAP #:											
BOHTO BRIAN D		2024 Est TCV 146,916 TCV/TFA: 111.30											
33506 MICHAELSON RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-16-7 SEC 16 T52N R34W SW 1/4 OF NW 1/4. 40 A.				INLAND PROPERTIES									48,000
Comments/Influences				40.00 Total Acres Total Est. Land Value =									48,000
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
				2024	24,000	49,458	73,458			60,780C			
				2023	20,000	40,152	60,152			57,886C			
				2022	20,000	36,880	56,880			55,130C			
				2021	20,000	34,710	54,710			53,369C			
The Equalizer. Copyright (c) 1999 - 2009.		Who	When	What	2024	24,000	49,458	73,458			60,780C		
Licensed To: Township of Portage, County of Houghton, Michigan		TA	09/09/2010	INSPECTED	2023	20,000	40,152	60,152			57,886C		
		SC	10/26/2010	DATA ENTER	2022	20,000	36,880	56,880			55,130C		
					2021	20,000	34,710	54,710			53,369C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		X	Gas Wood	X	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
		0 Front Overhang 0 Other Overhang													
		(4) Interior													
X	Wood Frame	Drywall Paneled		X	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025		Bsmnt Garage:  Carport Area: Roof:		
Building Style: 1 1/2		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025					
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025				
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025		Bsmnt Garage:  Carport Area: Roof:	
Room List		Doors:			Solid	X	H.C.	Central Air Wood Furnace		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025			
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:		(12) Electric		60 Amps Service		Class: CD Effec. Age: 39 Floor Area: 1,320 Total Base New : 158,204 Total Depr Cost: 96,503 Estimated T.C.V: 98,916		E.C.F. X 1.025			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 1/2		Cls CD Blt 1974	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Plaster		No. of Elec. Outlets		Many		X	Ave.		Few	Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
		(13) Plumbing		(14) Water/Sewer		Average Fixture(s)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (SOUTH OF 283) 1.025 => TCV: 98,916	
		(7) Excavation		(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			
(2) Windows		(7) Excavation		(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			
X	Many Avg. Few	X	Large Avg. Small	Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
X	Double Hung Horiz. Slide Casement	(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
X	Double Glass Patio Doors	(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
X	Storms & Screens	(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
(3) Roof		(8) Basement		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:						
Asphalt Shingle X Metal		(10) Floor Support		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					
Chimney: Brick		(10) Floor Support		Basement: 880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GADOWSKI FRANK & NANETTE C	DAVIS ALICE J	82,500	10/31/2012	WD	03-ARM'S LENGTH	2012/06461	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
33567 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
DAVIS ALICE J		MAP #:												
536 NORTH CHERRY ST		2024 Est TCV 99,623 TCV/TFA: 81.93												
KENTON OH 43326		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-16-8 SEC 16 T52N R34W SE 1/4 OF NW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	25,812	49,812			43,360C			
		TA	09/13/2010	INSPECTED	2023	20,000	21,296	41,296			41,296S			
		SC	10/26/2010	DATA ENTER	2022	20,000	19,562	39,562			39,358C			
					2021	20,000	18,410	38,410			38,101C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1		Treated Wood		Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang											
X	Wood Frame	(4) Interior												
Building Style: 1 +		Drywall	Plaster											
		Paneled												
Yr Built Remodeled 1989 RF230		Trim & Decoration												
		Ex	X											
Condition: Average		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
	Basement	(5) Floors		(12) Electric										
	1st Floor	Kitchen: Linoleum		0 Amps Service										
	2nd Floor	Other:		No./Qual. of Fixtures										
2	Bedrooms	Other:		Ex. X Ord. Min										
(1) Exterior				No. of Elec. Outlets										
X	Wood/Shingle	(6) Ceilings		Many X Ave. Few										
	Aluminum/Vinyl			(13) Plumbing										
	Brick			Average Fixture(s)										
	Insulation			2 3 Fixture Bath										
(2) Windows		(7) Excavation		2 3 Fixture Bath										
X	Many	X	Large	Basement: 0 S.F.		Softener, Auto								
	Avg.			Avg.	Crawl: 0 S.F.	Softener, Manual								
	Few		Small	Slab: 0 S.F.		Solar Water Heat								
	Wood Sash	(8) Basement		Height to Joists: 0.0		No Plumbing								
	Metal Sash			Extra Toilet										
	Vinyl Sash			Extra Sink										
	Double Hung			Separate Shower										
	Horiz. Slide			Ceramic Tile Floor										
	Casement			Ceramic Tile Wains										
Double Glass	Conc. Block	Ceramic Tub Alcove												
Patio Doors	Poured Conc.	Vent Fan												
Storms & Screens	Stone													
	Treated Wood													
	X Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable		Gambrel	Recreation SF		Public Water								
	Hip			Living SF	Public Sewer									
	Flat		Mansard	Walkout Doors (B)		1 Water Well								
			Shed	No Floor SF		1 1000 Gal Septic								
	Asphalt Shingle			Walkout Doors (A)		2000 Gal Septic								
X	Metal			(10) Floor Support		Lump Sum Items:								
Chimney: Brick				Joists:										
				Unsupported Len:										
				Cntr.Sup:										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)			Date	Number	Status	
33351 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 12/03/2013 Qual. Ag.											
Owner's Name/Address		MAP #:											
PARZYCH ARTHUR V & BETH J PARZYCH TIMOTHY A; LB 33351 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 193,727 TCV/TFA: 143.82											
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					AG LAND 10 A OR MORE			40.000 Acres		1,475	100		59,000
					40.00 Total Acres					Total Est. Land Value =			59,000
Tax Description		X	Dirt Road		Land Improvement Cost Estimates								
P1-16-9 SEC 16 T52N R34W NE 1/4 OF SW 1/4. 40 A.			Gravel Road										
			Paved Road										
			Storm Sewer										
Comments/Influences		X	Sidewalk		Description								
			Water		Rate								
			Sewer		Size % Good								
			Electric		Cash Value								
		X	Gas		Wood Frame								
			Curb		22.09								
			Street Lights		1500 46								
			Standard Utilities		22.75 336 46								
		X	Underground Utils.		Wood Frame								
					Total Estimated Land Improvements True Cash Value =								
					18,758								
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
		X	Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	29,500	67,364	96,864			58,911C		
		LP	10/14/2008	DATA ENTER	2023	21,400	63,380	84,780			56,106C		
		LP	09/28/2009	DATA ENTER	2022	20,000	61,425	81,425			53,435C		
		TA	09/13/2010	INSPECTED	2021	20,500	57,732	78,232			51,728C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood  Oil Coal  Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 252		WGEP (1 Story)		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame				(4) Interior				Central Air Wood Furnace			1				Class: CD Effec. Age: 41 Floor Area: 1,347 Total Base New : 236,247 Total Depr Cost: 139,386 Estimated T.C.V: 115,969				E.C.F. X 0.832		Bsmnt Garage:			
	X	Drywall Paneled		Plaster Wood T&G																					
Trim & Decoration																									
Building Style: CAPE		Yr Built 1924		Remodeled 1997		Ex		X																Ord	
Condition: Good				Size of Closets					Lg	X	Ord		Small												
Room List				Doors:					Solid	X	H.C.														
	Basement			(5) Floors				(12) Electric																	
4	1st Floor			Kitchen: Linoleum				200				Amps Service													
5	2nd Floor			Other: Carpeted				No./Qual. of Fixtures																	
2	Bedrooms			Other: Hardwood				Ex.				X	Ord.		Min										
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X	Wood/Shingle			X	Drywall			Many				X	Ave.		Few										
	Aluminum/Vinyl Brick							(13) Plumbing																	
Insulation								Average Fixture(s)																	
(2) Windows				(7) Excavation				1				3 Fixture Bath													
X	Many		Large	Basement: 0 S.F.				1				2 Fixture Bath													
	Avg.	X	Avg.	Crawl: 977 S.F.								Softener, Auto													
	Few		Small	Slab: 370 S.F.								Softener, Manual													
X	Wood Sash			Height to Joists: 0.0								Solar Water Heat													
	Metal Sash											No Plumbing													
	Vinyl Sash											Extra Toilet													
X	Double Hung			(8) Basement								Extra Sink													
	Horiz. Slide											2 Separate Shower													
	Casement											1 Ceramic Tile Floor													
X	Double Glass											Ceramic Tile Wains													
	Patio Doors											Ceramic Tub Alcove													
X	Storms & Screens			(9) Basement Finish								2 Vent Fan													
(3) Roof								(14) Water/Sewer																	
X	Gable		Gambrel	Recreation SF																					
	Hip		Mansard	Living SF																					
	Flat		Shed	Walkout Doors (B)																					
				No Floor SF																					
X	Asphalt Shingle			(10) Floor Support																					
Chimney: Brick				Joists:																					
				Unsupported Len:																					
				Cntr.Sup:																					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KYLLONEN GORDON R & MARTHA	MCLEOD JAY S & CARRIE A	69,000	09/30/2022	WD	03-ARM'S LENGTH	2022/05250	PROPERTY TRANSFER	100.0
KYLLONEN GORDON R	KYLLONEN GORDON R & MARTHA	0	07/10/2014	WD	09-FAMILY	2014/03478	DEED	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
33374 MICHAELSON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
MCLEOD JAY S & CARRIE A 195 TEAL COURT SENOIA GA 30276		MAP #:						
		2024 Est TCV 48,000						
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS			
		Public Improvements		* Factors *				
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
P1-16-10 SEC 16 T52N R34W NW 1/4 OF SW 1/4. 40 A.				INLAND PROPERTIES			40.000 Acres	1,200 100 48,000
Comments/Influences					40.00	Total Acres	Total Est. Land Value =	48,000

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HINER DAVID & HELENE	HINER DAVID & HELENE ET AL	0	11/06/2014	QC	09-FAMILY	2014/06287	DEED	0.0		
HINER FAMILY TRUST	HINER DAVID & HELENE	0	11/05/2014	QC	09-FAMILY	2014/06286	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status	
32927 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 05/18/1994 Qual. Ag.								
Owner's Name/Address		MAP #:								
HINER DAVID & HELENE ET AL 32927 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 195,560 TCV/TFA: 155.95								
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				AG LAND 10 A OR MORE		40.000 Acres		1,475 100 59,000		
				40.00 Total Acres		Total Est. Land Value =		59,000		
Tax Description				Land Improvement Cost Estimates						
P1-16-11 SEC 16 T52N R34W SW 1/4 OF SW 1/4 40 ACRES PARCEL				Description		Rate	Size % Good	Cash Value		
PARCEL 010-016-011-50 INTO THIS PARCEL FOR THE 2018 ROLL				Wood Frame		24.07	160 46	1,771		
Comments/Influences				Sewer		23.84	166 46	1,820		
		X	Electric	Total Estimated Land Improvements		True Cash Value =		3,591		
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2024	29,500	68,280	97,780		55,362C
		TA	09/13/2010	INSPECTED	2023	21,400	63,333	84,733		52,726C
		SC	10/26/2010	DATA ENTER	2022	20,000	62,438	82,438		50,216C
					2021	20,500	55,391	75,891		48,612C

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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood			X	Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 96		Type WGEP (1 Story)		Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X		Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 59 Floor Area: 1,254 Total Base New : 180,420 Total Depr Cost: 81,189 Estimated T.C.V: 67,549				E.C.F. X 0.832		Bsmnt Garage: Carport Area: Roof:										
Building Style: FOUR SQUARE		Drywall Paneled		Plaster Wood T&G		Trim & Decoration																						
Yr Built 1920		Remodeled 0		Ex		X														Ord				Min				
Condition: Good		Size of Closets				Lg														X		Ord				Small		
Room List			Doors:				Solid		X		H.C.		Central Air Wood Furnace															
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts Ground Area = 1110 SF Floor Area = 1254 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 576 1 Story Siding Slab 288 1 Story Siding Slab 246 Total: 146,168 65,775  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WGEP (1 Story) 96 8,424 3,791 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,371 8,717 Common Wall: 1/2 Wall 1 -1,001 -450 Door Opener 1 475 214 Totals: 180,420 81,189																
				Kitchen: Other: Other:				100 Amps Service																				
				No./Qual. of Fixtures				Ex. X Ord. Min																				
				No. of Elec. Outlets				Many X Ave. Few																				
(1) Exterior		(6) Ceilings		(13) Plumbing				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																				
X		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation				(14) Water/Sewer				Notes:  ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 67,549																
Insulation						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
(2) Windows		(8) Basement				Lump Sum Items:																						
Many Avg. Few		X		Large Avg. Small		Basement: 576 S.F. Crawl: 0 S.F. Slab: 534 S.F. Height to Joists: 0.0																						
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish																								
				(10) Floor Support																								
				Joists: Unsupported Len: Cntr.Sup:																								
				Chimney: Brick																								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Special Purpose	Barn - General Purpose	Farm Utility/Grain Storage	Farm Utility Storage Sheds	Arenas
Year Built	1995	1920	1920	1945	1925
Class/Construction	D,Pole	D,Pole	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Good	Low Cost	Cheap
# of Walls, Perimeter	4 Wall, 248	4 Wall, 172	4 Wall, 92	4 Wall, 64	Lean-To, 40
Height	10	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	84 x 40 = 3360	56 x 30 = 1680	23 x 23 = 529	22 x 10 = 220	12 x 8 = 96
Cost New	\$ 96,768	\$ 34,625	\$ 20,007	\$ 2,214	\$ 1,930
Phy./Func./Econ. %Good	59/100/100 59.0	35/100/100 35.0	39/100/100 39.0	39/100/100 39.0	39/100/100 39.0
Depreciated Cost	\$ 57,093	\$ 12,119	\$ 7,803	\$ 863	\$ 753
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	59	35	39	39	39
Est. True Cash Value	\$ 47,501	\$ 10,083	\$ 6,492	\$ 718	\$ 626
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 65420 / All Cards: 65420					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KARSAMA BERTHA	KARSAMA BERTHA LE ET AL	0		05/16/2013	QC	09-FAMILY		2013/02930	DEED	0.0			
		20,000		06/01/2000	WD	03-ARM'S LENGTH		151:327	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
33159 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 06/17/1994											
Owner's Name/Address		MAP #: P1-16-12											
KARSAMA BERTHA LE ET AL 33159 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 266,230 TCV/TFA: 145.96											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 16 T52N R34W E 1/2 OF SE 1/4 OF SW 1/4					INLAND PROPERTIES			14.550	Acres	1,921	100		27,958
EXCEPT PARCEL SOLD TO BARAGA TELEPHONE CO (P1-16-12A),					INLAND PROPERTIES			1.500	Acres	1,921	0	RROW	0
ALSO EXC COM AT SE COR OF SE 1/4 OF SW 1/4 BEING THE C/L OF CO RD ROW, TH N 233' ALG C/L OF CO RD, TH W 33' TO POB; TH W 660', TH S 200', TH E 660', TH N 200' TO POB.								16.05	Total Acres			Total Est. Land Value =	27,958
Comments/Influences													
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	13,979	119,136	133,115				48,633C	
		LP	08/10/2009	DATA ENTER	2023	10,755	102,127	112,882				46,318C	
		TA	09/13/2010	INSPECTED	2022	10,755	93,815	104,570				44,113C	
		SC	10/26/2010	DATA ENTER	2021	12,020	88,285	100,305				42,704C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		X	Eavestrough		X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas		Area	Type	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
				Insulation																	
				0 Front Overhang																	
				0 Other Overhang																	
				(4) Interior																	
X	Wood Frame		X	Drywall		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 23 Floor Area: 1,824 Total Base New : 301,898 Total Depr Cost: 232,460 Estimated T.C.V: 238,272		E.C.F. X 1.025		Bsmnt Garage:							
Paneled		Plaster Wood T&G																			
Trim & Decoration																					
Ex	X	Ord			Min																
Size of Closets																					
Yr Built 2000		Remodeled 0																			
Condition: Average																					
Room List			Doors:			Solid			X	H.C.											
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors						(12) Electric												
(1) Exterior									200 Amps Service												
									No./Qual. of Fixtures												
									Ex.			X	Ord.		Min						
									No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall			Many			X	Ave.			Few							
X	Insulation																				
(2) Windows			(7) Excavation																		
X	Many Avg.	X	Large Avg. Small		Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Wood Sash Metal Sash Vinyl Sash																				
X	Double Hung																				
X	Horiz. Slide Casement																				
X	Double Glass																				
X	Patio Doors		X			Concrete Floor															
X	Storms & Screens		(9) Basement Finish																		
(3) Roof																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Asphalt Shingle		(10) Floor Support																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33041 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KARSAMA SCOTT B & DONNA G 3101 N ALEXANDER AVE ROYAL OAK MI 48073		MAP #:											
		2024 Est TCV 99,654 TCV/TFA: 110.73											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-16-12B SEC 16 T52N R34W W 1/2 OF SE					INLAND PROPERTIES			19.500	Acres	1,700	100		33,150
1/4 OF SW 1/4 20 AC M/L					INLAND PROPERTIES			0.500	Acres	1,700	0	RROW	0
Comments/Influences							20.00	Total Acres	Total Est. Land Value =		33,150		
					Land Improvement Cost Estimates								
					Description				Rate	Size % Good		Cash Value	
					Sauna				6,499.14	1 70		4,549	
					Total Estimated Land Improvements True Cash Value = 4,549								
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	16,575	33,252	49,827			16,642C		
		TA	09/13/2010	INSPECTED	2023	14,000	26,883	40,883			15,850C		
		TH	01/03/2011	DATA ENTER	2022	14,000	19,782	33,782			15,096C		
					2021	15,000	18,602	33,602			14,614C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 48 140Type WGEP (1 Story) Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X No Heating/Cooling				Central Air Wood Furnace				Class: C Effec. Age: 56 Floor Area: 900 Total Base New : 134,319 Total Depr Cost: 60,444 Estimated T.C.V: 61,955				E.C.F. X 1.025				Bsmnt Garage:  Carport Area: Roof:							
Building Style: COLONIAL				Trim & Decoration																											
Yr Built 1910		Remodeled 0		Ex		X		Ord				Min																			
Condition: Fair				Size of Closets																											
				Lg		X		Ord				Small																			
Room List				Doors:				Solid		X		H.C.																			
Basement 2 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: No Heating/Cooling Ground Area = 732 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 672 1 Story Siding Basement 60 Total: 122,794 55,257  Other Additions/Adjustments Porches WGEP (1 Story) 48 5,819 2,619 Deck Treated Wood 140 3,209 1,444 Fireplaces Wood Stove 1 2,497 1,124 Totals: 134,319 60,444  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 61,955				Cls C Blt 1910															
(1) Exterior				Kitchen: Other: Other:				No./Qual. of Fixtures																							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																							
Insulation								Many				X		Ave.				Few													
(2) Windows				(7) Excavation				(13) Plumbing																							
X Many Avg. X Few Large Avg. Small				Basement: 732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																											
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
(3) Roof				(9) Basement Finish				(14) Water/Sewer																							
X Gable Hip Gambrel Flat Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
Asphalt Shingle X Metal				(10) Floor Support				Lump Sum Items:																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KARSAMA BRUCE	KARSAMA KEVIN	0		05/20/2013	QC	03-ARM'S LENGTH		2013/03497	DEED	100.0		
KARSAMA CALVIN & BERTHA	KARSAMA BRUCE	3,000		08/01/2005	WD	03-ARM'S LENGTH		167:2435	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KARSAMA KEVIN 2144 THOMAS AVE BERKLEY MI 48072		2024 Est TCV 7,721										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-16-12C SEC 16 T52N R34W					INLAND PROPERTIES			3.030	Acres	2,548	100	7,721
PAR IN E 1/2 OF SE 1/4 OF SW 1/4 D/F: COM												
AT SE COR OF SE 1/4 OF SW 1/4 BEING THE												
C/L OF CO RD ROW, TH N 233' ALG C/L OF CO												
RD, TH W 33' TO POB.,												
TH W 660', TH S 200', TH E 660', TH N												
200' TO POB. 3.03 A M/L												
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status			
33209 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BARAGA TELEPHONE CO		MAP #:												
204 STATE ST		2024 Est TCV 0 TCV/TFA: 0.00												
BARAGA MI 49908		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
Tax Description		Public Improvements			* Factors *									
P1-16-12A SEC 16 T52N R34W PART OF THE SE 1/4 OF SW 1/4 OF SEC 16 T52N R34W D/F, COMMENCING AT THE S 1/4 CORNER OF SEC 16, TH N ON C/L OF COUNTY ROAD 1000', TH W 33' TO W R/W OF SAID ROAD THE POB, TH W 200', TH N 200', TH E200' TO W R/W OF SAID ROAD, TH S ALONG SAID ROAD R/W 200' TO POB. .92 A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Comments/Influences					STANDARD COMMERCIAL			0.920 Acres			50,000	100		46,000
					0.92 Total Acres			Total Est. Land Value =			46,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address	Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
	School: HOUGHTON-PORTAGE TWP SCHOOLS														
	P.R.E. 100% 10/05/2020														
Owner's Name/Address	MAP #:														
KAURALA PAUL M 33728 TAPIOLA RD PELKIE MI 49958	2024 Est TCV 52,560														
	X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
	Public Improvements				* Factors *										
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-16-13 SEC 16 T52N R34W NE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES				40.000 Acres				1,200	100	48,000
Comments/Influences					40.00 Total Acres				Total Est. Land Value =				48,000		
	Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Land Improvement Cost Estimates										
					Description				Rate				Size % Good		Cash Value
					Wood Frame				30.37				96 66		1,925
					Total Estimated Land Improvements True Cash Value = 1,925										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
	Who	When	What		2024	24,000	2,280	26,280			6,865C				
	TA	09/09/2010	INSPECTED		2023	20,000	1,992	21,992			6,539C				
	TH	01/03/2011	DATA ENTER		2022	20,000	1,808	21,808			6,228C				
					2021	20,000	1,595	21,595			6,030C				
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Building Type	Farm Implement/Equipment				
Year Built	2005				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 108				
Height	12				
Heating System	No Heating/Cooling				
Length/Width/Area	36 x 18 = 648				
Cost New	\$ 3,383				
Phy./Func./Econ. %Good	76/100/100 76.0				
Depreciated Cost	\$ 2,571				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	76				
Est. True Cash Value	\$ 2,635				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2635 / All Cards: 2635					



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal				Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas			Area	Type 204 WGEP (1 Story)			Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 89 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
Building Style: RANCH				Trim & Decoration				X	Drywall Paneled			Plaster Wood T&G			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959								
Yr Built 2002		Remodeled 0		Ex	X	Ord		Min	Size of Closets			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
Condition: Average				Size of Closets				X	Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959														
Room List				Doors: Solid X H.C.				X	Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959														
3 Basement		4 1st Floor		2nd Floor		3 Bedrooms		(5) Floors				Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
(1) Exterior				(6) Ceilings				X	Drywall			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X	Drywall			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
Insulation				(6) Ceilings				X	Drywall			Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959											
(2) Windows				(7) Excavation				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Many Avg. Few		X Large Avg. Small		Basement: 884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Double Hung Horiz. Slide Casement		X Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Storms & Screens				(9) Basement Finish				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Gable Hip Flat		Gambrel Mansard Shed		796 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
Asphalt Shingle				(10) Floor Support				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				
X Metal		Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				2	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan			(14) Water/Sewer			Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 2002 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 884 Total: 126,135 110,999  Other Additions/Adjustments Basement Living Area 796 26,045 22,920 Plumbing 3 Fixture Bath 1 3,778 3,325 Vent Fan 2 401 353 Water/Sewer 1000 Gal Septic 1 4,453 3,919 Water Well, 50 Feet 1 2,530 2,226 Porches WGEP (1 Story) 204 13,666 12,026 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 25,510 22,704 *8 Door Opener 1 475 423 Built-Ins Sauna 1 5,205 4,580 Fireplaces Direct-Vented Gas 1 2,103 1,851  Totals: 210,301 185,326  Notes: RAISED ECF (SOUTH OF 283) 1.025 => TCV: 189,959																				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PAAVOLA DAVID & CATHERINE	PAAVOLA PAUL & PATRICIA	20,000	07/02/2009	WD	03-ARM'S LENGTH	2009/04218	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status					
17510 ASKEL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION	06/13/2013	13-075	COMPLETE					
		P.R.E. 0%			ALTER	05/21/2009	09-054						
Owner's Name/Address		MAP #:											
PAAVOLA PAUL J & PATRICIA I		2024 Est TCV 74,681 TCV/TFA: 0.00											
18734 ASKEL RD		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
PELKIE MI 49958		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-16-15A					SECONDARY RD	208.72	208.72	0.7450	1.0000	188	100		
SEC 16 T52N R34W		X			209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 29,235								
A PARCEL OF LAND IN THE SW 1/4 OF SE 1/4OF SEC 16 T52N R34W D/F, BEG AT INTERSECTION OF HWY RUNNING N & S IN THE W COR OF SW 1/4 OF SE 1/4, TH E 208', TH N 208', TH W 208', TH S 208' TO POB. 1 A.													
Comments/Influences		X											
		Topography of Site											
		X											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	14,618	22,723	37,341			15,779C		
		LP	07/03/2009	INSPECTED	2023	14,618	19,897	34,515			15,028C		
					2022	14,618	17,771	32,389			14,313C		
					2021	14,618	16,966	31,584			13,856C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Garages - Storage										<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses														
Class: D Floor Area: 1,140 Gross Bldg Area: 12,772 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Item Description  (1) Excavation/Site Preparation: Excavation (in cubic feet) 1 Up 0.41 1140 1.000 1.000 467 Site Prep 1 Up 0.32 1140 1.000 1.000 365  (2) Foundation: Class D, Siding or Stucco 1 Up 2.27 1140 0.920 1.000 2,381  (3) Frame: Wood, Mill Type Construction 1 Up 6.54 1140 0.840 1.000 6,263  (4) Floor Structure: Concrete, On Ground 1 Up 4.65 1140 1.000 1.000 5,301  (7) Interior: Frame, Garages, Storage 1 Up 2.28 1140 0.800 1.000 2,079  (11) Electric & Lighting: Ave.# Outlets, Rigid Conduit 1 Up 7.42 1140 1.000 1.000 8,459  (13) Roof Structure: Wood Joists, Wood or Composition Deck 1 Up 4.43 1140 1.000 1.000 5,050 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
					High		Above Ave.		Ave.						X	Low								
					** ** Calculator Cost Data ** **																			
					Quality: Average																			
					Heat#1: No Heating or Cooling 0%																			
Depr. Table : 3% Effective Age : 44 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					Heat#2: No Heating or Cooling 0%																			
					Ave. SqFt/Story: 1140																			
					Ave. Perimeter: 136																			
					Has Elevators:																			
					*** Basement Info ***																			
	Year Built Remodeled				Area:																			
10 Overall Bldg Height					Perimeter:																			
					Type:																			
					Heat: Hot Water, Radiant Floor																			
					* Mezzanine Info *																			
					Area #1:																			
Comments:					Type #1:																			
					Area #2:																			
					Type #2:																			
					* Sprinkler Info *																			
					Area:																			
					Type: Average																			
(1) Excavation/Site Prep: 1140 SqFt Excavation (in cubic feet) 1140 SqFt Site Prep					(7) Interior: 1140 SqFt, Frame, Garages, Storage					(11) Electric and Lighting: 1140 SqFt, Ave.# Outlets, Rigid Con					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average Unfinished Typical		Few Average Unfinished Typical									
1140 SqFt, Class D, Siding or Stucco					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					X	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	X	Incandescent Fluorescent Mercury Sodium Vapor Transformer		Thickness		Bsmnt Insul.		
(3) Frame: 1140 SqFt, Wood, Mill Type Constructi															(13) Roof Structure: Slope=0 1140 SqFt, Wood Joists, Wood or Com					1140 SqFt, Wood Siding				
(4) Floor Structure: 1140 SqFt, Concrete, On Ground					(9) Sprinklers:																			
(5) Floor Cover:																								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prctn. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
ASKEI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
YLITALO CARL, RACHEL, JOHN & PHYLLIS, KAREN & LEAH 10230 BELSAY RD MILLINGTON MI 48746		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
YLITALO CARL 10230 BELSAY RD MILLINGTON MI 48746					INLAND PROPERTIES									
					40.00 Acres 1,200 100 48,000									
					40.00 Total Acres Total Est. Land Value = 48,000									
Tax Description														
P1-16-16 SEC 16 T52N R34W SE 1/4 OF SE 1/4. 40 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			3,969C			
					2023	20,000	0	20,000			3,780C			
					2022	20,000	0	20,000			3,600C			
					2021	20,000	0	20,000			3,485C			
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		96 160	WGEP (1 Story) Treated Wood	Year Built: 2009 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
						X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
X Wood Frame		(4) Interior			Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:					Class: CD Effec. Age: 42 Floor Area: 1,274 Total Base New : 187,648 Total Depr Cost: 108,836 Estimated T.C.V: 111,557		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:					
X	Drywall Paneled		Plaster Wood T&G																
Trim & Decoration																			
Yr Built 1934		Remodeled 1981		Ex											X	Ord		Min	
Building Style: CAPE			Trim & Decoration																
Condition: Average			Size of Closets																
Room List			Doors: Ex X Ord Min																
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors																
(1) Exterior			Kitchen: Vinyl Other: Carpeted Other: Tile																
X	Wood/Shingle Aluminum/Vinyl Brick		0	(6) Ceilings		X	Drywall												
Insulation			(7) Excavation																
(2) Windows			Basement: 600 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Many Avg. Few	X	Large Avg. Small																
X	Wood Sash Metal Sash																		
X	Vinyl Sash Double Hung																		
X	Horiz. Slide Casement																		
X	Double Glass																		
X	Patio Doors																		
X	Storms & Screens																		
(3) Roof																			
X	Gable Hip Flat	X	Gambrel Mansard Shed																
X	Asphalt Shingle																		
Chimney: Brick																			



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 192 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CABIN

(11) Heating System: Forced Air w/ Ducts

Ground Area = 192 SF Floor Area = 240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=49/50/100/100/24.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	192		
Total:				23,424	5,739

Other Additions/Adjustments

Totals:				23,424	5,739
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 5,882

Class: D

Effec. Age: 51

Floor Area: 240

Total Base New : 23,424

Total Depr Cost: 5,739

Estimated T.C.V: 5,882

E.C.F. X 1.025

Bsmnt Garage:

Carport Area:

Roof:

Cls D Blt 0

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat				Class: CD Effec. Age: 51 Floor Area: 329 Total Base New : 34,991 Total Depr Cost: 17,146 Estimated T.C.V: 17,574							
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G				X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Yr Built 0		Remodeled 0		Ex X Ord Min				Central Air Wood Furnace							
Condition: Fair		Trim & Decoration		Size of Closets		No. of Elec. Outlets		Class: CD Effec. Age: 51 Floor Area: 329 Total Base New : 34,991 Total Depr Cost: 17,146 Estimated T.C.V: 17,574		E.C.F. X 1.025		Bsmnt Garage:			
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 3 Single Family CABIN		Cls CD		Blt 0			
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		Kitchen: Other: Other:		0 Amps Service		(11) Heating System: Space Heater							
(1) Exterior		(7) Excavation		No. of Elec. Outlets		No./Qual. of Fixtures		Ground Area = 329 SF Floor Area = 329 SF.							
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Many X Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49							
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Building Areas							
(2) Windows		(9) Basement Finish		(14) Water/Sewer		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 329							
Many Avg. X Avg. Large Small		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Total: 34,991 17,146							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		Totals: 34,991 17,146							
X Gable Hip Flat								ECF (SOUTH OF 283) 1.025 => TCV: 17,574							
X Asphalt Shingle															
Chimney: Brick															

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 1026 % Good: 0 Storage Area: 500 No Conc. Floor: 1026	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2021		Remodeled GARA0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 4 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage	500	6,725		6,321	
Base Cost	1026	32,298		30,360	
No Concrete Floor	1026	-6,669		-6,269	
Totals:		32,354		30,412	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 31,172

Building Type	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	
Year Built		2021			
Class/Construction	D,Frame	D,Frame	D,Frame	D,Frame	
Quality/Exterior	Average	Average	Average	Average	
# of Walls, Perimeter	4 Wall, 60	4 Wall, 40	4 Wall, 48	4 Wall, 56	
Height	10	10	10	10	
Heating System	Space Heaters, Fan	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	18 x 12 = 216	12 x 8 = 96	16 x 8 = 128	16 x 12 = 192	
Cost New	\$ 7,132	\$ 3,355	\$ 4,221	\$ 5,508	
Phy./Func./Econ. %Good	39/100/100 39.0	96/100/100 96.0	82/100/100 82.0	82/100/100 82.0	
Depreciated Cost	\$ 2,781	\$ 3,221	\$ 3,461	\$ 4,517	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	39	96	82	82	
Est. True Cash Value	\$ 2,851	\$ 3,301	\$ 3,548	\$ 4,629	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14329 / All Cards: 14329					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 09/26/2022									
Owner's Name/Address		MAP #:									
LITTLE MARK S JR & KRYSTAL A 17573 ASKEI RD PELKIE MI 49958		2024 Est TCV 33,200									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			19.000	Acres	1,747 100	33,200
							19.00	Total Acres		Total Est. Land Value =	33,200
Tax Description		Dirt Road									
SEC 16 T52N R34W		Gravel Road									
PART OF TH S1/2 OF SW 1/4 OF SE 1/4; EXCEPT BEG AT THE SW COR OF SAID PROPERTY TH E 208' MOL TH N 208' MOL TH W 208' MOL TH S 208' MOL		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
EXEMPT SPLIT 010-016-017-00 INTO 010-016-403-00 AND 010-016-403-50; 010-016-403-50 STANDS AS A PARCEL ONLY TO ALLOW CORRECT SCHOOL MILLAGE BILLING (BARAGA VS HOUGHTON) HOWEVER, THIS PARCEL CANNOT BE SPLIT FROM 010-021-002-00 WITHOUT A LAND DIVISION		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
Comments/Influences		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	16,600	0	16,600			14,122C
					2023	13,450	0	13,450			13,450S
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PIETILA STANLEY L TRUST	A&H UNLIMITED LLC	129,000	09/03/2021	WD	03-ARM'S LENGTH	2021/05708	PROPERTY TRANSFER	100.0		
		1	07/01/1999	WD	03-ARM'S LENGTH	148:886	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
16999 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
A&H UNLIMITED LLC (JESSE AHO) PO BOX 343 SOUTH RANGE MI 49963		MAP #:								
		2024 Est TCV 191,333 TCV/TFA: 146.50								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				INLAND PROPERTIES		80.000 Acres		1,025 100		82,000
						80.00 Total Acres		Total Est. Land Value =		82,000
Tax Description				Land Improvement Cost Estimates						
				Description		Rate		Size % Good		Cash Value
				Sauna		5,204.57		1 85		4,424
				Sewer		25.69		96 46		1,134
				Electric		24.36		120 79		2,309
				Wood Frame						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	41,000	54,667	95,667		85,400C
		TA	09/09/2010	INSPECTED	2023	36,200	45,134	81,334		81,334S
		TH	11/03/2010	DATA ENTER	2022	36,200	41,390	77,590		77,590S
					2021	36,200	38,917	75,117		53,693C

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 72 168	WGEP (1 Story) Treated Wood		Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																					
Building Style: COLONIAL				Drywall Paneled				Plaster Wood T&G																	
Yr Built 1920		Remodeled 0		Trim & Decoration																					
Condition: Average				Ex				X Ord																	
				Size of Closets																					
				Lg				X Ord																	
Room List				Doors:				Solid				X H.C.													
5	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors								(12) Electric													
				Kitchen:				0 Amps Service																	
				Other:				No./Qual. of Fixtures																	
				Other:				Ex.				X Ord.													
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation											Many		X Ave.				Few							
								(13) Plumbing																	
								2				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(2) Windows				(7) Excavation																					
X	Many Avg. Few		X Large Avg. Small		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																				
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
					(9) Basement Finish																				
(3) Roof												(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
	Asphalt Shingle Metal				(10) Floor Support																				
	Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:								Lump Sum Items:												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MICHAELSON BRUCE E	MICHAELSON BRUCE E & KYLE	0		05/20/2015	QC	09-FAMILY			PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
33383 MICHAELSON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MICHAELSON KYLE TRUST		MAP #:											
33383 MICHAELSON RD		2024 Est TCV 82,000											
PELKIE MI 49958		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
Tax Description		Public Improvements			* Factors *								
P1-17-2		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 17 T52N R34W					INLAND PROPERTIES			80.000 Acres			1,025	100	82,000
S 1/2 OF NE 1/4. 80 A. 148/458 167/464					80.00 Total Acres			Total Est. Land Value =			82,000		
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	41,000	0	41,000			9,146C		
		TA	09/09/2010	INSPECTED	2023	36,200	0	36,200			8,711C		
		TH	11/03/2010	DATA ENTER	2022	36,200	0	36,200			8,297C		
					2021	36,200	0	36,200			8,032C		
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			16,000	12/01/1996	WD	03-ARM'S LENGTH		138:331	DEED	0.0			
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
16093 DONKEN RD			School: HOUGHTON-PORTAGE TWP SCHOOLS										
			P.R.E. 100% 07/26/2021										
Owner's Name/Address			MAP #:										
HOCKINGS ROBERT C REV LVG TRST			2024 Est TCV 303,856 TCV/TFA: 460.39										
16093 DONKEN RD													
PELKIE MI 49958			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
			Public Improvements		* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-17-4 SEC 17 T52N R34W NW 1/4. 160 A.					INLAND PROPERTIES		160.000 Acres		1,000		100		160,000
Comments/Influences					160.00 Total Acres		Total Est. Land Value =						160,000
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good		Cash Value	
					Sauna	6,499.14		1		50		3,249	
					Sewer	31.62		80		46		1,164	
					Electric	31.62		80		46		1,164	
					Gas	Total Estimated Land Improvements True Cash Value =							5,577
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
			Topography of Site										
			X	Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
			X	Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Who	When	What	2024	80,000	71,928	151,928			24,659C	
			LP	10/15/2008	INSPECTED	2023	72,000	58,564	130,564			23,485C	
			LP	10/16/2008	DATA ENTER	2022	72,000	53,751	125,751			22,367C	
			TA	09/09/2010	INSPECTED	2021	72,000	44,651	116,651		116,651W	21,653C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area Type 160 WGEP (1 Story) 20 CPP 160 WCP (1 Story)		Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: C Effec. Age: 21 Floor Area: 660 Total Base New : 170,258 Total Depr Cost: 134,906 Estimated T.C.V: 138,279				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:																		
Building Style: CAPE				X Drywall PaneledPlaster Wood T&G				Trim & Decoration				Size of Closets				Doors: Solid X H.C.				(5) Floors Kitchen: Hardwood Other: Hardwood Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Yr Built 1997Remodeled 0				Ex X Ord Min				Size of Closets				Doors: Solid X H.C.				(5) Floors Kitchen: Hardwood Other: Hardwood Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
Condition: Average				Lg X Ord Small				Size of Closets				Doors: Solid X H.C.				(5) Floors Kitchen: Hardwood Other: Hardwood Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
Room List				Doors: Solid X H.C.				Size of Closets				Doors: Solid X H.C.				(5) Floors Kitchen: Hardwood Other: Hardwood Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
Basement 1 1st Floor 1 2nd Floor 1 Bedrooms				(5) Floors Kitchen: Hardwood Other: Hardwood Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Wood/Shingle Aluminum/Vinyl Brick				X Wood				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Insulation				(6) Ceilings				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
(2) Windows				(7) Excavation				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Many Avg. X Avg. Few Small				Basement: 528 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Double Glass				Treated Wood				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Patio Doors				Concrete Floor				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Storms & Screens				(9) Basement Finish				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
(3) Roof				Recreation SF				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Gable Hip Flat				Gambrel Mansard Shed				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X Asphalt Shingle				(10) Floor Support				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			

Cost Est. for Res. Bldg: 1 Single Family CAPE																Cls C				Blt 1997			
(11) Heating System: Space Heater																							
Ground Area = 528 SF Floor Area = 660 SF.																							
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79																							
Building Areas																							
Stories				Exterior				Foundation				Size				Cost New				Depr. Cost			
1.25 Story				Siding				Basement				528											
Total:																96,843				76,507			
Other Additions/Adjustments																							
Water/Sewer																							
				1000 Gal Septic				1				4,761				3,761							
				Water Well, 50 Feet				1				2,629				2,077							
Porches																							
				WGEP (1 Story)				160				12,782				10,353				*			
				WCP (1 Story)				160				6,746				5,464				*			
				CPP				20				547				443				*			
Garages																							
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																							
				Base Cost				1008				36,419				28,771							
				Door Opener				1				535				423							
Built-Ins																							
				Sauna				1				6,499				5,134							
Fireplaces																							
				Wood Stove				1				2,497				1,973							
Totals:																170,258				134,906			
Notes:																							
ECF (SOUTH OF 283) 1.025 => TCV:																				138,279			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		10,000	12/01/1997	WD	03-ARM'S LENGTH	142:221	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
16128 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
ALMLI BIDDLE R 13346 SUNSET DR LANSE MI 49946		MAP #:												
		2024 Est TCV 73,447 TCV/TFA: 153.01												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value				
ALMLI BIDDLE R SWEENEY JANE 721 KEMP ST LANSE MI 49946					INLAND PROPERTIES			30.000 Acres	1,300	100	39,000			
					30.00 Total Acres			Total Est. Land Value =		39,000				
Tax Description		Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
P1-17-6 SEC 17 T52N R34W SW 1/4 OF SW 1/4. EXC THE E 330'. 30 A M/L					Description		Rate	Size % Good	Cash Value					
Comments/Influences					Sauna		5,204.57	1	75	3,904				
		Topography of Site			Sewer		27.51	84	46	1,063				
					Wood Frame		Total Estimated Land Improvements True Cash Value =			4,967				
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	19,500	17,224	36,724			17,883C
					TA	09/08/2010	INSPECTED	2023	16,200	14,124	30,324			17,032C
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			TH	11/03/2010	DATA ENTER	2022	16,200	12,931	29,131			16,221C
								2021	16,200	12,148	28,348			15,703C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type  48 WGEP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X				Class: CD Effec. Age: 56 Floor Area: 480 Total Base New : 63,918 Total Depr Cost: 28,761 Estimated T.C.V: 29,480				E.C.F. X 1.025				Bsmnt Garage:							
Drywall Paneled				Plaster Wood T&G																							
Trim & Decoration																											
Ex X Ord Min																											
Building Style: CABIN				Size of Closets				Central Air Wood Furnace  (12) Electric  0 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 384 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size 1.25 Story Siding Crawl Space 384 Total: 56,048 25,220  Other Additions/Adjustments Porches 48 5,340 2,403 WGEP (1 Story) Water/Sewer 1 2,530 1,138 Water Well, 50 Feet Totals: 63,918 28,761  Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 29,480				Cls CD Blt 1928				Carport Area: Roof:							
Yr Built Remodeled 1928 0				Lg X Ord Small																							
Condition: Good				Doors: Solid X H.C.																							
Room List				(5) Floors  Kitchen: Other: Other:																							
3 Basement 1st Floor 2nd Floor Bedrooms				(6) Ceilings				No. of Elec. Outlets  Many X Ave. Few				Other Additions/Adjustments Porches 48 5,340 2,403 WGEP (1 Story) Water/Sewer 1 2,530 1,138 Water Well, 50 Feet Totals: 63,918 28,761  Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 29,480				Cls CD Blt 1928				Carport Area: Roof:							
(1) Exterior				(7) Excavation  Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X Wood/Shingle Aluminum/Vinyl Brick				(8) Basement				Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
Insulation				(9) Basement Finish				Lump Sum Items:																			
(2) Windows				(10) Floor Support				Lump Sum Items:				Other Additions/Adjustments Porches 48 5,340 2,403 WGEP (1 Story) Water/Sewer 1 2,530 1,138 Water Well, 50 Feet Totals: 63,918 28,761  Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 29,480				Cls CD Blt 1928				Carport Area: Roof:							
Many Avg. X Avg. Large Few Small				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(11) Heating/Cooling																							
(3) Roof				(12) Electric																							
X Gable Hip Flat				Gambrel Mansard Shed				Central Air Wood Furnace				Class: CD Effec. Age: 56 Floor Area: 480 Total Base New : 63,918 Total Depr Cost: 28,761 Estimated T.C.V: 29,480				E.C.F. X 1.025				Bsmnt Garage:							
Asphalt Shingle X Metal				Joists: Unsupported Len: Cntr.Sup:				(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 384 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size 1.25 Story Siding Crawl Space 384 Total: 56,048 25,220  Other Additions/Adjustments Porches 48 5,340 2,403 WGEP (1 Story) Water/Sewer 1 2,530 1,138 Water Well, 50 Feet Totals: 63,918 28,761  Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 29,480				Cls CD Blt 1928				Carport Area: Roof:							
Chimney: Brick				(14) Water/Sewer				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Porches 48 5,340 2,403 WGEP (1 Story) Water/Sewer 1 2,530 1,138 Water Well, 50 Feet Totals: 63,918 28,761  Notes:  ECF (SOUTH OF 283) 1.025 => TCV: 29,480				Cls CD Blt 1928				Carport Area: Roof:							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
COTE BERTHOLD A	ALMLI BIDDLE R	1		08/19/2005	QC	21-NOT USED/OTHER		167/2378	DEED	100.0				
		100		11/01/1997	WD	03-ARM'S LENGTH		141:730	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ALMLI BIDDLE R 13346 SUNSET DR LANSE MI 49946		2024 Est TCV 22,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
ALMLI BIDDLE R SWEENEY JANE 721 KEMP ST LANSE MI 49946					INLAND PROPERTIES10.000 Acres2,200 10022,000									
					10.00 Total AcresTotal Est. Land Value =22,000									
Tax Description														
P1-17-6A SEC 17 T52N R34W E 330' OF SW 1/4 OF SW 1/4. 10 A M/L														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,000	0	11,000			2,533C			
		TA	09/08/2010	INSPECTED	2023	10,000	0	10,000			2,413C			
		TH	11/03/2010	DATA ENTER	2022	10,000	0	10,000			2,299C			
					2021	10,905	0	10,905			2,226C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status					
33383 MICHAELSON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		10/25/2010		10-295	COMPLETE						
Owner's Name/Address		P.R.E. 78% 05/15/2017														
MICHAELSON KYLE TRUST		MAP #:														
33383 MICHAELSON RD		2024 Est TCV 283,081 TCV/TFA: 180.08														
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
Tax Description		Public Improvements				* Factors *										
P1-17-8		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 17 T52N R34W						INLAND PROPERTIES				40.000 Acres				1,200	100	48,000
NE 1/4 OF SE 1/4. 40 A. 167/464						40.00 Total Acres				Total Est. Land Value =				48,000		
Comments/Influences		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Land Improvement Cost Estimates										
						Description					Rate	Size % Good		Cash Value		
						Wood Frame					24.95	180 46		2,066		
						Total Estimated Land Improvements				True Cash Value =		2,066				
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What				2024	24,000	117,541	141,541			42,800C				
		LRK 06/17/2011 INSPECTED				2023	20,000	95,328	115,328			40,762C				
						2022	20,000	87,547	107,547			38,821C				
						2021	20,000	82,374	102,374			37,581C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 81 WGEF (1 Story) 190 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/4		Drywall Paneled		Plaster Wood T&G									
Yr Built 1938		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 806 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 806 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	806		
Total:				124,081	75,689

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		2,716
Water Well, 50 Feet	1		2,530		1,543
Porches					
WGEF (1 Story)	81		7,501		4,576
Deck					
Treated Wood	190		3,827		2,334
Fireplaces					
Wood Stove	1		2,103		1,283
Totals:				144,495	88,141

Notes: CAPE COD

ECF (SOUTH OF 283) 1.025 => TCV:

90,345

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam						Area 204 102	Type CPP WGEP (1 Story)		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 3600 % Good: 76 Storage Area: 0 No Conc. Floor: 0																
X Wood Frame			(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Class: D Effec. Age: 34 Floor Area: 564 Total Base New : 168,078 Total Depr Cost: 139,190 Estimated T.C.V: 142,670			E.C.F. X 1.025																
Building Style: 1			Trim & Decoration			X No Heating/Cooling			Central Air Wood Furnace									Bsmnt Garage:																
Yr Built 2009			Ex X			Ord X			Min									Carport Area: Roof:																
Condition: Good			Size of Closets			Lg X			Ord X			Small																						
Room List			Doors: Solid X			H.C.																												
Basement 2 1st Floor 2nd Floor 1 Bedrooms			(5) Floors			Kitchen: Other: Other:			(12) Electric			0 Amps Service																						
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures			Ex. X			Ord. X			Min																			
X Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			Many X			Ave. X			Few																			
Insulation						(13) Plumbing			Average Fixture(s)																									
(2) Windows			(7) Excavation			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																									
Many Avg. Few			Basement: 340 S.F. Crawl: 0 S.F. Slab: 204 S.F. Height to Joists: 0.0			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Lump Sum Items:																									
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support																												
X Gable Hip Flat			Gambrel Mansard Shed																															
X Asphalt Shingle																																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 2 Single Family 1 (11) Heating System: No Heating/Cooling Ground Area = 544 SF Floor Area = 564 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 340 *9 1 Story Siding Slab 204 *9 0.5 Story Siding Overhang 20 0.5 Story Siding Overhang 20 Total: 70,643 63,665 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,176 -3,017 Porches CPP 204 2,883 2,739 *9 WGEP (1 Story) 102 8,052 7,649 *9 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 3600 89,676 68,154 *7 Totals: 168,078 139,190 Notes: SAUNA ECF (SOUTH OF 283) 1.025 => TCV: 142,670																																		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
USIMAKI ROBERT A	MITTLESTAT JASON S	162,000	11/13/2006	WD	03-ARM'S LENGTH	169/937	DEED	100.0				
		85,000	07/01/2004	WD	03-ARM'S LENGTH	165:643	DEED	0.0				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status			
33254 PAAVOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 02/03/2014 Qual. Ag.										
Owner's Name/Address		MAP #:										
MITTLESTAT JASON S		2024 Est TCV 221,819 TCV/TFA: 115.53										
33254 PAAVOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND							
PELKIE MI 49958		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-17-10 SEC 17 T52N R34W NW 1/4 OF SE 1/4. 40 A. 165/643				AG LAND 10 A OR MORE			40.000	Acres	1,475	100	59,000	
Comments/Influences							40.00	Total Acres		Total Est. Land Value =	59,000	
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
				2024	29,500	81,410	110,910			71,856C		
				TA 09/09/2010 INSPECTED	2023	21,400	76,005	97,405			68,435C	
				TH 11/03/2010 DATA ENTER	2022	20,000	74,526	94,526			65,177C	
					2021	20,500	70,132	90,632			63,095C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MELKA BRIAN W & SUSAN TRUS	ALBERT LANDON C & KELSEY H	119,500	06/26/2020	WD	03-ARM'S LENGTH	2020/03314	DEED	100.0		
KENNEDY DEAN & BARBARA	MELKA BRIAN W & SUSAN	150,000	11/29/2006	WD	03-ARM'S LENGTH	2006/0063	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
33157 MICHAELSON RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		04/10/2023		2023-010-050		FOUNDATION
Owner's Name/Address		P.R.E. 0%		DEMOLISH		05/22/2007		07-084		FOUNDATION
		MAP #:								
ALBERT LANDON C & KELSEY H 33157 MICHAELSON RD PELKIE MI 49958-9021		2024 Est TCV 210,927 TCV/TFA: 325.50								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
P1-17-11 SEC 17 T52N R34W S 1/2 OF SE 1/4. 80 A.					INLAND PROPERTIES			80.000 Acres 1,025 100 82,000		
Comments/Influences					80.00			Total Acres Total Est. Land Value = 82,000		
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Wood Frame	25.44		168 69		2,949
					Sewer	25.77		160 69		2,845
		X	Electric				Total Estimated Land Improvements True Cash Value = 5,794			
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		X	Pond							
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value
		Who	When	What	2024	41,000	64,464	105,464		83,396C
		TA	09/09/2010	INSPECTED	2023	36,200	43,225	79,425		79,425S
		TH	11/03/2010	DATA ENTER	2022	36,200	10,886	47,086		47,086S
					2021	36,200	9,512	45,712		45,712S
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type		Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 6 Floor Area: 648 Total Base New : 116,711 Total Depr Cost: 109,708 Estimated T.C.V: 112,451						E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:												
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G																					Trim & Decoration								
Yr Built	Remodeled	0 WELL ON 0		Ex	X	Ord																					Min	Size of Closets							
Condition: Good				Lg	X	Ord																					Small	Doors:					Solid	X	H.C.
Room List				(5) Floors																							(12) Electric				0 Amps Service				No./Qual. of Fixtures
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C Blt 0																			
(1)	Exterior			(6) Ceilings				Ex. X Ord. Min				(11) Heating System: Forced Air w/ Ducts				Ground Area = 480 SF Floor Area = 648 SF.																			
X	Wood/Shingle Aluminum/Vinyl Brick							Many X Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94				Building Areas																			
Insulation								(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost																							
(2) Windows				(7) Excavation				1				1.75 Story Siding Crawl Space 224																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 Story Siding Crawl Space 256				Total: 82,397 77,453																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement								Other Additions/Adjustments																							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Water/Sewer																							
(3) Roof				(9) Basement Finish				(14) Water/Sewer				1000 Gal Septic Water Well, 100 Feet				1 4,761 4,475																			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well				Garages																							
X	Asphalt Shingle			(10) Floor Support				1 1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Pole (Unfinished)																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:				Base Cost 936 23,334 21,934 Door Opener 1 535 503 Totals: 116,711 109,708																							
Notes: ECF (SOUTH OF 283) 1.025 => TCv: 112,451																																			

Building Type	Barn - General Purpose				
Year Built	1945				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 144				
Height	22				
Heating System	No Heating/Cooling				
Length/Width/Area	32 x 36 = 1152				
Cost New	\$ 50,838				
Phy./Func./Econ. %Good	41/50/100 20.5				
Depreciated Cost	\$ 10,422				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	41				
Est. True Cash Value	\$ 10,682				
Comments:	BLOCK WITH STEEP ROOF				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10682 / All Cards: 10682					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
33253 PAAVOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 12/07/2020											
Owner's Name/Address		MAP #:											
NIEMELA IVAN & ABIGAIL 33253 PAAVOLA RD PELKIE MI 49958		2024 Est TCV 225,804 TCV/TFA: 131.66											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES					80.000 Acres	1,025	100	
					80.00 Total Acres			Total Est. Land Value =			82,000		
Tax Description		SEC 17 T52N R34W N 1/2 OF SW 1/4. 80 A.  SPLIT FROM 010-017-004-00 FOR 2021 ROLL			Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Wood Frame	27.40		120 46		1,512			
					Total Estimated Land Improvements True Cash Value =							1,512	
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	41,000	71,902	112,902			98,626C		
		TA	09/09/2010	INSPECTED	2023	36,200	58,483	94,683			93,930C		
		TH	11/03/2010	DATA ENTER	2022	36,200	53,740	89,940			89,458C		
					2021	36,200	50,401	86,601			86,601S		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Utility Lean-Tos	Farm Implement/Equipment			
Year Built	1940	1940			
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Low Cost	Average			
# of Walls, Perimeter	4 Wall, 88	4 Wall, 48			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	26 x 18 = 468	14 x 10 = 140			
Cost New	\$ 3,884	\$ 2,660			
Phy./Func./Econ. %Good	56/100/100 56.0	62/100/100 62.0			
Depreciated Cost	\$ 2,175	\$ 1,649			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	56	62			
Est. True Cash Value	\$ 2,229	\$ 1,690			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3919 / All Cards: 3919					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NIEMELA HERITAGE PROPERTIES	LAMPINEN LOGAN JAMES & KRISTINA	60,000	09/05/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
16272 ASPEN DR		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		09/18/2023	2023-010-194	FOUNDATION			
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
LAMPINEN LOGAN JAMES & KRISTINA 108 YOUNG ST BARAGA MI 49908		2024 Est TCV 63,213 TCV/TFA: 0.00										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
SEC 17 T52N R34W SE 1/4 OF SW 1/4. 40 A. SPLIT FROM 010-017-004-00 FOR 2021 ROLL					INLAND PROPERTIES					40.000 Acres	1,200 100	48,000
Comments/Influences								40.00	Total Acres	Total Est. Land Value =		48,000
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,000	7,607	31,607			31,607S	
					2023	36,200	0	36,200			36,200S	
					2022	36,200	0	36,200			36,200S	
					2021	36,200	0	36,200			36,200S	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2023		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,547	4,502
Water/Sewer					
1000 Gal Septic			1	4,761	4,713
Water Well, 100 Feet			1	5,684	5,627
Totals:				14,992	14,842

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 15,213

Class: C

Effec. Age: 1

Floor Area: 0

Total Base New : 14,992

Total Depr Cost: 14,842

Estimated T.C.V: 15,213

E.C.F. X 1.025

Bsmnt Garage:

Carport Area:

Roof:

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status	
15621 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
WELCH JOHN T & GRIER ROSEMARY GRIER-WELCH FAMILY TRUST 15621 DONKEN RD PELKIE MI 49958		2024 Est TCV 218,934 TCV/TFA: 135.48											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-18-1 SEC 18 T52N R34W N 1/2 OF NE 1/4. 80 A.					INLAND PROPERTIES				80.000	Acres	1,025	100	
Comments/Influences					80.00 Total Acres Total Est. Land Value = 82,000								
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
		X	Sauna Wood Frame Wood Frame		Sauna	5,204.57		1 50		2,602			
					Wood Frame	20.98		253 46		2,442			
		X	Gas Curb Street Lights Standard Utilities Underground Utils.		Wood Frame	20.67		288 46		2,738			
					Total Estimated Land Improvements True Cash Value = 7,782								
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	41,000	68,467	109,467			39,294C		
		LP	10/09/2008	DATA ENTER	2023	36,200	56,373	92,573			37,423C		
		TA	09/08/2010	INSPECTED	2022	36,200	51,870	88,070			35,641C		
		TH	11/03/2010	DATA ENTER	2021	36,200	47,720	83,920			34,503C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		X Gas		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 80 Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
		X Insulation		Oil										Elec.	
		0 Front Overhang		Coal										Steam	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: CD Effec. Age: 54 Floor Area: 1,616 Total Base New : 220,588 Total Depr Cost: 101,469 Estimated T.C.V: 104,006		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
		X Drywall Paneled												Plaster X Wood T&G	
Building Style: COLONIAL		Trim & Decoration													
Yr Built 1910		Remodeled 1985		Ex		X Ord		Min							
Condition: Fair		Size of Closets		Lg		X Ord		Small							
Room List		Doors:		Solid		X H.C.									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric		200 Amps Service									
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:		No./Qual. of Fixtures		Ex.		X Ord.		Min					
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few					
		X Drywall X Wood		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(2) Windows		(7) Excavation													
Many X Avg. Few		X Avg. Small		Basement: 972 S.F. Crawl: 428 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
		(9) Basement Finish		(14) Water/Sewer											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support											
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Brick															

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Radiant (in-floor)

Ground Area = 1400 SF Floor Area = 1616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	428		
1 Story	Pine Logs	Basement	20		
1.5 Story	Pine Logs	Basement	432		
1 Story	Pine Logs	Basement	520		
Total:				195,266	89,822
Other Additions/Adjustments					
Basement Living Area			430	14,070	6,472
Water/Sewer					
1000 Gal Septic			1	4,453	2,048
Water Well, 50 Feet			1	2,530	1,164
Deck					
Treated Wood			80	2,166	996
Fireplaces					
Wood Stove			1	2,103	967
Totals:				220,588	101,469

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 104,006

Building Type	Barn - General Purpose				
Year Built	1900				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 224				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	90 x 24 = 2160				
Cost New	\$ 53,331				
Phy./Func./Econ. %Good	46/100/100 46.0				
Depreciated Cost	\$ 24,532				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	46				
Est. True Cash Value	\$ 25,146				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 25146 / All Cards: 25146					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
MAKI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/06/2019									
Owner's Name/Address		MAP #:									
WELCH JOHN T & GRIER ROSEMARY GRIER-WELCH FAMILY TRUST 15621 DONKEN RD PELKIE MI 49958		2024 Est TCV 43,500									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			35.000	Acres	1,243 100	43,500
					35.00 Total Acres Total Est. Land Value =						43,500
Tax Description		Dirt Road									
P1-18-2 SEC 18 T52N R34W SW 1/4 OF NE 1/4. EXC COM @ A PT 557' N OF C 1/4 COR;TH 360' N; TH 600' E; TH 360' S; TH 600' W TO POB. 35 AC M/L		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	21,750	0	21,750		4,193C		
TA 09/09/2010 INSPECTED				2023	18,100	0	18,100		3,994C		
TH 11/03/2010 DATA ENTER				2022	18,100	0	18,100		3,804C		
				2021	18,100	0	18,100		3,683C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GOUDREULT PAUL R & GRIER	KERANEN JASON D	125,000	08/17/2016	WD	03-ARM'S LENGTH	2016/04071	DEED	100.0			
		5,000	10/01/2001	WD	03-ARM'S LENGTH	156:326	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
33688 MAKI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		01/04/2022		2022-999-004		FOUNDATION	
		P.R.E. 0%		GARAGE		06/13/2005		05-118		FOUNDATION	
Owner's Name/Address		MAP #:		HOUSE		05/29/2003		03-980		FOUNDATION	
KERANEN JASON D 2252 BIRCHWOOD LANE HATLEY WI 54440		2024 Est TCV 139,182 TCV/TFA: 114.55									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES						12,250
					5.00 Total Acres						12,250
					Land Improvement Cost Estimates						
					Description			Rate	Size %	Good	Cash Value
					D/W/P: 4in Ren. Conc.			8.00	180	84	1,210
					Total Estimated Land Improvements True Cash Value =						1,210

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame				(4) Interior																										
Building Style: CAPE					Drywall Paneled			Plaster Wood T&G																							
				Trim & Decoration																											
Yr Built 2003	Remodeled 0			Ex	X	Ord			Min																						
Condition: Good				Size of Closets																											
					Lg	X	Ord			Small																					
Room List				Doors:			Solid		X	H.C.																					
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																											
Kitchen:																															
Other:																															
Other:																															
(1) Exterior				(6) Ceilings																											
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets																							
									Many	X	Ave.			Few																	
Insulation																															
(2) Windows				(7) Excavation																											
X	Many Avg. Few		Large Avg. Small	Basement: 810 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																											
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
				(9) Basement Finish																											
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat		Gambrel Mansard Shed																												
X	Asphalt Shingle			(10) Floor Support																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

Cost Est. for Res. Bldg: 1 Single Family CAPE														Cls C		Blt 2003			
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 810 SF Floor Area = 1215 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/80/100/62.4																			
Building Areas																			
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
1.5 Story		Siding		Basement		810													
Total:						155,604		97,096											
Other Additions/Adjustments																			
Water/Sewer																			
1000 Gal Septic						1		4,761		2,971									
Water Well, 50 Feet						1		2,629		1,640									
Porches																			
WCP (1 Story)						79		4,125		2,574									
WSEP (1 Story)						192		9,663		6,030									
Deck																			
Treated Wood						33		1,402		875									
Garages																			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																			
Base Cost						432		17,846		11,136									
Door Opener						1		535		334									
Totals:						196,565		122,656											
Notes:																			
ECF (SOUTH OF 283) 1.025 => TCV:														125,722					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/06/2019									
Owner's Name/Address		MAP #:									
WELCH JOHN T & GRIER ROSEMARY GRIER-WELCH FAMILY TRUST 15621 DONKEN RD PELKIE MI 49958		2024 Est TCV 48,560									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					STANDARD 20+			40.000	Acres	1,214 100	48,560
					40.00 Total Acres Total Est. Land Value = 48,560						
Tax Description		Dirt Road									
P1-18-3 SEC 18 T52N R34W SE 1/4 OF NE 1/4. 40 A.		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C
		TA	09/08/2010	INSPECTED	2023	23,800	0	23,800			4,159C
		TH	11/03/2010	DATA ENTER	2022	23,500	0	23,500			3,961C
					2021	24,000	0	24,000			3,835C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/06/2019										
Owner's Name/Address		MAP #:										
WELCH JOHN T & GRIER ROSEMARY GRIER-WELCH FAMILY TRUST 15621 DONKEN RD PELKIE MI 49958		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-18-4 SEC 18 T52N R34W NE 1/4 OF FRL NW 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres					Total Est. Land Value =		48,560	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C	
		TA	09/08/2010	INSPECTED	2023	23,800	0	23,800			4,159C	
		TH	11/03/2010	DATA ENTER	2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
ZARSKI STANISLAW & BOGUSLA	PIZZO ALEKSANDRA E	0		05/13/2013	OTH	03-ARM'S LENGTH		2013/06632	DEED	100.0			
HOUGHTON COUNTY TREASURER	ZARSKI STANISLAW & BOGUSLA	0		04/24/2012	SD	10-FORECLOSURE		2012/05347	DEED	0.0			
ZARSKI STANISLAW & BOGUSLA	HOUGHTON COUNTY TREASURER	0		04/02/2012	SD	10-FORECLOSURE		2012/02248	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
15233 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		03/21/2017		2017-031-015	COMPLETE			
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
MUEHLHAUSEN GENOWEFA 6910 MONTGOMERY SHELBY TWP MI 48316		2024 Est TCV 158,327 TCV/TFA: 100.14											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES							47,388	
					39.320 Acres							1,205 100	
					39.32 Total Acres							Total Est. Land Value =	47,388
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					Wood Frame					28.11	80 53	1,192	
					Total Estimated Land Improvements							True Cash Value =	1,192

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Gas		Area Type 48 WGEF (1 Story) 18 WPP		Year Built: 2017 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 97 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall X Paneled Plaster Wood T&G											
Yr Built 1910		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures									
		X Tile		Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
		(9) Basement Finish		Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support											
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Stone													
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1910 (11) Heating System: Forced Air w/ Ducts Ground Area = 560 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/50/100/100/34 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 280 2 Story Siding Basement 280 Total: 115,539 39,284 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 1,514 Water Well, 50 Feet 1 2,530 860 Porches WGEF (1 Story) 48 5,340 1,762 *6 WPP 18 880 581 *6 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 15,036 7,292 *9 Fireplaces Wood Stove 2 4,206 1,430 Totals: 147,984 52,723 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 54,041													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 18	Type WGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
		0 Front Overhang 0 Other Overhang												
		(4) Interior												
X	Wood Frame	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 37 Floor Area: 401 Total Base New : 52,847 Total Depr Cost: 32,386 Estimated T.C.V: 33,196		E.C.F. X 1.025		Bsmnt Garage:  Carport Area: Roof:		
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 37 Floor Area: 401 Total Base New : 52,847 Total Depr Cost: 32,386 Estimated T.C.V: 33,196		E.C.F. X 1.025						
Yr Built 1940	Remodeled 0	Ex	X	Ord	Min	No Heating/Cooling		E.C.F. X 1.025						
Condition: Average		Size of Closets		Lg		X	Ord	Small		Doors:		Solid	X	H.C.
Room List		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Lump Sum Items:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	
Asphalt Shingle X Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 62 Floor Area: 200 Total Base New : 24,920 Total Depr Cost: 5,607 Estimated T.C.V: 5,747					
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Remodeled 0		Ex		X Ord		Min						
Condition: Very Poor		Trim & Decoration		Size of Closets		Lg		X Ord		Small				
Room List		Doors:		Solid		X		H.C.						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric		0 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few				
Insulation				(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 3 Single Family CAMP  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 200 SF Floor Area = 200 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5  
Functional Depreciation because of: LEANING  
Building Areas  

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	100		
1 Story	Pine Logs	Piers	100		
Total:				28,698	6,457

Other Additions/Adjustments  

	Size	Cost New	Depr. Cost
Plumbing 3 Fixture Bath	1	-3,778	-850
Totals:		24,920	5,607

Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 5,747

Building Type	Barn - General Purpose	Barn - General Purpose			
Year Built	1910				
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Low Cost	Average			
# of Walls, Perimeter	4 Wall, 92	4 Wall, 104			
Height	8	15			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	28 x 18 = 504	26 x 26 = 676			
Cost New	\$ 14,525	\$ 28,575			
Phy./Func./Econ. %Good	28/100/100 28.0	43/100/100 43.0			
Depreciated Cost	\$ 4,067	\$ 12,287			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	28	43			
Est. True Cash Value	\$ 4,169	\$ 12,594			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16763 / All Cards: 16763					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LEBEUF BARBARA D, ESTATE OF 3325 SOPHIA ST WAYNE MI 48184		MAP #:										
		2024 Est TCV 5,300										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Taxpayer's Name/Address		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LEBEUF BARBARA D, ESTATE OF LEBEUF BRUCE THOMAS 7781 MACEDAY LK RD WATERFORD MI 48329		Gravel Road		INLAND PROPERTIES			2.000	Acres	2,650	100		5,300
Tax Description		Paved Road		2.00 Total Acres Total Est. Land Value = 5,300								
P1-18-5A SEC 18 T52N R34W A PARCEL OF LAND IN THE NW 1/4 OF NW 1/4OF SEC 1 T52N R34W D/F, COM AT NW COR OF NW 1/4 OF NW 1/4, TH E 418', TH S 209', TH W 418', TH N 209' TO POB. 2 A.		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,650	0	2,650			530C	
		TA	09/08/2010	INSPECTED	2023	2,500	0	2,500			505C	
		TH	11/03/2010	DATA ENTER	2022	2,500	0	2,500			481C	
					2021	2,519	0	2,519			466C	



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
33632 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
AHO RAYMOND & DOROTHY 33632 BEAR CREEK RD PELKIE MI 49958		2024 Est TCV 154,957 TCV/TFA: 184.47									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
P1-18-6 SEC 18 T52N R34W FRL SW 1/4 OF FRL NW 1/4 LESS 2 A PARCELSOLD TO PELTOLA (P1-18-6A); & ONE SOLD TO WOOD (P1-18-6B). 38.78 A.			Gravel Road	INLAND PROPERTIES 38.780 Acres 1,209 100 46,902							
Comments/Influences			Paved Road	38.78 Total Acres Total Est. Land Value = 46,902							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description Rate Size % Good Cash Value							
			Water	Sauna 6,499.14 1 50 3,249							
			Sewer	Wood Frame 22.09 880 46 8,942							
		X	Electric	Total Estimated Land Improvements True Cash Value = 12,191							
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	23,451	54,028	77,479		20,958C	
		LP	10/09/2008	DATA ENTER	2023	19,537	44,881	64,418		19,960C	
		TA	09/08/2010	INSPECTED	2022	19,537	41,209	60,746		19,010C	
		TH	11/03/2010	DATA ENTER	2021	19,537	38,147	57,684		18,403C	

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Insulation		0	Front Overhang		0	Other Overhang		X	Forced Air w/o Ducts		Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Elec. Ceil. Radiant	Radiant (in-floor)	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	No Heating/Cooling		Appliance Allow.			Interior 1 Story		Area	Type		Year Built: 1990																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
				Cook Top			Interior 2 Story			WGEP (1 Story)			Car Capacity:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
				Dishwasher			2nd/Same Stack			Treated Wood			Class: C																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
				Garbage Disposal			Two Sided						Exterior: Siding																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
X	Wood Frame			(4) Interior				X	Forced Hot Water		Forced Hot Water	Electric Baseboard	Elec. Ceil. Radiant	Radiant (in-floor)	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Forced Heat & Cool	Heat Pump	No Heating/Cooling																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

Building Type	Barn - General Purpose				
Year Built	1920				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 120				
Height	12				
Heating System	No Heating/Cooling				
Length/Width/Area	30 x 30 = 900				
Cost New	\$ 35,550				
Phy./Func./Econ. %Good	38/100/100 38.0				
Depreciated Cost	\$ 13,509				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	38				
Est. True Cash Value	\$ 13,847				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13847 / All Cards: 13847					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status						
33590 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WOOD AMY 1605 ATLANTIC STREET HANCOCK MI 49930		2024 Est TCV 18,819 TCV/TFA: 26.14												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-18-6B SEC 18 T52N R34W COM SW COR OF SW OF NW; TH N 416' TO POB; TH N180'; TH E 208'; TH S 180'; TH W 208' TO POB. .86 A. M/L					INLAND PROPERTIES			0.860 Acres			2,800	100		2,408
Comments/Influences					0.86 Total Acres			Total Est. Land Value =			2,408			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,204	8,206	9,410			2,810C			
		TA	09/08/2010	INSPECTED	2023	1,075	6,560	7,635			2,677C			
		TH	11/03/2010	DATA ENTER	2022	1,075	6,026	7,101			2,550C			
					2021	1,083	5,670	6,753			2,469C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 20 WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior															
Building Style: 1		Drywall X Paneled														Plaster Wood T&G	
Yr Built 1976		Remodeled 0														Trim & Decoration	
Condition: Fair		Ex X Ord		Min		Size of Closets											
Room List		Doors: Solid X H.C.		Lg X Ord		Small		Central Air Wood Furnace									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		110 Amps Service											
(1) Exterior		Kitchen: Other: Linoleum Other: Carpeted		No./Qual. of Fixtures		Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few											
X	Insulation	X Tile		(13) Plumbing													
(2) Windows		(7) Excavation		Average Fixture(s)													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement															
X	Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Storms & Screens	(9) Basement Finish															
(3) Roof				(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

Cost Est. for Res. Bldg: 1 Mobile Home 1

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				36,305	12,708
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,172	1,460
Water Well, 50 Feet			1	2,445	856
Fireplaces					
Wood Stove			1	1,741	609
Porches					
WPP			20	921	378
Totals:				45,584	16,011

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 16,411

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HEIKKILA HELMI & MARTIN	HEIKKILA MARTIN & OJANEN M	0	02/11/2011	QC	09-FAMILY	2011/00856	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33576 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/23/2018											
Owner's Name/Address		MAP #:											
HEIKKILA MARTIN & OJANEN MARIANNE		2024 Est TCV 23,200 TCV/TFA: 43.94											
33576 BEAR CREEK RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description				INLAND PROPERTIES			2.000	Acres	2,650	100			5,300
P1-18-6A SEC 18 T52N R34W COMMENCING AT THE SW CORNER OF THE SW 1/4 OF NW 1/4 AS POB, TH N 416', TH E 208', TH S 416', TH W 208' TO POB. 2 A.				2.00 Total Acres Total Est. Land Value = 5,300									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates									
				Description	Rate		Size % Good		Cash Value				
				Wood Frame	23.57		255 46		2,765				
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Total Estimated Land Improvements True Cash Value = 2,765									
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
				2024	2,650	8,950	11,600			2,614C			
				2023	2,500	7,380	9,880			2,490C			
		LP	10/07/2008 DATA ENTER	2022	2,500	6,755	9,255			2,372C			
				2021	2,519	6,344	8,863			2,297C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X Gas Wood		Oil Coal		Elec. Steam		AreaType 96Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
		0 Front Overhang 0 Other Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas									
		(4) Interior															
X Wood Frame		X Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace		Class: D Effec. Age: 52 Floor Area: 528 Total Base New : 65,832 Total Depr Cost: 14,766 Estimated T.C.V: 15,135		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 1/4		Trim & Decoration															
Yr Built 1920		Remodeled 0		Ex X Ord Min													
Condition: Fair		Size of Closets		Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic					
Room List		Doors: Solid X H.C.		(5) Floors										(12) Electric			
Basement 2 1st Floor 2 2nd Floor 2 Bedrooms		(6) Ceilings		Kitchen: Carpeted Other: Hardwood Other:										100 Amps Service			
(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		X Drywall X Wood		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1 1/4 (11) Heating System: Space Heater Ground Area = 456 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 288 1 Story Siding Slab 168 Total: 57,951 13,040 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,176 -715 2 Fixture Bath 1 2,106 474 Water/Sewer 1000 Gal Septic 1 4,172 939 Water Well, 50 Feet 1 2,445 550 Deck Treated Wood 96 2,334 478 Totals: 65,832 14,766 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 15,135		*4 *4 *4							
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0								(12) Electric					
(2) Windows		(8) Basement		No. of Elec. Outlets								100 Amps Service					
Many X Avg. Few		Large X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 456 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		*4			
X Wood Sash Metal Sash Vinyl Sash		X Drywall X Wood		(9) Basement Finish		(13) Plumbing		Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.			
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		(8) Basement		(12) Electric		3 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		*4	
X Double Glass Patio Doors		Treated Wood Concrete Floor		(9) Basement Finish		(13) Plumbing		Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	
X Storms & Screens		(10) Floor Support		(13) Plumbing		Average Fixture(s)		3 Fixture Bath		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement		(12) Electric		3 Fixture Bath		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	
X Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish		(13) Plumbing		Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	
X Asphalt Shingle		(10) Floor Support		(13) Plumbing		Average Fixture(s)		3 Fixture Bath		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(8) Basement		(12) Electric		3 Fixture Bath		Cost Est. for Res. Bldg: 1 Single Family 1 1/4		(11) Heating System: Space Heater		Ground Area = 456 SF Floor Area = 528 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/100/24	

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Softwood Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 624 SF Floor Area = 806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/90/100/100/40.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	364		
1 Story	Siding	Basement	260		
Total:				95,156	38,538

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,172		1,690	
Water Well, 50 Feet	1	2,445		990	
Totals:			101,773		41,218

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 42,248

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ANDERSON ROSA & MOORE MARI	ANDERSON MATHEW J & GLADYS	60,000	12/20/2012	QC	09-FAMILY	2013/00060	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
33321 MAKI RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		09/18/1982		82-311		COMPLETE				
		P.R.E. 100% 05/27/2014												
Owner's Name/Address		MAP #:												
ANDERSON MATHEW J & GLADYS		2024 Est TCV 206,146 TCV/TFA: 122.41												
33321 MAKI RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					INLAND PROPERTIES			10.000 Acres			2,200	100		22,000
P1-18-8 SEC 18 T52N R34W NE 1/4 OF FRL SW 1/4. 40 A.					10.00 Total Acres			Total Est. Land Value =			22,000			
Comments/Influences					Land Improvement Cost Estimates									
					Description	Rate			Size % Good			Cash Value		
					Wood Frame	31.62			80 46			1,164		
		X			Total Estimated Land Improvements True Cash Value = 1,164									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	11,000	92,073	103,073				82,959C		
		LP	10/06/2008	DATA ENTER	2023	10,000	56,566	66,566				60,914C		
		TA	09/08/2010	INSPECTED	2022	10,000	51,950	61,950				58,014C		
		TH	11/03/2010	DATA ENTER	2021	10,905	48,884	59,789				56,161C		
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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		X	Insulation	0	Front Overhang	0	Other Overhang	X	Gas Wood		Oil Coal	X	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
			(4) Interior																						
			X Drywall																					Plaster	
			Paneled																					Wood T&G	
Building Style: RANCH			Trim & Decoration																						
Yr Built 1980		Remodeled 0		Ex		X		Ord				Min													
Condition: Average			Size of Closets																						
			Lg		X		Ord				Small														
Room List			Doors:				Solid		X		H.C.														
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																						
			Kitchen: Vinyl Other: Carpeted Other:																						
(1) Exterior																									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																						
			X Drywall																						
X	Insulation																								
(2) Windows			(7) Excavation																						
X	Many Avg. Few		X	Large Avg. Small		Basement: 1284 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(8) Basement																						
					Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																				
X	Casement																								
X	Double Glass																								
X	Patio Doors																								
X	Storms & Screens		(9) Basement Finish																						
(3) Roof																									
X	Gable Hip Flat			Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
X	Asphalt Shingle		(10) Floor Support																						
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:																						
Lump Sum Items:																									
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1980																									
(11) Heating System: Forced Air w/ Ducts																									
Ground Area = 1284 SF Floor Area = 1284 SF.																									
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66																									
Building Areas																									
Stories Exterior Foundation Size Cost New Depr. Cost																									
1 Story Siding Basement 1,284																									
Total: 162,903 107,515																									
Other Additions/Adjustments																									
Plumbing																									
2 Fixture Bath 1 2,541 1,677																									
Water/Sewer																									
1000 Gal Septic 1 4,453 2,939																									
Water Well, 50 Feet 1 2,530 1,670																									
Garages																									
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																									
Base Cost 672 27,075 17,869																									
Door Opener 1 535 353																									
Fireplaces																									
Wood Stove 1 2,103 1,388																									
Totals: 202,140 133,411																									
Notes:																									
ECF (SOUTH OF 283) 1.025 => TCV: 136,746																									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 160		Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X Wood Frame				(4) Interior				X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 8 Floor Area: 400 Total Base New : 49,031 Total Depr Cost: 45,109 Estimated T.C.V: 46,236				E.C.F. X 1.025				Bsmnt Garage:					
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G																			
Yr Built 2014				Remodeled 0		Ex		X		Ord				Min											
Condition: Good				Trim & Decoration																					
				Lg		X		Ord				Small													
Room List				Doors:				Solid		X		H.C.													
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																	
				Kitchen:				0 Amps Service																	
				Other:																					
				Other:																					
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 2 Single Family RANCH				Cls C				Blt 2014					
X Wood/Shingle Aluminum/Vinyl Brick  Insulation								Ex.				X		Ord.				Min		Ground Area = 400 SF Floor Area = 400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Building Areas					
								Many				X		Ave.				Few		Stories Exterior Foundation Size Cost New Depr. Cost					
								(13) Plumbing												1+ Story Siding Piers 400					
								Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat												Total: 45,530 41,888					
(2) Windows				(7) Excavation				1 No Plumbing				Other Additions/Adjustments													
X Many Avg. Few				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Extra Toilet				Deck				160 3,501 3,221									
								Extra Sink				Treated Wood				Totals: 49,031 45,109									
								Separate Shower																	
								Ceramic Tile Floor																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				Ceramic Tile Wains				Notes:				ECF (SOUTH OF 283) 1.025 => TCV: 46,236									
								Ceramic Tub Alcove																	
								Vent Fan																	
(3) Roof				(9) Basement Finish				(14) Water/Sewer																	
X Gable Hip Flat				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																	
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
33318 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/05/2019		2019-010-012		FOUNDATION	
Owner's Name/Address		P.R.E. 100% 05/18/1994									
FAUCHER PHILLIP		MAP #:									
33318 BEAR CREEK RD		2024 Est TCV 240,712 TCV/TFA: 135.31									
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
P1-18-9 20.97A 18 52 34 SOUTH ONE-HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 18, TOWNSHIP 52 NORTH RANGE 34 WEST 20 ACRES		X	Dirt Road		INLAND PROPERTIES			20.000	Acres	1,700 100 34,000	
Comments/Influences			Gravel Road				20.00	Total Acres		Total Est. Land Value = 34,000	
			Paved Road		Land Improvement Cost Estimates						
			Storm Sewer		Description			Rate	Size % Good	Cash Value	
			Sidewalk		Sauna			6,499.14	1 75	4,874	
			Water		Wood Frame			29.92	90 48	1,293	
		X	Sewer		Wood Frame			22.09	400 83	7,334	
			Electric		Total Estimated Land Improvements True Cash Value = 13,501						
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2024	17,000	103,356	120,356			26,941C
		RW	07/15/2010	INSPECTED	2023	14,000	84,703	98,703	0M		0
		TH	11/03/2010	DATA ENTER	2022	14,000	77,696	91,696	0J		0
					2021	15,000	73,063	88,063	0M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 296 343	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor: 1632																							
X	Wood Frame		(4) Interior X Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: CAPE		Trim & Decoration																																			
Yr Built 1983	Remodeled 1996	Ex	X Ord		Min																																
Condition: Good		Lg	X Ord		Small																																
Room List		Doors:		Solid	X H.C.	X	Central Air Wood Furnace																														
Basement 5 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors				(12) Electric																															
(1) Exterior		Kitchen: Other: Other:				200 Amps Service																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No./Qual. of Fixtures																															
Insulation						Ex. X Ord. Min																															
						No. of Elec. Outlets																															
						Many X Ave. Few																															
(2) Windows		(7) Excavation				(13) Plumbing																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 966 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Double Doors Storms & Screens		(8) Basement																																			
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																			
		(9) Basement Finish																																			
(3) Roof						(14) Water/Sewer																															
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																															
Asphalt Shingle X Metal		(10) Floor Support				Lump Sum Items:																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1983 (11) Heating System: Radiant (in-floor), Wood Furnace Add-On Ground Area = 1230 SF Floor Area = 1779 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>966</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Blt-in Gar.</td> <td>264</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>224,168</td> <td>152,435</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,830 1,244 Water/Sewer 1000 Gal Septic 1 4,761 3,237 Water Well, 50 Feet 1 2,629 1,788 Porches WCP (1 Story) 296 9,582 6,516 Deck Treated Wood 343 5,773 3,926 Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 535 364 Base Cost 1632 38,532 26,202 No Concrete Floor 1632 -10,608 -7,213 Totals: 277,202 188,499 Notes: LOG + LOFT ECF (SOUTH OF 283) 1.025 => TCV: 193,211														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	966			1.25 Story	Siding	Blt-in Gar.	264			Total:				224,168	152,435
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Pine Logs	Basement	966																																		
1.25 Story	Siding	Blt-in Gar.	264																																		
Total:				224,168	152,435																																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
JUKKALA JAY & CHARLES	JUKKALA DEREK & CHARLES	0		01/16/2013	QC	09-FAMILY		2013/00615	DEED	0.0			
		1		07/01/1984	WD	03-ARM'S LENGTH		148:818	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
33464 BEAR CREEK RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE		05/23/2019		2019-010-005	FOUNDATION			
		P.R.E. 100% 04/01/2009											
Owner's Name/Address		MAP #:											
JUKKALA DEREK LEE & BROOKE LEE		2024 Est TCV 146,180 TCV/TFA: 133.86											
33464 BEAR CREEK RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			10.000 Acres		2,200	100		22,000
								10.00 Total Acres		Total Est. Land Value =			22,000
Tax Description					Land Improvement Cost Estimates								
					Description			Rate		Size		% Good	Cash Value
					Wood Frame			20.02		360		24	1,730
					Wood Frame			20.34		324		24	1,582
					Total Estimated Land Improvements			True		Cash Value =		3,312	
Split/Comb. on 01/14/2013 completed													
01/14/2013 LISA OWNER'S REQUEST;													
Parent Parcel(s): 010-018-011-50;													
Child Parcel(s): 010-018-011-51,													
010-018-011-52;													
Comments/Influences													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 180				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	48 x 42 = 2016				
Cost New	\$ 66,266				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 13,253				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	20				
Est. True Cash Value	\$ 13,585				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13585 / All Cards: 13585					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WISTI THEODORE, JAMES G, &	MICHAELSON JOEL M	100,000	10/05/2010	WD	03-ARM'S LENGTH	2010/5130	DEED	100.0						
WISTI THEODORE & IRENE	WISTI THEODORE, JAMES G, &	1	08/11/2009	QC	21-NOT USED/OTHER	2009/05098	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
33140 BEAR CREEK RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 10/13/2010												
Owner's Name/Address		MAP #:												
MICHAELSON JOEL M		2024 Est TCV 201,700 TCV/TFA: 145.42												
33140 BEAR CREEK RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *									
Tax Description		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-18-10 SEC 18 T52N R34W FRL SW 1/4 OF FRL SW 1/4. 42.26 A.					INLAND PROPERTIES			42.260 Acres		1,173	100			49,582
Comments/Influences		X			42.26 Total Acres			Total Est. Land Value =			49,582			
					Land Improvement Cost Estimates									
		X			Description				Rate	Size % Good		Cash Value		
					Wood Frame				21.46	200 46		1,974		
		X			Total Estimated Land Improvements True Cash Value =									1,974
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,791	76,059	100,850			80,372C			
		TA	09/08/2010	INSPECTED	2023	20,678	61,867	82,545			76,545C			
		TH	11/02/2010	DATA ENTER	2022	20,678	56,819	77,497			72,900C			
					2021	20,678	53,419	74,097			70,572C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:									
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				264	WGEP (1 Story)	Car Capacity:						
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Fair Effec. Age: 25 Floor Area: Total Base New : 46,755 Total Depr Cost: 8,581 Estimated T.C.V: 8,796		E.C.F. X 1.025 Bsmnt Garage: Carport Area: 396 Roof: Comp.Shingle									
	Duplex	0	Other Overhang																				
X	Wood Frame	(4) Interior																					
Building Style: PARK MODEL		Drywall	Plaster																				
		Paneled														Wood T&G							
Yr Built 0		Trim & Decoration														Ex		X		Ord		Min	
Condition: Fair		Lg	X													Ord		Small					
		Doors:																		Solid		X	
Room List		(5) Floors														(12) Electric			Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL Cls Fair Blt 0 (11) Heating System: Wall Furnace Ground Area = 396 SF Floor Area = 396 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/50/100/100/17.5 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 396 Total: 27,629 4,834  Other Additions/Adjustments Porches 264 13,321 2,731 *4 WGEP (1 Story) Carports 396 5,805 1,016 Comp.Shingle Totals: 46,755 8,581  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 8,796				
		Kitchen:		0 Amps Service																			
Basement 1st Floor 2nd Floor Bedrooms		Other:		No./Qual. of Fixtures																			
		Other:		Ex. X Ord. Min																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																			
X	Wood/Shingle			Many X Ave. Few																			
	Aluminum/Vinyl			(13) Plumbing																			
	Brick			Average Fixture(s)																			
Insulation				1 3 Fixture Bath																			
				2 2 Fixture Bath																			
(2) Windows		(7) Excavation		Softener, Auto																			
X	Many	X	Avg.	Softener, Manual																			
	Avg.			Solar Water Heat																			
	Few		Small	No Plumbing																			
Wood Sash		Basement: 0 S.F.		Extra Toilet																			
		Crawl: 0 S.F.		Extra Sink																			
Metal Sash		Slab: 0 S.F.		Separate Shower																			
		Height to Joists: 0.0		Ceramic Tile Floor																			
Vinyl Sash		(8) Basement		Ceramic Tile Wains																			
				Ceramic Tub Alcove																			
Double Hung		Conc. Block		(14) Water/Sewer																			
		Poured Conc.		Public Water																			
Horiz. Slide		Stone		Public Sewer																			
		Treated Wood		Water Well																			
Casement		Concrete Floor		1000 Gal Septic																			
				2000 Gal Septic																			
Patio Doors		(9) Basement Finish		Lump Sum Items:																			
Storms & Screens		(10) Floor Support																					
(3) Roof		Recreation SF																					
X	Gable		Living SF																				
	Hip		Walkout Doors (B)																				
	Flat		No Floor SF																				
Asphalt Shingle		Walkout Doors (A)																					
Chimney: Brick		Joists:																					
		Unsupported Len:																					
		Cntr.Sup:																					

Building Type	Utility Lean-Tos				
Year Built	1970				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 56				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	18 x 10 = 180				
Cost New	\$ 1,800				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 1,116				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	62				
Est. True Cash Value	\$ 1,144				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1144 / All Cards: 1144					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33029 MAKI RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
MARTH PETER 33029 MAKI RD PELKIE MI 49958		2024 Est TCV 148,180 TCV/TFA: 145.27											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-18-11 SEC 18 T52N R34W SE 1/4 OF FRL SW 1/4. SPLIT INTO 010-018-013-00 ON 06/22/2015 20 A.					INLAND PROPERTIES					20.000 Acres	1,700	100	
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			34,000		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	57,090	74,090			40,349C		
		TA	09/08/2010	INSPECTED	2023	14,000	46,276	60,276			38,428C		
		TH	11/03/2010	DATA ENTER	2022	14,000	42,506	56,506			36,599C		
					2021	15,000	40,005	55,005			35,430C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
33029 MAKI RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
MASHL STEPHEN 6 DAKOTA DR CHELMSFORD MA 01824		MAP #:		2024 Est TCV 34,000							
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES		20.000 Acres		1,700 100		34,000
							20.00 Total Acres		Total Est. Land Value =		34,000
Tax Description		Dirt Road									
P1-18-11		Gravel Road									
SEC 18 T52N R34W		Paved Road									
W 1/2 PF SE 1/4 OF FRL SW 1/4.		Storm Sewer									
SPLIT FROM 010-018-013-00 ON 06/22/2015,		Sidewalk									
3 DIVISIONS TRANSFERRED		Water									
20 A.		Sewer									
Comments/Influences		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			13,012C
					2023	14,000	0	14,000			12,393C
					2022	14,000	0	14,000			11,803C
					2021	15,000	0	15,000			11,426C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KEMPPAINEN ELMA E & ALLEN	KEMPPAINEN, ALLEN E	0		11/28/2005	WD	03-ARM'S LENGTH		168/322	DEED	100.0				
		1		09/01/2002	WD	03-ARM'S LENGTH		159:97	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
KEMPPAINEN GREG 1117 WOODBINE LANSING MI 48910		MAP #:												
		2024 Est TCV 22,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-18-12 SEC 18 T52N R34W NE 1/4 OF NE 1/4 OF SE 1/4. 10 A.					INLAND PROPERTIES				10.000	Acres	2,200	100		22,000
Comments/Influences					10.00		Total Acres	Total Est. Land Value =				22,000		
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	11,000	0	11,000			2,184C			
					TA 09/08/2010 INSPECTED	2023	10,000	0	10,000			2,080C		
					TH 11/03/2010 DATA ENTER	2022	10,000	0	10,000			1,981C		
						2021	10,905	0	10,905			1,918C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
ASPEN DR		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ISAACSON ALANE F 37810 S ENTRY RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 22,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 18 T52N R34W		Gravel Road		INLAND PROPERTIES		10.000 Acres		2,200		100		22,000
NW 1/4 OF NE 14/ OF SE 1/4. 10 A.		Paved Road				10.00 Total Acres		Total Est. Land Value =				22,000
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	11,000	0	11,000			5,833C	
					2023	10,000	0	10,000			5,556C	
					2022	10,000	0	10,000			5,292C	
					2021	10,905	0	10,905			5,123C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
KEMPPAINEN ELMA E	JAVOROSKI BETTY J	1		11/28/2005	WD	03-ARM'S LENGTH		168/316	DEED	100.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
ASPEN DR		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
JAVOROSKI BETTY J; LE 3917 SHEFFIELD BLVD LANSING MI 48911		MAP #:									
		2024 Est TCV 22,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 18 T52N R34W					INLAND PROPERTIES			10.000 Acres	2,200	100	22,000
SW 1/4 OF NE 1/4 OF SE 1/4. 10 A.						10.00	Total Acres	Total Est. Land Value =			22,000
Comments/Influences											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KEMPPAINEN ELMA E	WEINS SANDRA L	1		11/28/2005	WD	03-ARM'S LENGTH		168/324	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ASPEN DR		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WEINS SANDRA L 941 SHORELINE DR SAN MATEO CA 94404		MAP #:										
		2024 Est TCV 22,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 18 T52N R34W					INLAND PROPERTIES					10.000 Acres	2,200 100	22,000
SE 1/4 OF NE 1/4 OF SE 1/4. 10 A.								10.00	Total Acres	Total Est. Land Value =		22,000
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	11,000	0	11,000			5,833C	
The Equalizer. Copyright (c) 1999 - 2009.					TA 09/08/2010 INSPECTED	2023	10,000	0	10,000			5,556C
Licensed To: Township of Portage, County of Houghton, Michigan					TH 11/03/2010 DATA ENTER	2022	10,000	0	10,000			5,292C
						2021	10,905	0	10,905			5,123C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
MAKI RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SOTALA ERNEST & CAROL & TRUST 3672 S MILFORD RD MILFORD MI 48381		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-18-13 SEC 18 T52N R34W NW 1/4 OF SE 1/4. 40 A.				STANDARD 20+			40.000 Acres	1,214	100			48,560
Comments/Influences						40.00	Total Acres	Total Est. Land Value =			48,560	
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			9,522C	
		TA	09/08/2010	INSPECTED	2023	23,800	0	23,800			9,069C	
		TH	11/03/2010	DATA ENTER	2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		1		09/01/2002	WD	03-ARM'S LENGTH		159:97	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
KEMPPAINEN JOHN P JR 10424 CAPITOL PLACE SAINT LOUIS MO 63131-2803		MAP #:												
		2024 Est TCV 22,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-18-14 SEC 18 T52N R34W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4. 10 A.					INLAND PROPERTIES				10.000	Acres	2,200	100		22,000
Comments/Influences							10.00	Total Acres	Total Est. Land Value =				22,000	
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	11,000	0	11,000			3,344C			
The Equalizer. Copyright (c) 1999 - 2009.					TA 09/08/2010 INSPECTED	2023	10,000	0	10,000			3,185C		
Licensed To: Township of Portage, County of Houghton, Michigan					TH 11/03/2010 DATA ENTER	2022	10,000	0	10,000			3,034C		
						2021	10,905	0	10,905			2,938C		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.							
THOMPSON JOAN P	THOMPSON G JOAN P	0		03/01/2017	QC	09-FAMILY		2017/02065	DEED	0.0							
KEMPPAINEN ELMA E	THOMPSON JOAN P	1		11/28/2005	WD	03-ARM'S LENGTH		168/326	DEED	100.0							
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status						
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 0%															
		MAP #:															
THOMPSON G JOAN P THOMPSON JOINT REVOCABLE TRUST 19948 MARKWARD CROSSING ESTERO FL 33928		2024 Est TCV 22,000															
			Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements				* Factors *											
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
						INLAND PROPERTIES				10.000 Acres				2,200	100		22,000
										10.00 Total Acres				Total Est. Land Value =			22,000
		Topography of Site															
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When					What	2024	11,000	0	11,000			3,190C				
TA	09/08/2010					INSPECTED	2023	10,000	0	10,000			3,039C				
TH	11/03/2010					DATA ENTER	2022	10,000	0	10,000			2,895C				
							2021	10,905	0	10,905			2,803C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ISAACSON ALANE & JEFFERY	MAYLE CURT ALLEN	99	02/09/2015	QC	03-ARM'S LENGTH	2015/00598	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
33040 MAKI RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MAYLE CURT ALLEN 1906 GRACE ROCHESTER MI 48309		2024 Est TCV 80,827 TCV/TFA: 116.13									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
P1-18-14A SEC 18 T52N R34W W 1/2 OF SW					INLAND PROPERTIES			20.000 Acres		1,700 100	34,000
1/4 OF SE 1/4. 20 A.					20.00 Total Acres			Total Est. Land Value =		34,000	
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	17,000	23,414	40,414			33,113C
		TA	09/08/2010	INSPECTED	2023	14,000	18,700	32,700			31,537C
		TH	11/03/2010	DATA ENTER	2022	14,000	16,036	30,036			30,036S
					2021	15,000	15,091	30,091			29,403C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 120 49	WSEP (1 Story) Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 56 Floor Area: 696 Total Base New : 101,522 Total Depr Cost: 45,685 Estimated T.C.V: 46,827				E.C.F. X 1.025		Bsmnt Garage:							
Building Style: CABIN				Drywall Paneled				Plaster Wood T&G				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Forced Air w/ Ducts Ground Area = 696 SF Floor Area = 696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Crawl Space 440 1 Story Siding Slab 256  Other Additions/Adjustments Water/Sewer 1 1000 Gal Septic 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WSEP (1 Story) 120 6,031 2,714 Deck Treated Wood 49 1,665 749 Totals: 101,522 45,685  Notes: CABIN ECF (SOUTH OF 283) 1.025 => TCV: 46,827													
Yr Built 1940		Remodeled 0		Ex X Ord Min				No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Condition: Fair				Size of Closets				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Room List				Doors: Solid X H.C.				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
3 Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
(1) Exterior				(6) Ceilings				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
X Wood/Shingle Aluminum/Vinyl Brick				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Insulation				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
(2) Windows				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Many Avg.		Large Avg.		(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
X		X		(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
(3) Roof				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
X Gable Hip Flat		Gambrel Mansard Shed		(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
X Asphalt Shingle				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													
Chimney: Brick				(7) Excavation Basement: 0 S.F. Crawl: 440 S.F. Slab: 256 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:				Cls CD Blt 1940													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		44,900	01/01/2000	WD	03-ARM'S LENGTH	150:24	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status								
15782 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT			GARAGE	10/22/2018	2018-010-031	FOUNDATION								
		P.R.E. 100% 02/16/2006			HOUSE	07/09/2003	03-992	FOUNDATION								
Owner's Name/Address		MAP #:														
PAAVOLA GENE C 15782 ASPEN DR PELKIE MI 49958		2024 Est TCV 261,722 TCV/TFA: 199.64														
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value					
P1-18-15 SEC 18 T52N R34W SE 1/4 OF SE 1/4 EXCEPT COMMENCING AT SECOR OF SE 1/4 OF SE 1/4 SEC 18 POB, TH N 1320'; TH W 330', TH S 1320', TH E 330' TO POB. 29.50 A.					INLAND PROPERTIES								29.50 Acres	1,202	100	35,450
Comments/Influences													29.50 Total Acres		Total Est. Land Value =	35,450
					Land Improvement Cost Estimates											
					Description								Rate	Size %	Good	Cash Value
					Wood Frame								31.62	80	84	2,125
					Wood Frame								27.08	128	84	2,911
					Total Estimated Land Improvements								True Cash Value =			5,036
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	17,725	113,136	130,861			107,010C					
		TA	09/08/2010	INSPECTED	2023	16,205	91,808	108,013			101,915C					
		TH	11/03/2010	DATA ENTER	2022	16,205	84,291	100,496			97,062C					
					2021	16,280	79,305	95,585			93,962C					
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 226 80 30		WCP (1 Story) Treated Wood Treated Wood		Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 609 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 18 Floor Area: 1,311 Total Base New : 235,649 Total Depr Cost: 193,233 Estimated T.C.V: 198,064				E.C.F. X 1.025		Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G				Central Air Wood Furnace				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1311 SF Floor Area = 1311 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Basement 1,296 1 Story Siding Overhang 15 Total: 195,235 160,093  Other Additions/Adjustments Water/Sewer 1 4,761 3,904 1000 Gal Septic 1 2,629 2,156 Porches WCP (1 Story) 226 8,455 6,933 Deck Treated Wood 80 2,216 1,817 Treated Wood 30 1,317 1,080 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 609 22,673 18,592 Common Wall: 1 Wall 1 -2,172 -1,781 Door Opener 1 535 439 Totals: 235,649 193,233  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 198,064				E.C.F. X 1.025		Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Yr Built 2003		Remodeled 0		Ex X Ord Min				Size of Closets Lg X Ord Small				Doors: Solid X H.C.				(5) Floors Kitchen: Other: Other:				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer 1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Condition: Good				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration				Trim & Decoration							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GEARY JAMES H & JUDITH E	HARZ JAMES	25,000	08/23/2005	WD	03-ARM'S LENGTH	167:2463	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
15998 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
HARZ JAMES		2024 Est TCV 52,977 TCV/TFA: 189.20												
15998 ASPEN DR		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements		* Factors *										
Tax Description		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-18-16 SEC 18 T52N R34W E 330' OF SE						INLAND PROPERTIES		10.000 Acres		2,200	100	22,000		
1/4 OF SE 1/4 10 AC M/L (MS 131/601)						10.00 Total Acres		Total Est. Land Value =		22,000				
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,000	15,489	26,489			21,743C			
		LP	09/26/2008	DATA ENTER	2023	10,000	10,708	20,708			20,708S			
		LP	08/06/2009	DATA ENTER	2022	10,000	9,837	19,837			19,837S			
		TA	09/08/2010	INSPECTED	2021	10,905	9,257	20,162			19,307C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 120 No Conc. Floor: 384	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 14 Floor Area: 0 Total Base New : 15,615 Total Depr Cost: 13,428 Estimated T.C.V: 13,764					
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 0 GARAGE 0		Trim & Decoration		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CABIN

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,497	14,187
Storage Over Garage			120	1,614	1,388
No Concrete Floor			384	-2,496	-2,147
Totals:				15,615	13,428

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 13,764



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
WAATTI STEVEN ROBERT & LIZ BETH 701 TRINWAY TROY MI 48085		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-19-1 SEC 19 T52N R34W NE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,765C			
		TA	08/26/2010	INSPECTED	2023	23,800	0	23,800			4,539C			
		TH	11/10/2010	DATA ENTER	2022	23,500	0	23,500			4,323C			
					2021	24,000	0	24,000			4,185C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HEIKKINEN WILLIAM N ET AL 34504 SLEEPY HOLLOW RD PELKIE MI 49958		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-19-2 SEC 19 T52N R34W NW 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		TA	08/25/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		TH	11/10/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WAATTI PHILLIP & CHARLENE	WAATTI PHILLIP H & CHARLENE	0		05/14/2015	QC	09-FAMILY		2015/03342	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
16243 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 02/28/2007											
Owner's Name/Address		MAP #:											
WAATTI PHILLIP H & CHARLENE A 16243 AUTIO RD PELKIE MI 49958		2024 Est TCV 82,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			80.000 Acres			1,025	100	82,000
					80.00 Total Acres			Total Est. Land Value =			82,000		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
P1-19-3 SEC 19 T52N R34W S 1/2 OF NE 1/4. 80 A.													
COMBINED WITH 010-019-009-00 AND 010-019-10-10 FOR MBOR 2014													
RESPLIT PER OWNER FOR 2015 ROLL. 5/6/14													
Comments/Influences		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	41,000	0	41,000			8,513C		
		TA 08/25/2010 INSPECTED			2023	36,200	0	36,200			8,108C		
		TH 11/10/2010 DATA ENTER			2022	36,200	0	36,200			7,722C		
					2021	36,200	0	36,200			7,476C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
REDLICH HANNAH	REDLICH CARL A	0	08/05/2015	QC	09-FAMILY	2015/04532	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
15319 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
REDLICH CARL A 99 RAND RD RINDGE NH 03461		MAP #:										
		2024 Est TCV 160,639 TCV/TFA: 150.98										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
P1-19-4 SEC 19 T52N R34W NE 1/4 OF FRL NW 1/4. 40 A.		X			INLAND PROPERTIES			40.000 Acres	1,200 100	48,000		
Comments/Influences					40.00 Total Acres			Total Est. Land Value =		48,000		
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Sauna	6,499.14		1 60		3,899		
		X			Total Estimated Land Improvements		True Cash Value =		3,899			
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,000	56,320	80,320				20,134C
		LP	06/11/2009	DATA ENTER	2023	20,000	46,075	66,075				19,176C
		TA	08/25/2010	INSPECTED	2022	20,000	42,357	62,357				18,263C
		TH	11/10/2010	DATA ENTER	2021	20,000	39,396	59,396			59,396A	17,680C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 80 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior											
Building Style: 1 1/4		X Drywall Paneled		Plaster Wood T&G									
		Trim & Decoration											
Yr Built 1936		Remodeled 1999		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Other:		100 Amps Service									
		No./Qual. of Fixtures											
(1) Exterior		Ex. X Ord. Min											
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
		(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Many X Avg. Few		Large X Avg. Small		Basement: 336 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0									
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 896 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	336		
1.25 Story	Siding	Crawl Space	336		
1 Story	Siding	Crawl Space	224		
Total:				125,935	83,116
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,453	2,939
Water Well, 50 Feet			1	2,530	1,670
Porches					
WGEP (1 Story)			80	7,435	4,907
Built-Ins					
Sauna			1	5,205	3,435
Totals:				145,558	96,067

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 98,469

Building Type	Barn - General Purpose				
Year Built	1936				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 152				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	54 x 22 = 1188				
Cost New	\$ 28,631				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 10,021				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	35				
Est. True Cash Value	\$ 10,271				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10271 / All Cards: 10271					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEARTWOOD FORESTLAND FUND	MWF NED LAKE LLC	1	08/26/2011	CD	33-TO BE DETERMINED	2011/04414	DEED	100.0				
		1	04/01/2001	WD	03-ARM'S LENGTH	154:146	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status				
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
		MAP #:										
MWF NED LAKE LLC 654 NORTH STATE STREET JACKSON MS 39202		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
STANDARD 20+					204.430 Acres			1,040	100		212,607	
204.43 Total Acres					Total Est. Land Value =			212,607				
Tax Description		Topography of Site										
P1-19-4A SEC 19 T52N R34W												
FRL SW 1/4, SE 1/4 OF NW 1/4 204.43 A												
COMMERCIAL FOREST RESERVE 850-001												
Comments/Influences		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Licensed To: Township of Portage, County of Houghton, Michigan												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
REDLICH HANNAH	REDLICH CARL A	0		08/05/2015	QC	09-FAMILY		2015/04532	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
REDLICH CARL A 99 RAND RD RINDGE NH 03461		MAP #:											
		2024 Est TCV 51,164											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-19-5 SEC 19 T52N R34W FRL NW 1/4 OF FRL NW 1/4. 42.38 A.					STANDARD 20+			42.380 Acres			1,207	100	51,164
Comments/Influences					42.38 Total Acres			Total Est. Land Value =			51,164		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	25,582	0	25,582			4,366C		
		TA	08/25/2010	INSPECTED	2023	25,062	0	25,062			4,159C		
		TH	11/10/2010	DATA ENTER	2022	24,750	0	24,750			3,961C		
					2021	25,190	0	25,190		25,190A	3,835C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICHIGAN NATURE ASSOCIATION SUITE 100 2310 SCIENCE PKY OKEMOS MI 48864				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INLAND PROPERTIES				42.310	Acres	1,173	100	
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		42.31		Total Acres		Total Est. Land Value =		49,617		
P1-19-6 SEC 19 T52N R34W FRL												
SW 1/4 OF FRL NW 1/4. 42.31 A.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who When What				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
TA 08/25/2010 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
TH 11/10/2010 DATA ENTER				2022	0	0	0			0		
				2021	0	0	0			0		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WAATTI PHILLIP & CHARLENE	WAATTI PHILLIP H & CHARLENE	0		05/14/2015	QC	09-FAMILY		2015/03342	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
16243 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 03/20/2007											
Owner's Name/Address		MAP #:											
WAATTI PHILLIP H & CHARLENE A		2024 Est TCV 82,000											
16243 AUTIO RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description					INLAND PROPERTIES			80.000 Acres			1,025	100	82,000
P1-19-8 SEC 19 T52N R34W N 1/2 OF SE 1/4. 80 A.					80.00 Total Acres			Total Est. Land Value =			82,000		
COMBINED WITH 010-019-003-00 FOR MBOR 2014													
RESPLIT PER OWNER FOR 2015 ROLL. 5/6/14													
Comments/Influences													
		Topography of Site											
					Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other
		Rolling			2024	41,000	0	41,000			8,612C		
		Low			2023	36,200	0	36,200			8,202C		
		High			2022	36,200	0	36,200			7,812C		
		Landscaped			2021	36,200	0	36,200			7,563C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TA	08/25/2010	INSPECTED									
		TH	11/10/2010	DATA ENTER									
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KYRO KRISTINE & LINDA &	WAATTI PHILLIP & CHARLENE	8,000		10/02/2013	WD	03-ARM'S LENGTH		2013/05776	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 10/14/2013											
Owner's Name/Address		MAP #:											
WAATTI PHILLIP & CHARLENE 16243 AUTIO RD PELKIE MI 49958					2024 Est TCV 34,000								
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			20.000 Acres			1,700	100	34,000
					20.00 Total Acres			Total Est. Land Value =			34,000		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
P1-19-9A SEC 19 T52N R34W N 1/2 OF SW 1/4 OF SE 1/4. 20 A. SPLIT/COMBINED ON 10/14/2013 FROM 010-019-010-00; COMBINED WITH 010-019-003-00 FOR MBOR 2014 RESPLIT PER OWNER FOR 2015 ROLL. 5/6/14													
Comments/Influences													
Split/Comb. on 10/14/2013 completed 10/14/2013 LISA OWNER'S REQUEST; Parent Parcel(s): 010-019-010-00; Child Parcel(s): 010-019-010-10, 010-019-010-20; -----													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who When What			2024	17,000	0	17,000			14,700C		
					2023	14,000	0	14,000			14,000S		
					2022	14,000	0	14,000			14,000S		
					2021	15,000	0	15,000			15,000S		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KYRO KRISTINE & LINDA &	STOCKWELL MICHAEL & GWENDOLYN TRUST	8,000		10/02/2013	WD	03-ARM'S LENGTH		2013/05777	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
STOCKWELL MICHAEL & GWENDOLYN TRUST 15500 FISH HATCHERY RD PELKIE MI 49958		MAP #:											
		2024 Est TCV 34,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			20.000 Acres			1,700	100	34,000
					20.00 Total Acres			Total Est. Land Value =			34,000		
Tax Description		P1-19-9B SEC 19 T52N R34W S 1/2 OF SW 1/4 OF SE 1/4. 20 A. SPLIT/COMBINED ON 10/14/2013 FROM 010-019-010-00; COMBINED WITH 010-030-005-00 FOR MBOR 2014 RE SPLIT FOR 2019 ROLL, IN DIFFERENT SECTION SHOULD NOT HAVE BEEN COMBINED											
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What			2024	17,000	0	17,000			14,700C		
					2023	14,000	0	14,000			14,000S		
					2022	14,000	0	14,000			14,000S		
					2021	15,000	0	15,000			13,713C		
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: 2		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1928		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Trim & Decoration		Size of Closets		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 3 1st Floor 6 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other: Carpeted		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. Few		X Large Avg. Small		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:									
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support									
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick													

Cost Est. for Res. Bldg: 1 Single Family 2  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25  
Functional Depreciation because of: VANDALISM / FIRE DAMAGE  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Water/Sewer  
1000 Gal Septic 1 4,172 469  
Water Well, 50 Feet 1 2,445 275  
Totals: 6,617 744  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCv: 763

Class: D	Effec. Age: 59	Floor Area: 0	Total Base New : 6,617	E.C.F.	Bsmnt Garage:
			Total Depr Cost: 744	X 1.025	
			Estimated T.C.V: 763		Carport Area: Roof:

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	12/01/2002	WD	03-ARM'S LENGTH	160:27	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
16645 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
TIKKANEN PETER N & MARY M		MAP #:												
16565 PINE CREEK RD		2024 Est TCV 51,742 TCV/TFA: 0.00												
PELKIE MI 49958		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
Tax Description		Public Improvements			* Factors *									
P1-20-2 SEC 20 T52N R34W NW 1/4 OF NE 1/4 EXC COM AT NE COR OF NW1/4 OF NE 1/4, TH W 530', TH S 120', TH E 530', TH N 120' TO POB (P1-20-2A - 1.46 A). 38.54 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences					INLAND PROPERTIES		38.540 Acres		1,211	100			46,686	
					38.54 Total Acres		Total Est. Land Value =				46,686			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		LP	09/08/2009	DATA ENTER	2024	23,343	2,528	25,871			10,452C			
		TA	08/03/2010	INSPECTED	2023	19,445	2,011	21,456			9,955C			
		TH	11/11/2010	DATA ENTER	2022	19,445	1,879	21,324			9,481C			
					2021	19,445	1,560	21,005			9,179C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/0/100/0  
Functional Depreciation because of: COLLAPSING  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Totals: 0 0  
Notes: ECF (SOUTH OF 283) 1.025 => TCV: 0

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 116				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	34 x 24 = 816				
Cost New	\$ 19,731				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 4,933				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 5,056				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5056 / All Cards: 5056					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
16643 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
BAKER TERRY L 2078 BERNICE AVE FLINT MI 48532		MAP #:											
		2024 Est TCV 31,471 TCV/TFA: 57.01											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			1.460	Acres	2,705	100		3,950
					1.46 Total Acres				Total Est. Land Value =		3,950		
Tax Description					Land Improvement Cost Estimates								
P1-20-2A SEC 20 T52N R34W PART OF NW 1/4 OF NE 1/4 D/F, COM AT NE COR OF NW 1/4 OF NE 1/4 & POB, TH W 530', TH S 120', TH E 530', TH N 120' TO POB. 1.46 A.		X			Dirt Road								
Comments/Influences					Gravel Road								
					Paved Road								
					Storm Sewer								
					Sidewalk								
					Water								
					Sewer								
					Electric								
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
					Topography of Site								
					Level								
					X Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	1,975	13,761	15,736			12,519C			
LP 10/08/2008 DATA ENTER				2023	1,825	11,130	12,955			11,923C			
TA 08/03/2010 INSPECTED				2022	1,825	10,214	12,039			11,356C			
TH 11/11/2010 DATA ENTER				2021	1,839	9,611	11,450			10,994C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:													
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story						Car Capacity:										
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Average Effec. Age: 55 Floor Area: Total Base New : 44,722 Total Depr Cost: 15,653 Estimated T.C.V: 16,044	E.C.F. X 1.025	Bsmnt Garage:												
	Duplex	0	Other Overhang													Trim & Decoration											
X	Wood Frame	(4) Interior														Lg		X	Ord		Small			No Conc. Floor:			
Building Style:		Drywall														Plaster							Carport Area:				
PARK MODEL		X	Paneled														Wood T&G							Roof:			
Yr Built	Remodeled		Ex													X	Ord		Min								
1968	0	Size of Closets																									
Condition: Poor																											
Room List		Doors:														Solid	X	H.C.									
	Basement	(5) Floors														(12) Electric											
	4 1st Floor			60 Amps Service																							
	2nd Floor	Kitchen: Linoleum		No./Qual. of Fixtures																							
	1 Bedrooms	Other: Plywood		Ex.		X	Ord.		Min																		
(1) Exterior		Other:																									
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets																							
	Aluminum/Vinyl	X	Wood																								
	Brick			Many	X	Ave.		Few																			
X	Insulation			(13) Plumbing																							
(2) Windows		(7) Excavation		Average Fixture(s)																							
X	Many	X	Large	1 3 Fixture Bath																							
	Avg.			Avg.	2 Fixture Bath																						
	Few		Small	Basement: 0 S.F.																							
				Crawl: 0 S.F.																							
				Slab: 0 S.F.																							
				Height to Joists: 0.0																							
X	Wood Sash	(8) Basement		No Plumbing																							
	Metal Sash		Conc. Block	Extra Toilet																							
Vinyl Sash	Poured Conc.			Extra Sink																							
	Double Hung		Stone	Separate Shower																							
X	Casement		Treated Wood	Ceramic Tile Floor																							
X	Double Glass		Concrete Floor	Ceramic Tile Wains																							
X	Patio Doors	(9) Basement Finish		Ceramic Tub Alcove																							
X	Storms & Screens			Vent Fan																							
(3) Roof				(14) Water/Sewer																							
X	Gable		Gambrel	Recreation SF																							
	Hip			Living SF	Public Water																						
	Flat		Mansard	Walkout Doors (B)		1		Public Sewer																			
			Shed	No Floor SF		1		Water Well																			
				Walkout Doors (A)		1		1000 Gal Septic																			
	Asphalt Shingle							2000 Gal Septic																			
X	Metal	(10) Floor Support																									
Chimney: Metal		Joists:																									
		Unsupported Len:																									
		Cntr.Sup:																									

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 1008	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 36 Floor Area: 0 Total Base New : 16,108 Total Depr Cost: 10,309 Estimated T.C.V: 10,567						
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0		Ex		X		Ord		Min					
Condition: Good		Trim & Decoration		Size of Closets		Lg		X		Ord		Small			
Room List		Doors:		Solid		X		H.C.		Central Air Wood Furnace					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric		0		Amps Service							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X		Ord.		Min			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few			
Insulation				(13) Plumbing		Average Fixture(s)		1		3		Fixture Bath			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Brick															

Cost Est. for Res. Bldg: 2 Single Family RANCH

Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories Exterior Foundation

Size

Cost New

Depr. Cost

Other Additions/Adjustments

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost

1008

22,136

14,167

No Concrete Floor

1008

-6,028

-3,858

Totals:

16,108

10,309

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

10,567

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KUESTER JUSTIN	KUESTER RANDALL J	0	10/01/2023	WD	09-FAMILY		PROPERTY TRANSFER	0.0			
KUESTER RANDALL J & CHRIST	KUESTER RANDALL J	0	01/10/2013	QC	09-FAMILY	2013/00254	DEED	0.0			
		1	04/01/2001	WD	03-ARM'S LENGTH	154:422	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
16710 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT			ALTER		08/08/2017	2017-031-182	COMPLETE		
		P.R.E. 100% 01/08/2024									
Owner's Name/Address		MAP #:									
KUESTER RANDALL J 16710 AUTIO RD PELKIE MI 49958		2024 Est TCV 527,440 TCV/TFA: 218.40									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
					INLAND PROPERTIES 114.000 Acres 1,000 100 114,000						
					114.00 Total Acres Total Est. Land Value = 114,000						
Tax Description					Land Improvement Cost Estimates						
P1-20-3 SEC 20 T52N R34W SE 1/4 OF NW 1/4 & SW 1/4 OF NE 1/4 EXC: COM @ CTR POST OF SW 1/4 OF NE 1/4 TH N 624'; TH E 416' TH S 624' TH W 416' TO POB. 74 A M/L & P1-20-5 SEC 20 T52N R34W SE 1/4 OF NE 1/4. 40 A. & SE 1/4 OF NE 1/4. 40 A. COMBINED IN 2015 FROM 020-006-00					Description		Rate	Size % Good	Cash Value		
					Water		26.59	140 95	3,537		
					Sewer		31.62	80 95	2,403		
					Total Estimated Land Improvements True Cash Value = 5,940						
Comments/Influences		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	57,000	206,720	263,720			186,214C
		TA	08/25/2010	INSPECTED	2023	51,300	167,308	218,608			177,347C
		TH	11/11/2010	DATA ENTER	2022	51,300	135,894	187,194	204,934M		168,902C
					2021	51,300	154,398	205,698			163,507C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame				(4) Interior																												
Building Style: CAPE					Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		Class: C Effec. Age: 5 Floor Area: 2,415 Total Base New : 424,693 Total Depr Cost: 397,561 Estimated T.C.V: 407,500		E.C.F. X 1.025		Bsmnt Garage:													
				Trim & Decoration																													
Yr Built		Remodeled			Ex	X	Ord		Min													Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 2283 SF Floor Area = 2415 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas		Cls C Blt 2017	
2017 2008		0																															
Condition: Excellent					Lg	X	Ord		Small																								
Room List				Doors:			Solid		X	H.C.																							
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors																													
				Kitchen:																													
				Other:																													
				Other:																													
(1) Exterior				(6) Ceilings																													
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets				No. of Elec. Outlets				Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Insulation																																	
(2) Windows				(7) Excavation																													
X	Many		X	Large		Basement: 1752 S.F.																											
	Avg.			Avg.		Crawl: 0 S.F.																											
Few				Small		Slab: 0 S.F.																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Height to Joists: 0.0																													
				(8) Basement																													
						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
				(9) Basement Finish																													
(3) Roof				Recreation SF																													
X	Gable		Gambrel	1200		Living SF																											
	Hip			2		Walkout Doors (B)																											
Flat				Mansard		No Floor SF																											
Shed				Walkout Doors (A)																													
X Asphalt Shingle				(10) Floor Support																													
Chimney: Brick				Joists:																													
				Unsupported Len:																													
				Cntr.Sup:																													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	11/01/1999	WD	03-ARM'S LENGTH	149:309	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
16530 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
NORDSTROM GEORGE P & STEVEN C & OLEKSIENKO ALEXANDRIA A		MAP #:										
4135 NATHAN WEST		2024 Est TCV 152,734 TCV/TFA: 97.91										
STERLING HEIGHTS MI 48310		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
Tax Description		Public Improvements			* Factors *							
P1-20-4 SEC 20 T52N R34W PART OF SW 1/4 OF NE 1/4 D/F, COM AT THECENTER POST OF SEC 20 POB, TH N 624', TH E 416', TH S 624', TH W 416' TO POINT OF BEGINNING. 6 A.		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road			INLAND PROPERTIES							
		Paved Road			6.000 Acres 2,421 100 14,525							
		Storm Sewer			6.00 Total Acres Total Est. Land Value = 14,525							
		Sidewalk			Land Improvement Cost Estimates							
		Water			Description Rate Size % Good Cash Value							
		Sewer			Sauna 6,499.14 1 70 4,549							
		Electric			Wood Frame 22.09 560 55 6,803							
		Gas			Metal Prefab 14.91 280 65 2,714							
		Curb			Residential Local Cost Land Improvements							
		Street Lights			Description Rate Size % Good Cash Value							
		Standard Utilities			OLDER SHED 10.00 336 75 2,520							
		Underground Utils.			Total Estimated Land Improvements True Cash Value = 16,586							
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	7,263	69,104	76,367			30,452C	
		TA	08/25/2010	INSPECTED	2023	7,025	55,856	62,881			29,002C	
		TH	11/11/2010	DATA ENTER	2022	7,025	51,174	58,199			27,621C	
					2021	7,557	48,094	55,651			26,739C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
KEMPPAINEN CAREY D	WILCOX MARK & MARYANN	1		10/17/2013	QC	03-ARM'S LENGTH		2013/06107	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
16151 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
WILCOX MARK & MARYANN 303 W CALVERLY AVE HOUGHTON MI 49931		2024 Est TCV 56,154 TCV/TFA: 40.00													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 20 T52N R34W					INLAND PROPERTIES										22,000
W 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4. 10 A.					10.000 Acres 2,200 100										22,000
Comments/Influences					10.00 Total Acres Total Est. Land Value =										22,000
					Land Improvement Cost Estimates										
					Description										
					Wood Frame										
					Rate										
					Size % Good										
					Cash Value										
					21.10 240 64										3,241
					Total Estimated Land Improvements True Cash Value =										3,241

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 130 280	Type WGEP (1 Story) WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Town Home												
	Duplex												
	A-Frame												
X	Wood Frame	(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: CD Effec. Age: 56 Floor Area: 1,404 Total Base New : 188,820 Total Depr Cost: 21,243 Estimated T.C.V: 21,774		E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:					
Building Style: CAPE		Drywall Paneled	X	Plaster Wood T&G	No Heating/Cooling								
Yr Built 1914	Remodeled 0	Ex	X	Ord		Min			Size of Closets				
Condition: Unsound Part. Construct.: 75%		Lg	X	Ord		Small			Doors: Solid X H.C.				
Room List		(5) Floors		(12) Electric		Central Air Wood Furnace		Total Base New : 188,820		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
1 Basement 2 1st Floor 4 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		60 Amps Service		No./Qual. of Fixtures		Total Depr Cost: 21,243		Estimated T.C.V: 21,774			
(1) Exterior				Ex. X Ord. Min		No. of Elec. Outlets		Total Base New : 188,820		E.C.F. X 1.025			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave. Few		(13) Plumbing		Total Depr Cost: 21,243		Estimated T.C.V: 21,774			
Insulation												Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Many X Avg. Few		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		1.5 Story Siding Basement		936			
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Water/Sewer		1000 Gal Septic Water Well, 150 Feet		1 4,453 501			
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Notes:		Porches		WGEP (1 Story) 130 10,288 1,157 WGEP (1 Story) 280 16,926 1,904 Totals: 188,820 21,243		Bsmnt Garage: Carport Area: Roof:	
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		1000 Gal Septic Water Well, 150 Feet		1 4,453 501			
Asphalt Shingle X Metal		(10) Floor Support						1000 Gal Septic Water Well, 150 Feet		1 4,453 501			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:						1000 Gal Septic Water Well, 150 Feet		1 4,453 501			
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1914 (11) Heating System: No Heating/Cooling Ground Area = 936 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25 Functional Depreciation because of: DEFERRED MAINTENANCE Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 936 Total: 148,972 16,761 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 501 Water Well, 150 Feet 1 8,181 920 Porches WGEP (1 Story) 130 10,288 1,157 WGEP (1 Story) 280 16,926 1,904 Totals: 188,820 21,243 Notes: ECF (SOUTH OF 283) 1.025 => TCv: 21,774 75% Completed => Est. True Cash Value 2024 =													

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 180				
Height	18				
Heating System	No Heating/Cooling				
Length/Width/Area	(L or Odd Shaped) 1724				
Cost New	\$ 56,909				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 14,227				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 14,583				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14583 / All Cards: 14583					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
16246 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WAATTI STEVEN ROBERT & LIZ BETH 701 TRINWAY TROY MI 48085		2024 Est TCV 115,861 TCV/TFA: 170.13												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-8 SEC 20 T52N R34W SW 1/4 OF NW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	33,931	57,931			33,064C			
		TA	08/25/2010	INSPECTED	2023	20,000	27,545	47,545			31,490C			
		TH	11/11/2010	DATA ENTER	2022	20,000	25,302	45,302			29,991C			
					2021	20,000	23,812	43,812			29,033C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 80 WGEF (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1910		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 604 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 604 SF Floor Area = 681 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	308		
1 Story	Siding	Basement	296		
Total:				92,016	56,129

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,716	
Water Well, 50 Feet	1	2,530		1,543	
Porches					
WGEF (1 Story)	80	7,435		4,535	
Fireplaces					
Wood Stove	1	2,103		1,283	
Totals:			108,537		66,206

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 67,861



Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
				1	11/01/1999	WD	03-ARM'S LENGTH			149:309	DEED	0.0			
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status		
AUTIO RD				School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address				P.R.E. 0%											
NORDSTROM GEORGE P & STEVEN C & OLEKSIENKO ALEXANDRIA A 4135 NATHAN WEST STERLING HEIGHTS MI 48310				MAP #:											
				2024 Est TCV 48,000											
				Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS							
				Public Improvements			* Factors *								
Tax Description				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-20-10 SEC 20 T52N R34W NE 1/4 OF SW 1/4. 40 A.							INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
Comments/Influences				Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			40.00 Total Acres Total Est. Land Value = 48,000								
							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
				Who	When	What	2024	24,000	0	24,000			4,162C		
				TA	08/25/2010	INSPECTED	2023	20,000	0	20,000			3,964C		
				TH	11/11/2010	DATA ENTER	2022	20,000	0	20,000			3,776C		
							2021	20,000	0	20,000			3,656C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
WAATTI PHILLIP & CHARLENE	WAATTI PHILLIP H & CHARLENE	0	05/14/2015	QC	09-FAMILY	2015/03342	DEED	0.0							
WAATTI PHILLIP & CHARLENE	WAATTI PHILLIP H & CHARLENE	0	05/14/2015	QC	09-FAMILY	2015/03342	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
16243 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 04/09/1997													
Owner's Name/Address		MAP #:													
WAATTI PHILLIP H & CHARLENE A 16243 AUTIO RD PELKIE MI 49958		2024 Est TCV 241,271 TCV/TFA: 145.34													
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description					INLAND PROPERTIES			40.000 Acres		1,200	100	48,000			
P1-20-11 SEC 20 T52N R34W NW 1/4 OF SW 1/4. 40 A.					40.00 Total Acres			Total Est. Land Value =		48,000					
Comments/Influences					Land Improvement Cost Estimates										
					Description			Rate			Size	% Good	Cash Value		
					Sauna	6,499.14		1		70	4,549				
					Sewer	23.73		240		46	2,620				
					Wood Frame										
					Total Estimated Land Improvements True Cash Value = 7,169										
		Topography of Site													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,000	96,636	120,636			42,185C				
		TA	08/25/2010	INSPECTED	2023	20,000	78,876	98,876			40,177C				
		TH	11/11/2010	DATA ENTER	2022	20,000	72,397	92,397			38,264C				
					2021	20,000	68,104	88,104			37,042C				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		1		11/01/1999	WD	03-ARM'S LENGTH		149:309	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
NORDSTROM GEORGE P & STEVEN C & OLEKSIENKO ALEXANDRIA A 4135 NATHAN WEST STERLING HEIGHTS MI 48310		2024 Est TCV 48,560											
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					STANDARD 20+			40.000	Acres	1,214	100		48,560
					40.00 Total Acres				Total Est. Land Value =				48,560
Tax Description		Dirt Road											
P1-20-12 SEC 20 T52N R34W SW 1/4 OF SW 1/4. 40 A. Comments/Influences		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C		
		TA	08/25/2010	INSPECTED	2023	23,800	0	23,800			4,159C		
		TH	11/11/2010	DATA ENTER	2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LAKE SUPERIOR LAND COMPANY	GMO THRESHOLD TIMBER MICH	10	02/04/1987	WD	03-ARM'S LENGTH	92/1	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
VERDANT TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-13 SEC 20 T52N R34W SE 1/4 OF SW 1/4, SW 1/4 OF SE 1/4 80.00 ACRES					STANDARD 20+				80.000	Acres	1,078	100		86,200
COMMERCIAL FOREST RESERVE 850-017							80.00		Total Acres	Total Est. Land Value =		86,200		
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
TA 08/25/2010 INSPECTED					2023	0	0	0			0			
TH 11/11/2010 DATA ENTER					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MERVICKER LINDA ET AL	MERVICKER LINDA ET AL	0		08/22/2014	QC	03-ARM'S LENGTH		2014/04619	DEED	0.0				
WANHALA WM	MERVICKER LINDA ET AL	0		05/19/2005	QC	09-FAMILY		2014/02316	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
16955 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WANHALA DEBRA, JAMES, WILLIAM & TREY LINDA & HARRIS JOEL 921 S RIVER RD JOHNSBERG IL 60051		2024 Est TCV 186,714 TCV/TFA: 158.77												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-14 SEC 20 T52N R34W E 1/2 OF NE 1/4 OF SE 1/4. 20 ACRES					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			34,000			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	76,357	93,357				47,408C		
		TA	08/25/2010	INSPECTED	2023	14,000	61,735	75,735				45,151C		
		TH	11/11/2010	DATA ENTER	2022	14,000	56,706	70,706				43,001C		
					2021	15,000	53,370	68,370				41,628C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood Oil Coal Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 81 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 1/2		X	Drywall Paneled		Plaster Wood T&G					Class: CD Effec. Age: 19 Floor Area: 1,176 Total Base New : 183,938 Total Depr Cost: 148,989 Estimated T.C.V: 152,714		E.C.F. X 1.025		Bsmnt Garage:	
Yr Built 1941	Remodeled 1998	Ex	X	Ord						Min	Total Base New : 183,938 Total Depr Cost: 148,989 Estimated T.C.V: 152,714		E.C.F. X 1.025		Carport Area: Roof:
Condition: Good		Size of Closets		Trim & Decoration		Central Air Wood Furnace									
Room List		Doors:		Solid	X	H.C.	(12) Electric								
1 Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other: Lamineate		200 Amps Service									
(1) Exterior						No./Qual. of Fixtures									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		No. of Elec. Outlets									
X Insulation						Many		X	Ave.		Few				
(2) Windows		(7) Excavation				(13) Plumbing									
X Many Avg. Few		X Large Avg. Small		Basement: 336 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement				(14) Water/Sewer									
				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof				(9) Basement Finish		Lump Sum Items:									
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle Metal				(10) Floor Support											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	336		
1 Story	Siding	Slab	672		
Total:				138,277	112,004

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,453		3,607
Water Well, 50 Feet		1	2,530		2,049
Porches					
WGEP (1 Story)		70	6,808		5,514
Deck					
Treated Wood		50	1,675		1,357
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		768	29,660		24,025
Door Opener		1	535		433
Totals:			183,938		148,989

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 152,714

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
16891 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WANHALA DAVID ERIC 22176 COAL DOCK RD HANCOCK MI 49930		2024 Est TCV 46,907 TCV/TFA: 73.29												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-14A SEC 20 T52N R34W W 1/2 OF NE					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
1/4 OF SE 1/4. 20 ACRES					20.00 Total Acres			Total Est. Land Value =			34,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	17,000	6,454	23,454			9,287C			
		TA	08/25/2010	INSPECTED	2023	14,000	5,156	19,156			8,845C			
		TH	11/11/2010	DATA ENTER	2022	14,000	4,736	18,736			8,424C			
					2021	15,000	4,456	19,456			8,155C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang											
X	Wood Frame	(4) Interior												
Building Style: PARK MODEL		Drywall	Plaster											
		Paneled												
Yr Built 0		Trim & Decoration												
		Ex	X											
Condition: Good		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
	Basement	(5) Floors		(12) Electric										Carport Area:
	1st Floor	Kitchen: Other: Other:		0 Amps Service										Roof:
	2nd Floor			No./Qual. of Fixtures										
	Bedrooms			Ex.		X	Ord.	Min						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
X	Wood/Shingle			Many		X	Ave.	Few						
	Aluminum/Vinyl			(13) Plumbing										
	Brick			Average Fixture(s)										
	Insulation			1 3 Fixture Bath										
(2) Windows		(7) Excavation		2 Fixture Bath										
X	Many	X	Large	Basement: 0 S.F.										
	Avg.			Avg.	Crawl: 0 S.F.									
	Few		Small	Slab: 0 S.F.										
	Wood Sash			Height to Joists: 0.0										
	Metal Sash			(8) Basement										
	Vinyl Sash													
	Double Hung			Conc. Block										
	Horiz. Slide			Poured Conc.										
	Casement			Stone										
	Double Glass			Treated Wood										
	Patio Doors			Concrete Floor										
	Storms & Screens			(9) Basement Finish										
(3) Roof				(14) Water/Sewer										
X	Gable		Gambrel	Recreation SF										
	Hip			Living SF	Public Water									
	Flat		Walkout Doors (B)	Public Sewer										
			No Floor SF	Water Well										
			Walkout Doors (A)	1000 Gal Septic										
X	Asphalt Shingle			(10) Floor Support										
	Chimney: Brick			Joists:										
				Unsupported Len:										
				Cntr.Sup:										
Lump Sum Items:														

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
16711 AUTIO RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE			08/31/2015			15-0187	COMPLETE		
Owner's Name/Address		P.R.E. 100% 12/07/2015												
MARTH THOMAS & DEBRA TRUST		MAP #:												
16711 AUTIO RD		2024 Est TCV 436,658 TCV/TFA: 196.34												
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-15 SEC 20 T52N R34W NW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site  X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates									
					Description									
					Rate									
					Size % Good									
					Cash Value									
					Gazeboo(s): Standard									
					8,498.44									
					1 95									
					8,073									
					Sauna									
					6,499.14									
					1 70									
					4,549									
					Electric									
					22.09									
		480 95												
		10,073												
		Wood Frame												
		Total Estimated Land Improvements True Cash Value =												
		22,695												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	194,329	218,329			156,580C			
		TA	08/25/2010	INSPECTED	2023	20,000	158,475	178,475			149,124C			
		TH	11/11/2010	DATA ENTER	2022	20,000	145,379	165,379			142,023C			
					2021	20,000	136,728	156,728			137,486C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type		1118 WGEP (1 Story)				Year Built: 2015 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 350 No Conc. Floor: 0																																																																																										
X	Wood Frame			(4) Interior	Drywall Paneled			Plaster Wood T&G			Trim & Decoration				Size of Closets				Lg				X				Ord				Min				No Heating/Cooling				X				Central Air Wood Furnace				(12) Electric				0				Amps Service				No./Qual. of Fixtures				Ex.				X				Ord.				Min				No. of Elec. Outlets				Many				X				Ave.				Few				(13) Plumbing				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Building Style: CONTEMPORARY				Trim & Decoration				Size of Closets				Lg				X				Ord				Min				No Heating/Cooling				X				Central Air Wood Furnace				(12) Electric				0				Amps Service				No./Qual. of Fixtures				Ex.				X				Ord.				Min				No. of Elec. Outlets				Many				X				Ave.				Few				(13) Plumbing				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:										
Yr Built 2009				Remodeled 0				Ex				X				Ord				Min				No Heating/Cooling				X				Central Air Wood Furnace				(12) Electric				0				Amps Service				No./Qual. of Fixtures				Ex.				X				Ord.				Min				No. of Elec. Outlets				Many				X				Ave.				Few				(13) Plumbing				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:														
Condition: Good				Trim & Decoration				Size of Closets				Lg				X				Ord				Min				No Heating/Cooling				X				Central Air Wood Furnace				(12) Electric				0				Amps Service				No./Qual. of Fixtures				Ex.				X				Ord.				Min				No. of Elec. Outlets				Many				X				Ave.				Few				(13) Plumbing				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:										
Room List				Doors:				Solid				X				H.C.				No Heating/Cooling				X				Central Air Wood Furnace				(12) Electric				0				Amps Service				No./Qual. of Fixtures				Ex.				X				Ord.				Min				No. of Elec. Outlets				Many				X				Ave.				Few				(13) Plumbing				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																		
5	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors	Kitchen: Other: Other:			(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
Basement				(5) Floors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
1st Floor				(5) Floors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
2nd Floor				(5) Floors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
3 Bedrooms				(5) Floors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
(1) Exterior				(5) Floors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick			Insulation	(6) Ceilings			(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Wood Sash				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Metal Sash				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Vinyl Sash				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Double Hung				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Horiz. Slide				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Casement				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Double Glass				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Patio Doors				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Storms & Screens				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
(3) Roof				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
X	Gable Hip Flat			Gambrel Mansard Shed	(6) Ceilings			(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Asphalt Shingle				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Wood Shake				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										
Chimney: Brick				(6) Ceilings				(7) Excavation				Basement: 1621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:				ECF (SOUTH OF 283) 1.025 => TCV:				365,963																																																																										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BYLER FREEMAN & SARA	ZAWADA EDWARD & AMY	32,500	01/11/2013	WD	03-ARM'S LENGTH	2013/00295	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
32241 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE		07/26/2016		2016-010-015					
		P.R.E. 100% 11/17/2013			HOUSE		06/04/2013		13-56					
Owner's Name/Address		MAP #:												
ZAWADA EDWARD & AMY		2024 Est TCV 368,470 TCV/TFA: 205.62												
32241 TAPIOLA RD		X Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-20-16 SEC 20 T52N R34W N 1/2 OF SE 1/4 OF SE 1/4. 20 A.					INLAND PROPERTIES									
Comments/Influences					20.000 Acres 1,700 100 34,000									
					20.00 Total Acres Total Est. Land Value = 34,000									
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Sauna					6,499.14	1 98		6,369	
					Total Estimated Land Improvements True Cash Value = 6,369									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	167,235	184,235			127,302C			
		TA	08/25/2010	INSPECTED	2023	14,000	135,437	149,437			121,240C			
		TH	11/11/2010	DATA ENTER	2022	14,000	124,358	138,358			115,467C			
					2021	15,000	117,004	132,004	132,004M		111,779C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 160	Type WCP (1 Story) Treated Wood	Year Built: 2013 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH			Drywall Paneled		Plaster Wood T&G											
Yr Built 2013	Remodeled 0	Trim & Decoration			Ex		X	Ord		Min						
Condition: Good		Size of Closets			Lg		X	Ord		Small						
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
				Ex.		X	Ord.		Min							
				No. of Elec. Outlets												
				Many		X	Ave.		Few							
				(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family RANCH												Cls C		Blt 2013		
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1792 SF Floor Area = 1792 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93																
Building Areas																
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
1 Story		Siding		Basement		1,792										
Total:						245,819		228,611								
Other Additions/Adjustments																
Plumbing						1		3,042		2,829						
2 Fixture Bath																
Water/Sewer						1		4,761		4,428						
1000 Gal Septic						1		2,629		2,445						
Water Well, 50 Feet																
Porches						160		6,746		6,274						
WCP (1 Story)						160		3,501		3,256						
Deck																
Treated Wood																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost						952		34,862		32,422						
Common Wall: 1 Wall						1		-2,628		-2,444						
Door Opener						2		1,070		995						
Class: C Exterior: Pole (Unfinished)																
Door Opener						1		535		498						
Base Cost						2016		47,598		44,266						
No Concrete Floor						576		-3,744		-3,482						
Totals:						344,191		320,098								
Notes:																
ECF (SOUTH OF 283) 1.025 => TCV:														328,101		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Gas	Wood	Oil	Coal	Elec.	Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 1975 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
				X Insulation			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				115 80						CPP Treated Wood										
				0 Front Overhang																							
				0 Other Overhang																							
X Wood Frame				(4) Interior				X Central Air Wood Furnace				Class: CD Effec. Age: 29 Floor Area: 1,152 Total Base New : 241,428 Total Depr Cost: 171,413 Estimated T.C.V: 175,698				E.C.F. X 1.025				Bsmnt Garage:  Carport Area: Roof:							
X Drywall		Plaster																									
Paneled		Wood T&G																									
Trim & Decoration																											
Building Style: RANCH				Trim & Decoration				X (12) Electric 100 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family RANCH CIs CD Blt 1975 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 Total: 157,640 111,924  Other Additions/Adjustments Water/Sewer 1 4,453 3,162 1000 Gal Septic 1 2,530 1,796 Porches CPP 115 2,009 1,426 Deck Treated Wood 80 2,166 1,538 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 696 24,903 17,681 Door Opener 1 475 337 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 380 Base Cost 1344 46,717 33,169 Totals: 241,428 171,413  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 175,698															
Yr Built	Remodeled	Ex	X	Ord	Min																						
1975	0																										
Condition: Average				Size of Closets																							
				Lg	X	Ord	Small																				
Room List				Doors: Solid X H.C.																							
1 Basement				(5) Floors																							
5 1st Floor																											
2nd Floor				Kitchen: Linoleum																							
3 Bedrooms				Other: Carpeted																							
				Other:																							
(1) Exterior																											
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				1000 Gal Septic															
				X Drywall					Many	X	Ave.													Few			
X	Insulation							(13) Plumbing																			
(2) Windows				(7) Excavation				1 Average Fixture(s)																			
X	Many		Large	Basement: 1152 S.F.				3 Fixture Bath																			
	Avg.	X	Avg.	Crawl: 0 S.F.				2 Fixture Bath																			
	Few		Small	Slab: 0 S.F.				Softener, Auto																			
X	Wood Sash Metal Sash Vinyl Sash			Height to Joists: 0.0				Softener, Manual																			
								Solar Water Heat																			
X	Double Hung Horiz. Slide Casement			(8) Basement				No Plumbing																			
								Extra Toilet																			
X	Double Glass Patio Doors							Extra Sink																			
								Separate Shower																			
X	Storms & Screens							Ceramic Tile Floor																			
								Ceramic Tile Wains																			
								Ceramic Tub Alcove																			
								Vent Fan																			
(3) Roof								(14) Water/Sewer																			
X	Gable		Gambrel	Recreation SF				Public Water																			
	Hip		Mansard	Living SF				Public Sewer																			
	Flat		Shed	Walkout Doors (B)				1 Water Well																			
				No Floor SF				1 1000 Gal Septic																			
				Walkout Doors (A)				2000 Gal Septic																			
X Metal				(10) Floor Support																							
				Joists:																							
				Unsupported Len:																							
				Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HILLARD KIM & SHEILA	UPHAUS MATHEW & KATHLEEN C	230,000	02/25/2022	WD	03-ARM'S LENGTH	2022/01017	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
16109 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		08/16/2022	2022-010-197	FOUNDATION				
		P.R.E. 100% 06/01/2023												
Owner's Name/Address		MAP #:												
HAYRYNEN KIMBERLY & ADAM		2024 Est TCV 41,612 TCV/TFA: 216.73												
16109 ASPEN DR		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
							300.00	300.00	1.0000	0.0000	0	100*		0
Tax Description						INLAND PROPERTIES								
						* denotes lines that do not contribute to the total acreage calculation.								
SEC 20 T52N R34W PART OF THE W 1/2 OF NW 1/4 OF NW 1/4						300 Actual Front Feet, 2.07 Total Acres								
COM AT THE NW CORNER OF SEC 20; TH E ALG THE N 660' M/L TO POB;						Total Est. Land Value =								
TH S 300.00';														
TH W 300.00';														
TH N 300.00';														
THE 300.00' M/L TO POB														
FOR 2023 010-020-008-50 SPLIT INTO 010-020-202-05 AND 010-020-202-10, 2 SPLITS REMAINING (3 PIECES)														
Comments/Influences		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What				2024	2,729	18,077	20,806			20,806S		
						2023	2,575	14,679	17,254			17,254S		
						2022	0	0	0			0		
						2021	0	0	0			0		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam								Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X																							
Drywall PaneledPlaster Wood T&G																															
Trim & Decoration																															
ExXOrdMin																															
Building Style: RANCH				Trim & Decoration				X																							
Yr Built 2022Remodeled 0																															
Condition: Average																															
Size of Closets																															
LgXOrdSmall								Central Air Wood Furnace																							
Doors:SolidXH.C.																															
(5) Floors																															
Kitchen: Other: Other:																															
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X Wood/Shingle Aluminum/Vinyl Brick																															
Insulation								(13) Plumbing																							
(2) Windows																															
(7) Excavation																															
Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																															
Many Avg. X Few				Large Avg. X Small				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(8) Basement																															
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																															
(9) Basement Finish																															
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer																							
X Gable Hip Flat																															
Gambrel Mansard Shed																															
X Asphalt Shingle																															
Chimney: Brick				(10) Floor Support				Lump Sum Items:																							
Joists:																															
Unsupported Len:																															
Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2022																															
(11) Heating System: Space Heater																															
Ground Area = 192 SF Floor Area = 192 SF.																															
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98																															
Building Areas																															
Stories				Exterior				Foundation				Size				Cost New				Depr. Cost											
1 Story				Siding				Piers				192																			
Total:																26,337				25,810											
Other Additions/Adjustments																															
Plumbing																															
3 Fixture Bath				1								-3,778				-3,702															
2 Fixture Bath				1								2,541				2,490															
Water/Sewer																															
1000 Gal Septic				1								4,453				4,364															
Water Well, 100 Feet				1								5,520				5,410															
Totals:																35,073				34,372											
Notes:																															
ECF (SOUTH OF 283) 1.025 => TCV: 35,232																															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HILLARD KIM & SHEILA	UPHAUS MATHEW & KATHLEEN C	230,000	02/25/2022	WD	03-ARM'S LENGTH	2022/01017	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
16003 ASPEN DR		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 06/30/2022												
Owner's Name/Address		MAP #: P1-20-7A												
UPHAUS MATHEW & KATHLEEN C		2024 Est TCV 217,616 TCV/TFA: 170.01												
16003 ASPEN DR		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES		17.930 Acres		1,804	100				32,344
					17.93		Total Acres		Total Est. Land Value =					32,344
Tax Description					Land Improvement Cost Estimates									
					Description	Rate		Size		% Good	Cash Value			
SEC 20 T52N R34W PART OF THE W 1/2 OF NW 1/4 OF NW 1/4					Sauna	6,499.14		1		75	4,874			
COM AT THE NW CORNER OF SEC 20 AND TH POB;					Sewer	22.09		400		74	6,539			
TH S 1320' M/L;					Total Estimated Land Improvements True Cash Value = 11,413									
TH E 660' M/L;														
TH N 1020' M/L														
TH W 300.00';														
TH N 300.00';														
TH W ALG THE N 660' M/L TO POB;														
FOR 2023 010-020-008-50 SPLIT INTO 010-020-202-05 AND 010-020-202-10, 2 SPLITS REMAINING (3 PIECES)		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
Comments/Influences		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	16,172	92,636	108,808				93,200C		
		TA	08/25/2010	INSPECTED	2023	12,862	75,900	88,762				88,762S		
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					2021	0	0	0				0		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 160 191 40WGEF (1 Story) Treated Wood Treated Wood			Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 980 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame			(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 34 Floor Area: 1,280 Total Base New : 256,999 Total Depr Cost: 169,619 Estimated T.C.V: 173,859			E.C.F. X 1.025			Bsmnt Garage:					
X Drywall PaneledPlaster Wood T&G			Trim & Decoration																		
Building Style: RANCH			Trim & Decoration																Size of Closets		
Yr Built 1994Remodeled 0			ExXOrdMin																Size of Closets		
Condition: Average			Size of Closets			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas			Stories 1 StoryExterior SidingFoundation BasementSize 1,280 Total:184,236			Cost New Depr. Cost 121,597						
Room List			Doors:SolidXH.C.															(12) Electric			
4 Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors															100 Amps Service			
			Kitchen: Laminate Other: Carpeted Other:															No./Qual. of Fixtures			
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments Recreation Room Plumbing 2 Fixture Bath Vent Fan Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEF (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Notes: ECF (SOUTH OF 283) 1.025 => TCV:			Totals:32,252 256,999			21,286 169,619 173,859						
X Wood/Shingle Aluminum/Vinyl Brick						ExXOrdMin															
Insulation						ManyX Ave.Few															
(2) Windows			(7) Excavation			(13) Plumbing												Lump Sum Items:			
X Many Avg. FewLarge Avg. Small			Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan															
			(8) Basement			(14) Water/Sewer															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic															
(3) Roof			450 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X Gable Hip Flat			Gambrel Mansard Shed																		
X Asphalt Shingle			(10) Floor Support																		
Chimney: Block			Joists: X Unsupported Len: Cntr.Sup: X																		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		22,500	04/01/1997	WD	03-ARM'S LENGTH	139:589	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
17841 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT				GARAGE		06/13/2013	13-076	COMPLETE	
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
BISHOP MICHAEL 17841 ASKEL RD PELKIE MI 49958		2024 Est TCV 296,993 TCV/TFA: 206.82									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-21-1 SEC 21 T52N R34W NE 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES			40.000	Acres	1,200 100	48,000
Comments/Influences							40.00	Total Acres		Total Est. Land Value =	48,000
					Land Improvement Cost Estimates						
					Description				Rate	Size % Good	Cash Value
					Water				6,499.14	1 90	5,849
					Sewer				17.32	128 90	1,995
					Electric				22.50	360 90	7,290
					Gas				Total Estimated Land Improvements True Cash Value =		15,134
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,000	124,497	148,497			76,183C
		TA	08/02/2010	INSPECTED	2023	20,000	104,702	124,702			72,556C
		TH	11/11/2010	DATA ENTER	2022	20,000	96,101	116,101			69,101C
					2021	20,000	90,398	110,398			66,894C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 96 WGEF (1 Story) 120 Treated Wood 56 Treated Wood 104 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: FOUR SQUARE		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 822 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 822 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 756 1 Story Siding Basement 66 Total: 155,100 71,347 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,190 Water Well, 50 Feet 1 2,629 1,209 Porches WGEF (1 Story) 96 9,221 4,242 Deck Treated Wood 120 2,884 1,327 Treated Wood 56 1,842 847 Treated Wood 104 2,579 1,186 Local Cost Items BSMT ENTR SHELTER 24 720 331 Totals: 179,736 82,679 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 84,746													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 70,977 Total Depr Cost: 68,847 Estimated T.C.V: 70,568		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace							
Yr Built 0 GARAGE		Remodeled 0		Ex X Ord Min		No./Qual. of Fixtures							
Condition: Good		Size of Closets		Lg X Ord Small		Ex. X Ord. Min							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:				0 Amps Service							
(1) Exterior		(6) Ceilings				No. of Elec. Outlets							
X Wood/Shingle Aluminum/Vinyl Brick						Many X Ave. Few							
Insulation						(13) Plumbing							
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer							
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
Chimney: Brick													



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
Single Family Mobile Home Town Home Duplex A-Frame  X Wood Frame		Eavestrough Insulation		Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
		0 Front Overhang 0 Other Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
		(4) Interior		X No Heating/Cooling									
		Drywall Paneled		Plaster Wood T&G									
Building Style: CABIN		Trim & Decoration											
Yr Built Remodeled 0 MOVED H0		Ex Ord Min											
Condition: Average		Size of Closets											
		Lg Ord Small											
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		0 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. Ord. Min									
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No. of Elec. Outlets									
				Many Ave. Few									
				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat									
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Gambrel Mansard Shed													
Asphalt Shingle		(10) Floor Support											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									

Cost Est. for Res. Bldg: 3 Recreation Cabin CABIN

(11) Heating System: No Heating/Cooling

Ground Area = 355 SF Floor Area = 355 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Description

Other Additions/Adjustments

Size

Cost New

Depr. Cost

Totals: 29,000 13,050

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 13,376

Cls	CD	Blt	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 06/17/1994										
Owner's Name/Address		MAP #:										
DOHRENWEND JEFFREY NORTH TRUDY; LADY BIRD 17258 CEMETERY RD PELKIE MI 49958		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-21-3 SEC 21 T52N R34W SW 1/4 OF NE 1/4. 40 A.		X		INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
Comments/Influences		X					40.00	Total Acres			Total Est. Land Value =	48,000
		X		Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
		X		Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	24,000	0	24,000				4,366C	
LP		07/15/2009	DATA ENTER	2023	20,000	0	20,000				4,159C	
TA		08/02/2010	INSPECTED	2022	20,000	0	20,000				3,961C	
TH		11/11/2010	DATA ENTER	2021	20,000	0	20,000				3,835C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SOLDAN FAMILY TRUST 17559 CEMETERY RD PELKIE MI 49958		2024 Est TCV 34,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-21-4 SEC 21 T52N R34W W 1/2 OF SE 1/4 OF NE 1/4 20 ACRES					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			34,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			3,855C			
		TA	08/02/2010	INSPECTED	2023	14,000	0	14,000			3,672C			
		TH	11/11/2010	DATA ENTER	2022	14,000	0	14,000			3,498C			
					2021	15,000	0	15,000			3,387C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SOLDAN FAMILY TRUST 17559 CEMETERY RD PELKIE MI 49958		2024 Est TCV 34,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-21-4A SEC 21 T52N R34W E 1/2 OF SE 1/4 OF NE 1/4 20 ACRES					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			34,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			6,574C			
		TA	08/02/2010	INSPECTED	2023	14,000	0	14,000			6,261C			
		TH	11/11/2010	DATA ENTER	2022	14,000	0	14,000			5,963C			
					2021	15,000	0	15,000			5,773C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KOMMES SHIRLEY ELAINE	FILPUS JOHN R & GAEL M	35,000	08/14/2008	WD	03-ARM'S LENGTH	2008/04738	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
33040 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		05/26/2009	09-061	FOUNDATION				
		P.R.E. 100% 08/14/2008												
Owner's Name/Address		MAP #: P1-21-5												
FILPUS JOHN R & GAEL M 33040 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 300,579 TCV/TFA: 166.99												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES			19.500 Acres		1,700	100		33,150	
SEC 21 T52N R34W W 1/2 OF NE 1/4 OF NW 1/4, . 20.00 A.					INLAND PROPERTIES			0.500 Acres		1,700	0	RROW	0	
Comments/Influences					20.00 Total Acres					Total Est. Land Value =			33,150	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: 5in Ren. Conc.				8.75	352	95		2,926	
					Wood Frame				28.90	96	85		2,358	
					Wood Frame				27.73	112	95		2,951	
					Total Estimated Land Improvements				True Cash Value =				8,235	
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		LP	06/24/2009	INSPECTED	2024	16,575	133,715	150,290			85,722C			
		LP	09/10/2009	INSPECTED	2023	14,000	109,818	123,818			81,640C			
		LP	09/10/2009	INSPECTED	2022	14,000	100,873	114,873			77,753C			
		TA	08/03/2010	INSPECTED	2021	15,000	94,924	109,924			75,270C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 96 144	Type Treated Wood Treated Wood		Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 12 Floor Area: 1,800 Total Base New : 287,354 Total Depr Cost: 252,872 Estimated T.C.V: 259,194				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:							
Drywall PaneledPlaster Wood T&G																									
Trim & Decoration																									
ExXOrdMin																									
Building Style: CAPE				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 1,200 Total: 218,541 192,315 Other Additions/Adjustments Recreation Room 1200 22,704 19,980 Basement, Outside Entrance, Below Grade 1 2,505 2,204 Water/Sewer 1000 Gal Septic 1 4,761 4,190 Water Well, 50 Feet 1 2,629 2,314 Deck Treated Wood 96 2,452 2,158 Treated Wood 144 3,267 2,875 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 29,960 26,365 Door Opener 1 535 471 Totals: 287,354 252,872 Notes: CAPE COD ECF (SOUTH OF 283) 1.025 => TCV: 259,194													
Yr Built Remodeled 2009 0				ExXOrdMin																					
Condition: Average				Size of Closets																					
LgXOrdSmall																									
Room List				Doors:SolidXH.C.				(12) Electric																	
4	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				200Amps Service																	
				Kitchen: Other: Other:				No./Qual. of Fixtures																	
								ExXOrdMin																	
								No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(6) Ceilings				ManyXAvg.Few				(13) Plumbing													
								Average Fixture(s)																	
								13 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(2) Windows				(7) Excavation																					
X	Many Avg. Few			Large Avg. Small			Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Recreation Room 1200 22,704 19,980 Basement, Outside Entrance, Below Grade 1 2,505 2,204 Water/Sewer 1000 Gal Septic 1 4,761 4,190 Water Well, 50 Feet 1 2,629 2,314 Deck Treated Wood 96 2,452 2,158 Treated Wood 144 3,267 2,875 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 29,960 26,365 Door Opener 1 535 471 Totals: 287,354 252,872										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish				(14) Water/Sewer																	
(3) Roof				1200Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																	
X	Gable Hip Flat			Gambrel Mansard Shed			1 No Floor SF Walkout Doors (A)				1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:										
X Asphalt Shingle				(10) Floor Support																					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		16,000		03/01/2005	WD	03-ARM'S LENGTH		167:767	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
YLITALO JOHN K & LISA L PO BOX 352 LUCERNE VALLEY CA 92356		MAP #:											
		2024 Est TCV 30,704											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-21-5D SEC 21 T52N R34W TH E 1/2 OF TH NE 1/4 OF TH NW 1/4. EXC: A PAR OF LAND D/F; FROM THE COR OF TAPIOLA ASKEI RD, GO S 33' TO A PNT; FRM THIS PNT GO 548'W PAR TO TH RD; TH DUE S104'; TH DUE E 548' RUN PAR TO TH W BNDRLN; TH 104' N TO POB. 17.04 A.					INLAND PROPERTIES			16.540	Acres	1,856	100		30,704
Comments/Influences					INLAND PROPERTIES			0.500	Acres	1,856	0	R ROW	0
								17.04	Total Acres			Total Est. Land Value =	30,704
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	15,352	0	15,352				10,922C	
		TA	08/02/2010	INSPECTED	2023	12,372	0	12,372				10,402C	
		TH	11/11/2010	DATA ENTER	2022	12,372	0	12,372				9,907C	
					2021	13,668	0	13,668				9,591C	
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
33078 ASKEL RD			School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address			P.R.E. 0%													
YLITALO JOHN K & LISA L PO BOX 352 LUCERNE VALLEY CA 92356			MAP #:													
			2024 Est TCV 121,912 TCV/TFA: 70.06													
			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
			Public Improvements			* Factors *										
Tax Description			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-21-5A SEC 21 T52N R34W PART OF NE 1/4 OF NW 1/4 D/F, COM AT CENOF TAPIOLA-ASKEL RD INT, TH S 33', TH W 340' TO POB, TH S 104', TH W 208', TH N 104', TH E 208' TO POB. .53 ACRE						INLAND PROPERTIES			0.530	Acres	2,800	100				1,484
Comments/Influences									0.53	Total Acres			Total Est. Land Value =			1,484
</																



Desc. of Bldg/Section: Calculator Occupancy: Schools - Vocational										<<<<<<Calculator Cost Computations>>>>>>										
Class: C Floor Area: 1,740 Gross Bldg Area: 1,740 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 10					Construction Cost					Class: C      Quality: Low Cost Stories: 1      Story Height: 12      Perimeter: 176  Base Rate for Upper Floors = 125.88 Utility Basement Basement, Base Rate for Basement = 50.29 (Basement Fireproofing Rate = 0.00)  (10) Heating system: Forced Air Furnace      Cost/SqFt: 20.80      100% Bsmnt Heating system: No Heating or Cooling      Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 146.68 Adjusted Square Foot Cost for Basement = 50.29  Total Floor Area: 1,740      Base Cost New of Upper Floors = 255,224 Basement Area: 1,600      Base Cost New of Basement = 80,464  Reproduction/Replacement Cost = 335,688 Eff.Age:51      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 117,491  ECF (SOUTH OF 283)      1.025 => TCV of Bldg: 1 = 120,428 Replacement Cost/Floor Area= 192.92      Est. TCV/Floor Area= 69.21										
					High		Above Ave.		Ave.						X	Low				
Depr. Table : 3% Effective Age : 51 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **															
					Quality: Low Cost Heat#1: Forced Air Furnace      100% Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 1740 Ave. Perimeter: 176 Has Elevators:															
Year Built Remodeled					*** Basement Info ***															
					Area: 1600 Perimeter: Type: Utility Basement Heat: No Heating or Cooling															
Overall Bldg Height					* Mezzanine Info *															
					Area #1: Type #1: Area #2: Type #2:															
Comments:					* Sprinkler Info *															
					Area: Type:															
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:					
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:					
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	(40) Exterior Wall:				
(3) Frame:						Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer								
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure:      Slope=0										
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:										
(6) Ceiling:						Gas Oil		Coal Stoker		Hand Fired Boiler										

Parcel Number: 010-021-007-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MORIN BEATRICE & ETAL	NASH STEVEN R	6,500	07/10/2009	QC	21-NOT USED/OTHER	2009/04304	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
33092 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
NASH STEVEN R 3843 SKYVIEW DR BRUNSWICK OH 44212		2024 Est TCV 7,095											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						200.00	0.00	1.0000	1.0000	0	100		0
					INLAND PROPERTIES		0.200 Acres		2,800	100			560
					200 Actual Front Feet,		0.20 Total Acres		Total Est. Land Value =				560
Tax Description													
P1-21-5B SEC 21 T52N R34W PART OF NE 1/4 OF NW 1/4 SEC 21-52-34 D/F		X	Dirt Road										
			Gravel Road										
		X	Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
		X	Sewer										
			Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KOVAR HENRY C	HOUGHTON COUNTY TREASURER	0	04/09/2015	AFF	10-FORECLOSURE	2015/01923	OTHER	100.0					
EAGLETON JASON	KOVAR HENRY	2,551	02/08/2012	QC	10-FORECLOSURE	2012/00678	DEED	100.0					
HOUGHTON COUNTY TREASURER	EAGLETON JASON	400	11/07/2011	QC	10-FORECLOSURE	2011/05634	DEED	100.0					
MAKI DONALD E	HOUGHTON COUNTY TREASURER	0	02/09/2011	SD	10-FORECLOSURE	2010/01973	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
33102 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT			OTHER		06/20/2022	2022-999-057	FOUNDATION				
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SECKLER GREGORY, MENTOR LVG TRUST 911 N MISSION ST MOUNT PLEASANT MI 48858		2024 Est TCV 14,665 TCV/TFA: 20.37											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						80.00	0.00	1.0000	1.0000	0	100		0
					INLAND PROPERTIES				0.130 Acres		2,800	100	364
					80 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		364		
Tax Description													
P1-21-5C SEC 21 T52N R34W PART OF NE 1/4 OF NW 1/4 D/F, COM AT INT OF TAPIOLA-ASKEL RD, TH 33' S TH W 100' TO POB, TH W 80', TH S 72', TH E 80' TH N 72' TO POB. .13 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer										
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
		Topography of Site											
		X	Level Rolling										
		X	Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	182	7,151	7,333				6,197C	
		TA	08/02/2010	INSPECTED	2023	163	5,739	5,902				5,902S	
		TH	11/11/2010	DATA ENTER	2022	163	10,520	10,683				10,109C	
					2021	164	9,900	10,064				9,787C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood Oil Coal Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 160	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
	X Wood Frame				(4) Interior				Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Class: Low Effec. Age: 25 Floor Area: Total Base New : 51,650 Total Depr Cost: 13,952 Estimated T.C.V: 14,301						E.C.F. X 1.025				Bsmnt Garage:				
	Building Style: PARK MODEL				X Drywall Paneled Plaster Wood T&G																						
	Yr Built 1971 Remodeled 0				Ex X Ord Min				Size of Closets																		
Condition: Unsound				Trim & Decoration																							
				Lg X Ord Small																							
Room List				Doors: Solid X H.C.				Central Air Wood Furnace																			
Basement 4 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				220 Amps Service																			
(1) Exterior								No./Qual. of Fixtures																			
				Ex. X Ord. Min																							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																			
	X Tile							Many X Ave. Few																			
X	Insulation							(13) Plumbing																			
(2) Windows				(7) Excavation				Average Fixture(s)																			
X	Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
					(8) Basement																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement																										
	X Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Storms & Screens			(9) Basement Finish																							
(3) Roof								(14) Water/Sewer																			
X	Gable Hip Flat		X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																		
	X Asphalt Shingle				(10) Floor Support																						
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		2,000	06/01/2003	WD	03-ARM'S LENGTH	162:300	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
33112 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
PAAVOLA PAUL J 18734 ASKEL RD PELKIE MI 49958		MAP #:													
		2024 Est TCV 336													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-21-6 SEC 21 T52N R34W PART OF NE 1/4 OF NW 1/4 D/F, COM AT INTOF N-S CL OF SEC 21 & S BDRY OF ASKEL RD TH W 33' TO POB TH W 100' TH S 72' TH E 100' TH N 72' TO POB. .12 A.					INLAND PROPERTIES			0.120 Acres			2,800	100	336		
Comments/Influences					0.12 Total Acres			Total Est. Land Value =			336				
		Who When What			2024	168	0	168			157C				
		TA 08/03/2010 INSPECTED			2023	150	0	150			150S				
		TH 11/11/2010 DATA ENTER			2022	150	0	150			150S				
					2021	151	0	151			151S				
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
				1,000	07/01/2003	WD	03-ARM'S LENGTH		161:742	DEED	0.0						
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
33108 TAPIOLA RD				School: BARAGA AREA SCHOOL DISTRICT													
				P.R.E. 0%													
Owner's Name/Address				MAP #:													
PAAVOLA PAUL J 18734 ASKEL RD PELKIE MI 49958				2024 Est TCV 2,240													
				Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
				Public Improvements			* Factors *										
							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
							INLAND PROPERTIES						0.120 Acres		2,800	100	336
							0.12 Total Acres						Total Est. Land Value =		336		
Tax Description							Land Improvement Cost Estimates										
P1-21-6A SEC 21 T52N R34W PART OF NE 1/4 OF NW 1/4 D/F COM AT INTERSECTION OF N & S CEN LINE SEC 21 & S BDRY OF ASKEL ROAD, TH W 83' ALONG THE S BOUNDARY OF SAID ASKEL ROAD TO POB, TH W 50', TH S 72', TH E 50', TH N 72' TO POINT OF BEGINNING. .12 A.							Description						Rate	Size	% Good	Cash Value	
Comments/Influences							Wood Frame						20.92	260	35	1,904	
							Total Estimated Land Improvements True Cash Value =						1,904				
				Topography of Site													
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
				Who When What			2024	168	952	1,120			164C				
				TA 08/03/2010 INSPECTED			2023	150	897	1,047			157C				
				TH 11/11/2010 DATA ENTER			2022	150	0	150			150S				
							2021	151	0	151			151S				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MAKI RONALD M 5136 BLAIR TROY MI 48085		2024 Est TCV 39,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-21-7					INLAND PROPERTIES			30.000 Acres			1,300	100		39,000
SEC 21 T52N R34W					30.00 Total Acres			Total Est. Land Value =			39,000			
S 3/4 NW 1/4 OF NW 1/4 30 AC M/L														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	19,500	0	19,500			14,142C			
		TA	08/03/2010	INSPECTED	2023	16,200	0	16,200			13,469C			
		TH	11/11/2010	DATA ENTER	2022	16,200	0	16,200			12,828C			
					2021	16,200	0	16,200			12,419C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BERGAN GRETCHEN A ESTATE O	KOWALCZYK MIKE	60,000	06/22/2017	OTH	21-NOT USED/OTHER	2017/03374	DEED	100.0						
		12,500	07/01/1998	WD	03-ARM'S LENGTH	143:776	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
32940 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #: P1-21-7A												
LAYCOAX STACEY 32940 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 81,644 TCV/TFA: 89.42												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES			10.000 Acres		2,200	100	22,000		
					10.00 Total Acres			Total Est. Land Value =			22,000			
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
P1-21-7A					Description			Rate		Size		% Good	Cash Value	
SEC 21 T52N R34W					Wood Frame			18.17		320		12	698	
PART OF THE NW 1/4 OF THE NW 1/4 D/F;					Wood Frame			18.17		320		22	1,279	
ALL THAT PART LYING W'LY OF A FENCDE LINE					Total Estimated Land Improvements			True Cash Value =		1,977				
DESCRIBED AS BEGINNING AT POINT ON THE														
ROW OF CTY RD P651, LYING 33' MOL, S'LY														
OF THE N LINE OF SEC 21 AND 687' MOL E'LY														
OF TH W SECTION LINE OF SEC 21;														
TH S'LY FROM THE COUNTY ROAD ROW AND														
EXTENDING SW'LY TO THE SE CORNER OF TH														
N1/2 OF NW /14 OF NW1/4 OF NW 1/4.														
AND														
PART OF THE N1/2 OF NE1/4 OF NW1/4 OF														
NW1/4 D/F; MEASURING APPROX 300' N TO S														
AND 660' E TO W														
PARCEL 010-021-011-00, 2020R-03654														
Comments/Influences														



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 170 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
														(4) Interior	
														Drywall Paneled  Plaster Wood T&G	
X Wood Frame															
Building Style: 1 1/4		Trim & Decoration													
Yr Built 1900		Remodeled 0		Ex X Ord Min											
Condition: Fair		Size of Closets		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace											
Basement 3 1st Floor 1 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric											
		Kitchen: Other: Other:		0 Amps Service											
		No./Qual. of Fixtures		Ex. X Ord. Min											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets											
X Wood/Shingle Aluminum/Vinyl Brick  Insulation				Many X Ave. Few											
		(13) Plumbing													
		Average Fixture(s)													
(2) Windows		(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X Many Avg. Few		X Large Avg. Small		Basement: 772 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
				(8) Basement											
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
X Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family 1 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 772 SF Floor Area = 913 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	564		
1 Story	Siding	Basement	28		
1 Story	Siding	Basement	180		
Total:				106,214	47,796
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,172	1,877
Water Well, 50 Feet			1	2,445	1,100
Deck					
Treated Wood			170	3,483	1,428
Fireplaces					
Wood Stove			1	1,741	783
Totals:				118,055	52,984

Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 54,309

Clas D Blt 1900

Carport Area: Roof:

Bsmnt Garage:

Building Type	Barn - General Purpose				
Year Built	1910				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 92				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	16 x 30 = 480				
Cost New	\$ 16,382				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 3,276				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	20				
Est. True Cash Value	\$ 3,358				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3358 / All Cards: 3358					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
SWANSON CRAIG & NEIL & KAR	DOHRENWEND ROBERT E & JEFF	85,000		06/10/2015	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0	
KYRO UNO & SWANSON DONNA	SWANSON CRAIG NEIL & KARA	0		04/05/2012	OTH	09-FAMILY		2012/03829	DEED	100.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
32667 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 06/29/2015									
Owner's Name/Address		MAP #:									
DOHRENWEND JEFFREY		2024 Est TCV 48,000									
NORTH TRUDY; LADY BIRD		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
17258 CEMETERY RD		Public Improvements			* Factors *						
PELKIE MI 49958					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road			INLAND PROPERTIES						
P1-21-8 SEC 21 T52N R34W SW 1/4 OF NW		Gravel Road			40.000 Acres 1,200 100 48,000						
1/4. 40 A.		Paved Road			40.00 Total Acres Total Est. Land Value = 48,000						
Comments/Influences		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling			2024	24,000	0	24,000			21,000C
		Low			2023	20,000	0	20,000			20,000S
		High			2022	20,000	0	20,000			20,000S
		Landscaped			2021	20,000	0	20,000			20,000S
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	24,000	0	24,000			21,000C
		TA	08/03/2010	INSPECTED	2023	20,000	0	20,000			20,000S
		TH	11/11/2010	DATA ENTER	2022	20,000	0	20,000			20,000S
					2021	20,000	0	20,000			20,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
17258 CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT						01/11/2022	2021-999-488	FOUNDATION			
		P.R.E. 100% 05/18/1994				POLE		08/30/2005	05-281	FOUNDATION			
Owner's Name/Address		MAP #:											
DOHRENWEND JEFFREY NORTH TRUDY; LADY BIRD 17258 CEMETERY RD PELKIE MI 49958		2024 Est TCV 148,023 TCV/TFA: 152.92											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					INLAND PROPERTIES			40.000 Acres		1,200	100		48,000
P1-21-9 SEC 21 T52N R34W SE 1/4 OF NW 1/4. 40 A.					40.00 Total Acres					Total Est. Land Value =			48,000
Comments/Influences					Land Improvement Cost Estimates								
					Description			Rate			Size	% Good	Cash Value
					Metal Prefab			14.86			288	46	1,969
					Sewer			23.73			240	46	2,620
		X	Electric				Total Estimated Land Improvements		True		Cash Value =		4,589
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		X	Level										
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,000	50,012	74,012				55,317C	
		LP	07/09/2009	DATA ENTER	2023	20,000	40,828	60,828				52,683C	
		TA	08/03/2010	INSPECTED	2022	20,000	36,341	56,341				50,175C	
		TH	11/11/2010	DATA ENTER	2021	20,000	33,088	53,088				48,573C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				AreaType 56WGEP (1 Story) 16CCP (1 Story) 64Treated Wood 280Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																											
Building Style: COLONIAL				X Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1917		Remodeled 1979		ExXOrdMin																											
Condition: Average				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
3 Basement 2 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																							
								100 Amps Service																							
								No./Qual. of Fixtures																							
								ExXOrdMin																							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																							
				X Drywall				ManyX Ave.Few																							
Insulation								(13) Plumbing																							
(2) Windows				(7) Excavation				1 Average Fixture(s)																							
X Many Avg. X Large Few Avg. Small				Basement: 608 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																											
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																											
X Double Glass Patio Doors				(9) Basement Finish																											
X Storms & Screens								(14) Water/Sewer																							
(3) Roof				250 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																							
X Gable Hip Flat				Gambrel Mansard Shed																											
X Asphalt Shingle				(10) Floor Support																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Bank (2 Story) - G	Barn - General Purpose			
Year Built	1917				
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Average	Average			
# of Walls, Perimeter	4 Wall, 164	4 Wall, 56			
Height	24	20			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	56 x 26 = 1456	12 x 16 = 192			
Cost New	\$ 74,314	\$ 9,638			
Phy./Func./Econ. %Good	25/100/100 25.0	25/100/100 25.0			
Depreciated Cost	\$ 18,579	\$ 2,410			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	25	25			
Est. True Cash Value	\$ 19,043	\$ 2,470			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21513 / All Cards: 21513					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 36 WGEP (1 Story) 64 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1943		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
Room List		Lg X Ord		Small									
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		Doors: Solid X H.C.		(5) Floors		(12) Electric							
(1) Exterior		Kitchen: Other: Other:				0 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures							
Insulation						Ex. X Ord. Min							
(2) Windows		(7) Excavation				No. of Elec. Outlets							
Many Avg. X Avg. Large Few Small		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many X Ave. Few							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement				(13) Plumbing							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(3) Roof		(9) Basement Finish				(14) Water/Sewer							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
X Asphalt Shingle		(10) Floor Support				Lump Sum Items:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 780 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
Total:				133,170	70,581

Other Additions/Adjustments

Plumbing					
3 Fixture Bath	1		3,778		2,002
Water/Sewer					
1000 Gal Septic	1		4,453		2,360
Water Well, 50 Feet	1		2,530		1,341
Porches					
WGEP (1 Story)	36		4,695		2,488
WGEP (1 Story)	64		6,432		3,409
Fireplaces					
Wood Stove	1		2,103		1,115
Totals:				157,161	83,296

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 69,302

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status					
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ELO CEMETERY RT 2 BOX 213 CHASSELL MI 49916		MAP #:											
		2024 Est TCV 0 TCV/TFA: 0.00											
		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					STANDARD COMMERCIAL			4.610 Acres	32,200	100		148,440	
					4.61 Total Acres				Total Est. Land Value =		148,440		
Tax Description		P1-21-11A SEC 21 T52N R34W NW 1/4 OF SW 1/4 COM AT 1/4 LINE BETWN SEC 20 & 21, TH E 483', TH S 416', TH W 483', TH N 416' TO POB. WITH 16' ROADWAY EASEMENT ON N 16' OF SAID PARCEL & 331' ROADWAY EASEMENT ON W 33' OF SAID PARCEL CONTAINS 4.61 ACRES			Land Improvement Cost Estimates								
Comments/Influences		Topography of Site			Description			Rate		Size	% Good	Cash Value	
					Wood Frame			23.57		320	66	4,978	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 4,978								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TA	08/03/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TH	11/11/2010	DATA ENTER	2022	0	0	0			0		
					2021	0	0	0			0		
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Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)										<<<<<<Calculator Cost Computations>>>>>>																																																	
Class: C Floor Area: 432 Gross Bldg Area: 432 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: C      Quality: Average Stories: 1      Story Height: 10      Perimeter: 0																																																	
										Construction Cost										Base Rate for Upper Floors = 58.05																																							
Depr. Table : 2% Effective Age : 31 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 432 Ave. Perimeter Has Elevators:										(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100% Adjusted Square Foot Cost for Upper Floors = 58.05																																							
										*** Basement Info *** Area: Perimeter: Type: Heat:										Total Floor Area: 432      Base Cost New of Upper Floors = 25,078  Reproduction/Replacement Cost = 25,078 Eff.Age:31      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 13,291																																							
Comments:										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										ECF (COMMERCIAL INDUSTRIAL PROPERTIES)      0.854 => TCV of Bldg: 1 = 11,351 Replacement Cost/Floor Area= 58.05      Est. TCV/Floor Area= 26.28																																							
										* Sprinkler Info * Area: Type: Average																																																	
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																													
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																													
X   Poured Conc.										Many Above Ave.										Average Typical										Few None										Few Average										Few Average									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Many Unfinished Typical										Many Unfinished Typical																			
(4) Floor Structure:										(9) Sprinklers:										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct										Incandescent Fluorescent Mercury Sodium Vapor Transformer										(40) Exterior Wall:																			
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure:      Slope=0										Thickness										Bsmnt Insul.																			
(6) Ceiling:										Gas Oil      Coal Stoker      Hand Fired Boiler										(14) Roof Cover:																																							

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HENSON (BERNAS) JILL A	LORENZ DANIEL & JENNIFER	83,900	07/31/2014	WD	03-ARM'S LENGTH	2014/03966	DEED	100.0			
HENSON BRYAN D & JILL A	HENSON JILL A	10,000	01/10/2011	SD	09-FAMILY	2011/00170	DEED	0.0			
		72,500	04/01/2004	WD	03-ARM'S LENGTH	164:677	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
32050 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 06/01/2021									
Owner's Name/Address		MAP #:									
KELLY JENNIFER ANN		2024 Est TCV 163,616 TCV/TFA: 131.10									
KELLY MEGAN; LB		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
32050 TAPIOLA RD		Public Improvements			* Factors *						
PELKIE MI 49958		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road			INLAND PROPERTIES						
		Paved Road			11.520 Acres 2,121 100 24,432						
		Storm Sewer			11.52 Total Acres Total Est. Land Value = 24,432						
		Sidewalk			Land Improvement Cost Estimates						
		Water			Description						
		Sewer			Rate						
		Electric			Size % Good						
		Gas			Cash Value						
		Curb			23.32 280 46 3,004						
		Street Lights			Total Estimated Land Improvements True Cash Value = 3,004						
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	12,216	69,592	81,808			65,556C
		TA	08/03/2010	INSPECTED	2023	10,380	56,601	66,981			62,435C
		TH	11/11/2010	DATA ENTER	2022	10,380	51,963	62,343			59,462C
					2021	11,466	48,893	60,359			57,563C
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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 71 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 29 Floor Area: 1,248 Total Base New : 187,123 Total Depr Cost: 132,859 Estimated T.C.V: 136,180				E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G		Trim & Decoration																		
		Yr Built 1985	Remodeled 0	Ex	X														Ord		Min			
																						Size of Closets		
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace				E.C.F. X 1.025				Bsmnt Garage:								
Room List		Doors:																Solid		X	H.C.			
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1985 (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 159,044 112,923  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 15,244 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Porches CPP 20 547 388 CPP 16 437 310 CPP 12 328 233 Totals: 187,123 132,859  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 136,180													
			Kitchen:				0 Amps Service																	
			Other:				No./Qual. of Fixtures																	
			Other:				Ex. X Ord. Min																	
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 159,044 112,923  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 15,244 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Porches CPP 20 547 388 CPP 16 437 310 CPP 12 328 233 Totals: 187,123 132,859  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 136,180													
				Many X Ave. Few																				
				(13) Plumbing																				
Insulation																								
(2) Windows			(7) Excavation				Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 159,044 112,923  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 15,244 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Porches CPP 20 547 388 CPP 16 437 310 CPP 12 328 233 Totals: 187,123 132,859  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 136,180													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
				(8) Basement																				
						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
			(9) Basement Finish				(14) Water/Sewer				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 159,044 112,923  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 15,244 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Porches CPP 20 547 388 CPP 16 437 310 CPP 12 328 233 Totals: 187,123 132,859  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 136,180													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																				
Asphalt Shingle				(10) Floor Support																				
X	Metal		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																	
Chimney: Brick											Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 159,044 112,923  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 15,244 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Porches CPP 20 547 388 CPP 16 437 310 CPP 12 328 233 Totals: 187,123 132,859  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 136,180													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
		1		08/01/2004	WD	03-ARM'S LENGTH		166:78	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
BARNFATHER JOHN J & JANET S		2024 Est TCV 19,365													
5550 HILLSBORO RD		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
DAVISBURG MI 48350		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description					INLAND PROPERTIES			8.480 Acres			2,284	100	19,365		
					8.48 Total Acres			Total Est. Land Value =			19,365				
P1-21-15A SEC 21 T52N R36W PRT OF S 1/2 OF SW 1/4 OF SW 1/4; COM @ SW SEC COR @ STEEL PIN; TH N 00 DEG 57 14" E ALG W SEC LN 380' POB; TH N 00 DEG57'14" E 279.24'; TH S 88 DEG 38'55" E 33' TO PIPE ON E ROW OF TAPIOLA RD; TH S 88 DEG 38'55" E 1292.12'; TH S 01 DEG 05'06" W 278.74' TO IP; TH N 88 DEG 40' 14" W 1291.48' TO IP ON E ROW OF SD RD TH N 88 DEG 40'14" W 33' TO POB. 8.48 A															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	9,683	0	9,683			2,816C				
		TA	08/03/2010	INSPECTED	2023	9,012	0	9,012			2,682C				
		TH	11/11/2010	DATA ENTER	2022	9,012	0	9,012			2,555C				
					2021	9,847	0	9,847			2,474C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
LAITILA RENEE	ZURO MARION FAMILY TRUST	85,000	11/04/2011	WD	03-ARM'S LENGTH	2011/05535	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
17833 CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
ZURO THOMAS M & SUSAN A		2024 Est TCV 114,517 TCV/TFA: 135.20													
17833 CEMETERY RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958															
		Public Improvements				* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description						INLAND PROPERTIES									48,000
P1-21-17 SEC 21 T52N R34W NE 1/4 OF SE 1/4. 40 A.						40.00 Total Acres									48,000
Comments/Influences						Land Improvement Cost Estimates									
						Description					Rate	Size % Good		Cash Value	
						Metal Prefab					11.91	1500 46		8,218	
						Sewer					25.09	100 46		1,154	
		X	Electric			Total Estimated Land Improvements True Cash Value =									9,372



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 104		Type WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: CD Effec. Age: 56 Floor Area: 847 Total Base New : 123,891 Total Depr Cost: 55,751 Estimated T.C.V: 57,145				E.C.F. X 1.025		Bsmnt Garage:			
Building Style: CAPE				X Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace																	
Yr Built 1900				ExXOrdMin				(12) Electric																	
Condition: Fair				Size of Closets				100Amps Service																	
Room List				Doors:SolidXH.C.				No./Qual. of Fixtures																	
4 Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				No. of Elec. Outlets																	
(1) Exterior				Kitchen: Other: Carpeted Other: Hardwood				ManyX Ave.Few																	
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				(13) Plumbing																	
Insulation				X Drywall				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(2) Windows				(7) Excavation				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																	
X Many Avg. X Few Large Avg. Small				Basement: 476 S.F. Crawl: 0 S.F. Slab: 252 S.F. Height to Joists: 0.0				(14) Water/Sewer																	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				Lump Sum Items:																	
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X Gable Hip Flat Gambrel Mansard Shed				(10) Floor Support																					
Asphalt Shingle X Metal				Joists: Unsupported Len: Cntr.Sup:																					
Chimney: Block																									

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
SOLDAN ALICE F TRUST	SOLDAN FAMILY TRUST	0		09/30/2015	WD	09-FAMILY			PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
SOLDAN FAMILY TRUST 17559 CEMETERY RD PELKIE MI 49958		2024 Est TCV 27,440									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Tax Description					INLAND PROPERTIES			13.400 Acres	2,048	100	27,440
P1-21-18A SEC 21 T52N R34W A PARCEL OF LAND IN THE NW 1/4 OF SE 1/4OF SEC 21 D/F COM AT THE E 1/4 OF SAID SEC, TH N 89 DEG 35' 05" W 1330.31' TO THE POB, TH S 00 DEG 07' 13" W 1314', THN 80 DEG 39' 22" W 444.35', TH N 00 DEG 9' 37" E 1314.57', TH S 89 DEG 35' 05" E 443.44' TO THE POB. 13.40 A.							13.40	Total Acres	Total Est. Land Value =		27,440
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	13,720	0	13,720			2,770C
		TA	08/03/2010	INSPECTED	2023	10,850	0	10,850			2,639C
		TH	11/11/2010	DATA ENTER	2022	10,850	0	10,850			2,514C
					2021	12,160	0	12,160			2,434C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
CEMETERY RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SOLDAN FAMILY TRUST 17559 CEMETERY RD PELKIE MI 49958		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-21-19 SEC 21 T52N R34W					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
SW 1/4 OF SE 1/4. 40 A.					40.00 Total Acres			Total Est. Land Value =			48,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			8,320C			
		TA	08/03/2010	INSPECTED	2023	20,000	0	20,000			7,924C			
		TH	11/11/2010	DATA ENTER	2022	20,000	0	20,000			7,547C			
					2021	20,000	0	20,000			7,306C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
POUTTU EDWARD P & DAVID J	POUTTU GERRITT	0		08/24/2015	QC	09-FAMILY			PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
POUTTU GERRITT & TIANEN ANTTI		2024 Est TCV 48,000												
880 KENT RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
ORTONVILLE MI 48462		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-21-19A SEC 21 T52N R34W SE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			20,596C			
		TA	08/03/2010	INSPECTED	2023	20,000	0	20,000			19,616C			
		TH	11/11/2010	DATA ENTER	2022	20,000	0	20,000		20,000R	18,682C			
					2021	20,000	0	20,000		20,000R	18,086C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status							
		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
UNKNOWN		2024 Est TCV 700													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
	INLAND PROPERTIES				0.250 Acres		2,800	100	700						
	0.25 Total Acres				Total Est. Land Value =			700							
Comments/Influences		Topography of Site													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
					Who	When	What	2024	350	0	350			350S	
								2023	0	0	0	313J		313C	
								2022	0	0	0	313J		313C	
								2021	0	0	0			0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 11/01/2021											
Owner's Name/Address		MAP #:											
ZAWADA EDWARD & AMY 32241 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 60,400											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-21-13 SEC 21 T52N R34W SE 1/4 OF SW 1/4. &; PART OF N 1/2 OF SW 1/4 OF SW 1/4 D/F, COM AT THE SW COR OF SEC 21 TH N 990' TH E 396' TH N 35 DEG E TO THE LINE BET NW 1/4 OF SW 5/4 & SW 1/4 OF SW 1/4 OF SEC 21 TH E TO THE CEN POST OF SAID SW 1/4 TH S 660' TH W 1320' TH N 330' TO THE POB 021-017-00 AND 021-020-00 COMBINED INTO 021-304-00 FOR 2022					INLAND PROPERTIES			56.000 Acres			1,079	100	
Comments/Influences		Topography of Site			56.00 Total Acres      Total Est. Land Value =      60,400								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	30,200	0	30,200			18,029C		
		TA	08/03/2010	INSPECTED	2023	25,640	0	25,640			17,171C		
		TH	11/11/2010	DATA ENTER	2022	25,640	0	25,640			16,354C		
					2021	0	0	0			0		

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03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOLAPPA PHILIP R	HOLAPPA PHILIP R & KEITH N	1	10/29/2014	QC	09-FAMILY	2014/05603	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
18949 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KEITH MARYBETH KEITH MARYBETH TRUST; LB 73316 MEMPHIS RIDGE RICHMOND MI 48062		2024 Est TCV 73,561 TCV/TFA: 123.84											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OTTER RIVER	416.00	260.00	0.7519	0.8460	94	100		24,875
					416 Actual Front Feet, 2.48 Total Acres				Total Est. Land Value =		24,875		
Tax Description													
P1-22-1A SEC 22 T52N R34W PART OF THE NE 1/4 OF NE 1/4 SEC 22 D/F,COMMENCING AT THE NE COR OF NE 1/4 OF NE 1/4 POB, TH S 416', TH W 260', TH N 416', TH E 260' TO POB. 2.50 A.													
Comments/Influences													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 60 WGEF (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 594 SF Floor Area = 594 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	192		
1 Story	Siding	Piers	210		
1 Story	Siding	Piers	192		
Total:				64,258	28,916

Other Additions/Adjustments

Porches

WGEF (1 Story)

60

5,690

2,560

Totals:

69,948

31,476

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

32,263

Building Type	Farm Labor Cabin				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 60				
Height	9				
Heating System	No Heating/Cooling				
Length/Width/Area	18 x 12 = 216				
Cost New	\$ 13,986				
Phy./Func./Econ. %Good	25/100/100 25.0				
Depreciated Cost	\$ 3,497				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	25				
Est. True Cash Value	\$ 3,584				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3584 / All Cards: 3584					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRANSTROM EUGENE & ROSE	BRANSTROM CLIFFORD M & JUI	30,000	05/01/2015	CD	09-FAMILY		PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
18647 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
BRANSTROM CLIFFORD M & JUDY C 3929 SHAWNEE DR MODESTO CA 95356		2024 Est TCV 108,895 TCV/TFA: 140.33											
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-22-2 SEC 22 T52N R34W NW 1/4 OF NE 1/4. 40 A.					ACREAGE			40.000 Acres			1,300	100	52,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			52,000		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	26,000	28,448	54,448			25,627C		
		TA	08/02/2010	INSPECTED	2023	26,000	23,182	49,182			24,407C		
		SC	11/09/2010	DATA ENTER	2022	26,000	21,296	47,296			23,245C		
					2021	21,600	20,042	41,642			22,503C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 184 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 621 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 621 SF Floor Area = 776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 621 Total: 99,556 48,783 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,182 Water Well, 100 Feet 1 5,520 2,705 Deck Treated Wood 184 3,748 1,837 Totals: 113,277 55,507 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 56,895													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LAKE SUPERIOR LAND COMPANY	GMO THRESHOLD TIMBER MICH	10		02/04/1987	WD	03-ARM'S LENGTH		92/1	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
VERDANT TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-22-3 SEC 22 T52N R34W SW 1/4 OF NE 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-017					STANDARD 20+ 40.000 Acres 1,214 100 48,560									
Comments/Influences					40.00 Total Acres Total Est. Land Value = 48,560									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
		Who	When	What	2024	0	0	0			0			
		TA	08/02/2010	INSPECTED	2023	0	0	0			0			
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		400	07/01/1996	WD	03-ARM'S LENGTH	135:897	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
N LAKE AVE		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MICHAELSON JAMES & KARVAKKO STEPHEN 18383 N LAKE AVE CHASSELL MI 49916		2024 Est TCV 49,062													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
MICHAELSON JAMES & KARVAKKO STEPHEN 18383 N LAKE AVE CHASSELL MI 49916					OTTER RIVER	1400.00	150.00	0.5899	0.7579	94	10	FLOODPLAIN	5,883		
					ACREAGE				23.179	Acres	1,863	100	43,179		
Tax Description					1400 Actual Front Feet, 28.00		Total Acres		Total Est. Land Value =		49,062				
P1-22-4 SEC 22 T52N R34W ALL THAT PART OF SE 1/4 OF NE 1/4 LYING E OF OTTER RIVER, CONTAINING 28 A M/L.															
Comments/Influences															
		Who	When	What	2024	24,531	0	24,531			352C				
		TA	08/02/2001	INSPECTED	2023	23,624	0	23,624			336C				
		SC	11/09/2010	DATA ENTER	2022	23,624	0	23,624			320C				
					2021	21,320	0	21,320			310C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
BECK ERIC J & KRISTIN-ANN G 1758 HACIENDA DR STEVENSVILLE MI 49127		MAP #:											
		2024 Est TCV 30,652											
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-22-4A					OTTER RIVER	1400.00	150.00	0.5899	0.7579	94	10	FLOODPLAIN	5,883
SEC 22 T52N R34W					ACREAGE			7.179	Acres	3,450	100		24,769
ALL THAT PART OF SE 1/4 OF NE 1/4 LYING W OF OTTER RIVER, CONTAINING 12 A M/L. 12 A.					1400 Actual Front Feet, 12.00 Total Acres				Total Est. Land Value =		30,652		
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	15,326	0	15,326			1,177C		
		TA	08/02/2010	INSPECTED	2023	14,419	0	14,419			1,121C		
		SC	11/09/2010	DATA ENTER	2022	14,419	0	14,419			1,068C		
					2021	13,146	0	13,146			1,034C		
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1948 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1928		Remodeled 0		Ex	X Ord		Min							
Condition: Fair		Trim & Decoration												
Room List		Lg	X Ord		Small									
Basement 4 1st Floor 2nd Floor 2 Bedrooms		Doors:		Solid	X H.C.									
(1) Exterior		(5) Floors		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family CAPE		Cls CD		Blt 1928
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Kitchen: Softwood Other: Softwood Other:		100 Amps Service		Ex. X Ord. Min		(11) Heating System: Space Heater				
	Insulation	X	Tile			No. of Elec. Outlets		Many X Ave. Few		Ground Area = 731 SF Floor Area = 731 SF.				
(2) Windows		(7) Excavation		Average Fixture(s)		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45				
X	Many Avg. Few	X	Large Avg. Small	Basement: 120 S.F. Crawl: 0 S.F. Slab: 611 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Slab 611 1 Story Siding Basement 120		Total: 87,610 39,425				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Other Additions/Adjustments		Water/Sewer		1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138				
X	Double Hung Horiz. Slide Casement					Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 240 10,915 4,912				
X	Double Glass Patio Doors					Fireplaces		Wood Stove 1 2,103 946		Totals: 107,611 48,425				
X	Storms & Screens	(9) Basement Finish				Notes:		ECF (SOUTH OF 283) 1.025 => TCV: 49,635						
(3) Roof						(14) Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18355 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
BEAUDRY JOSEPH P & TERESA M		2024 Est TCV 225,987 TCV/TFA: 144.86									
18355 ASKEL RD		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
PELKIE MI 49958		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			20.000	Acres	2,000 100	40,000
					20.00 Total Acres Total Est. Land Value = 40,000						
Tax Description		Dirt Road									
P1-22-6 SEC 22 T52N R34W W 1/2 OF NE 1/4 OF NW 1/4. 20 A.		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2024	20,000	92,994	112,994			36,151C			
TA 08/02/2010 INSPECTED		2023	20,000	75,174	95,174			34,430C			
SC 11/09/2010 DATA ENTER		2022	20,000	69,050	89,050			32,791C			
		2021	19,500	64,976	84,476			31,744C			

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 66	Type Treated Wood	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 61 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		(4) Interior															
Building Style: CAPE				Drywall Paneled		Plaster Wood T&G												
Yr Built 0			Remodeled 0				Ex	X	Ord			Min						
Condition: Average			Size of Closets					X	Ord			Small						
Room List			Doors:					Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				(12) Electric											
			Kitchen:				0 Amps Service											
			Other:				No./Qual. of Fixtures											
			Other:				Ex.	X	Ord.			Min						
			(6) Ceilings				No. of Elec. Outlets											
							Many	X	Ave.			Few						
							(13) Plumbing											
						1	Average Fixture(s)											
							3 Fixture Bath											
							2 Fixture Bath											
							Softener, Auto											
							Softener, Manual											
							Solar Water Heat											
							No Plumbing											
							Extra Toilet											
							Extra Sink											
							Separate Shower											
							Ceramic Tile Floor											
							Ceramic Tile Wains											
							Ceramic Tub Alcove											
							Vent Fan											
							(14) Water/Sewer											
							Public Water											
							Public Sewer											
						1	Water Well											
						1	1000 Gal Septic											
							2000 Gal Septic											
						Lump Sum Items:												
						Joists:												
						Unsupported Len:												
						Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family CAPE										Cls CD		Blt 0	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 1398 SF Floor Area = 1560 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1.25 Story		Siding		Basement		648							
1 Story		Siding		Basement		552							
1 Story		Siding		Slab		198							
Total:								182,335		156,808			
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,453		3,830			
Water Well, 50 Feet						1		2,530		2,176			
Deck													
Treated Wood						66		1,968		1,692			
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost						576		24,278		14,810			
Door Opener						1		535		326			
Fireplaces													
Wood Stove						1		2,103		1,809			
Totals:								218,202		181,451			
Notes:													
ECF (SOUTH OF 283) 1.025 => TCV:												185,987	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)			Date	Number	Status		
18049 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
MAKI CLARENCE & EDWIN 18049 ASKEL RD PELKIE MI 49958		2024 Est TCV 107,105 TCV/TFA: 188.90												
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
MAKI CLARENCE & EDWIN 18049 ASKEL RD PELKIE MI 49958					AG LAND 10 A OR MORE			40.000 Acres			1,475	100		59,000
					40.00 Total Acres			Total Est. Land Value =			59,000			
Tax Description														
P1-22-7 SEC 22 T52N R34W NW 1/4 OF NW 1/4. 40 A.														
Comments/Influences														
		Who			When	What	2024	29,500	24,053	53,553			17,919C	
		TA			08/02/2010	INSPECTED	2023	21,400	22,385	43,785			17,066C	
		SC			11/09/2010	DATA ENTER	2022	20,000	22,133	42,133			16,254C	
							2021	20,500	19,992	40,492			15,735C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area		Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 59 Floor Area: 567 Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:									
Yr Built 1932				Remodeled 0				Ex				X				Ord				Min				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:	
Condition: Poor				Trim & Decoration				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Room List				Doors:				Solid				X				H.C.				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:					
Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
(1) Exterior				Kitchen: Other: Other:				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Insulation								Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
(2) Windows				(7) Excavation				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
X Many Avg. Few				X Large Avg. Small				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
X Gable Hip Flat				Gambrel Mansard Shed				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Asphalt Shingle Metal				(10) Floor Support				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Central Air Wood Furnace				Total Base New : 67,895 Total Depr Cost: 30,552 Estimated T.C.V: 25,419				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:													

Building Type	Barn - General Purpose	Utility Lean-Tos	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings
Year Built	1934	1934	1950	1935	1934
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Average	Average	Average	Average	Average
# of Walls, Perimeter	4 Wall, 148	4 Wall, 138	4 Wall, 84	4 Wall, 64	4 Wall, 48
Height	16	14	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	54 x 20 = 1080	54 x 15 = 810	24 x 18 = 432	18 x 14 = 252	10 x 14 = 140
Cost New	\$ 37,433	\$ 10,846	\$ 8,251	\$ 5,320	\$ 3,470
Phy./Func./Econ. %Good	38/100/100 38.0	41/100/100 41.0	41/100/100 41.0	41/100/100 41.0	41/100/100 41.0
Depreciated Cost	\$ 14,225	\$ 4,447	\$ 3,383	\$ 2,181	\$ 1,423
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	38	41	41	41	41
Est. True Cash Value	\$ 11,835	\$ 3,700	\$ 2,815	\$ 1,815	\$ 1,184
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21349 / All Cards: 22686					



Building Type	Farm Utility Buildings				
Year Built	1934				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 52				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	14 x 12 = 168				
Cost New	\$ 3,920				
Phy./Func./Econ. %Good	41/100/100 41.0				
Depreciated Cost	\$ 1,607				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832				
% Good	41				
Est. True Cash Value	\$ 1,337				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1337 / All Cards: 22686					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MAKI CLARENCE & EDWIN 18049 ASKEL RD PELKIE MI 49958		2024 Est TCV 52,000													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-22-8 SEC 22 T52N R34W SW 1/4 OF NW 1/4. 40 A.					ACREAGE			40.000	Acres	1,300	100				52,000
Comments/Influences								40.00	Total Acres			Total Est. Land Value =			52,000
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	26,000	0	26,000			3,767C				
		TA	08/02/2010	INSPECTED	2023	26,000	0	26,000			3,588C				
		SC	11/09/2010	DATA ENTER	2022	26,000	0	26,000			3,418C				
					2021	21,600	0	21,600			3,309C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
32428 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
KRUMM RAYMOND & MARJORIE 32428 CABBAGE RD PELKIE MI 49958		MAP #:													
		2024 Est TCV 52,000													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-22-9 SEC 22 T52N R34W SE 1/4 OF NW 1/4. 40 A.					ACREAGE			40.000	Acres	1,300	100				52,000
Comments/Influences								40.00	Total Acres			Total Est. Land Value =			52,000
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	26,000	0	26,000			4,162C				
		TA	08/02/2010	INSPECTED	2023	26,000	0	26,000			3,964C				
		SC	11/09/2010	DATA ENTER	2022	26,000	0	26,000			3,776C				
					2021	21,600	0	21,600			3,656C				

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
POUTTU BENT JOHN, EST & HAIDER MYLA 7117A 63RD ST CT W UNIVERSITY PLACE WA 98467		MAP #:													
		2024 Est TCV 52,000													
		Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements				* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
P1-22-10 SEC 22 T52N R34W NE 1/4 OF SW 1/4. 40 A.						ACREAGE				40.000 Acres				1,300 100	52,000
Comments/Influences						40.00 Total Acres				Total Est. Land Value =				52,000	
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What		2024	26,000	0	26,000			4,962C			
		TA	08/02/2010	INSPECTED		2023	26,000	0	26,000			4,726C			
		SC	11/09/2010	DATA ENTER		2022	26,000	0	26,000			4,501C			
						2021	21,600	0	21,600			4,358C			
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.		
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
32428 CABBAGE RD			School: BARAGA AREA SCHOOL DISTRICT										
			P.R.E. 100% 05/18/1994										
Owner's Name/Address			MAP #:										
KRUMM RAYMOND & MARJORIE 32428 CABBAGE RD PELKIE MI 49958			2024 Est TCV 186,955 TCV/TFA: 175.71										
			X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
			Public Improvements			* Factors *							
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P1-22-11 SEC 22 T52N R34W NW 1/4 OF SW 1/4. 40 A.						ACREAGE			40.000	Acres	1,300 100	52,000	
Comments/Influences						40.00 Total Acres Total Est. Land Value = 52,000							
						Land Improvement Cost Estimates							
						Description				Rate	Size % Good	Cash Value	
						Sauna				6,499.14	1 35	2,275	
						Sewer				25.36	170 46	1,983	
						Electric	Total Estimated Land Improvements True Cash Value =					4,258	
						Gas							
						Curb							
						Street Lights							
						Standard Utilities							
						Underground Utils.							
			Topography of Site										
			Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2024	26,000	67,478	93,478			22,902C	
			TA	08/02/2010	INSPECTED	2023	26,000	54,959	80,959			21,812C	
			SC	11/09/2010	DATA ENTER	2022	26,000	50,445	76,445			20,774C	
			TH	02/23/2011	DATA ENTER	2021	21,600	47,458	69,058			20,111C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Gas		Area Type 56 WGEF (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 1984		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 1064 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Hot Water

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
1 Story	Siding	Basement	128		
Total:				161,257	114,492

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,761		3,380	
Water Well, 50 Feet	1	2,629		1,867	
Porches					
WGEF (1 Story)	56	6,400		4,224	*6
Fireplaces					
Wood Stove	2	4,994		3,546	
Totals:			180,041	127,509	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 130,697

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		25,000	01/01/2000	WD	03-ARM'S LENGTH	149:601	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
32042 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
HEIKKINEN RALPH JR 2917 CARPENTER WALLED LAKE MI 48390		MAP #:										
		2024 Est TCV 51,998 TCV/TFA: 84.41										
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
P1-22-12C SEC 22 T52N R34W COM 70' N OF SW 1/4 COR POB;TH E 340';THN 160'; TH N 51 DEG W 438' M/L TO W SEC LN; TH S TO POB. 2.33 AC M/L					ACREAGE 2.330 Acres 5,573 100 12,985							
Comments/Influences					2.33 Total Acres Total Est. Land Value = 12,985							
					Land Improvement Cost Estimates							
					Description Rate Size % Good Cash Value							
					Wood Frame 21.07 140 46 1,357							
					Total Estimated Land Improvements True Cash Value = 1,357							
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who	When	What	2024	6,493	19,506	25,999			16,082C	
		TA	08/02/2010	INSPECTED	2023	6,493	16,025	22,518			15,317C	
		SC	11/09/2010	DATA ENTER	2022	6,493	14,705	21,198			14,588C	
					2021	4,548	13,834	18,382			14,122C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 120 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 2000		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Avg. Few		Large Avg. X Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower 1 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Brick		(9) Basement Finish		Lump Sum Items:									
		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1728 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/70/100/100/60.2 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,728 Total: 238,211 143,403 Other Additions/Adjustments Recreation Room 1608 30,423 18,315 Plumbing Separate Shower 1 1,331 801 Ceramic Tile Floor 1 1,096 660 Water/Sewer 1000 Gal Septic 1 4,761 2,866 Water Well, 50 Feet 1 2,629 1,583 Deck Treated Wood 120 2,884 1,736 Totals: 281,335 169,364 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 173,598												Cls C Blt 2000	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
		1,250		08/01/1996	WD	03-ARM'S LENGTH			DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
POUTTU GERRITT P		MAP #:									
880 KENT RD		2024 Est TCV 11,815									
ORTONVILLE MI 48462		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
Tax Description		Public Improvements			* Factors *						
P1-22-12B SEC 22 T52N R34W A PARCEL OF LAND IN THE SW 1/4 OF SW 1/4, SEC 22-52-34 D/F, COM AT NW COR OF SW 1/4 OF SW 154, TH S 300' TO POB, TH E300', TH S 300', TH W 300', TH N 300' TOPOB. 2.07 A.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road			ACREAGE			2.070 Acres		5,708 100	11,815
		Paved Road			2.07 Total Acres Total Est. Land Value = 11,815						
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	5,908	0	5,908			2,533C
		TA	08/02/2010	INSPECTED	2023	5,908	0	5,908			2,413C
		SC	11/09/2010	DATA ENTER	2022	5,908	0	5,908			2,299C
					2021	4,392	0	4,392			2,226C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BOHTO EDWARD J	POUTTU BENT JOHN	500	09/07/2010	QC	03-ARM'S LENGTH	2011/03234	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
32122 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
POUTTU BENT JOHN, ESTATE OF 8820 N 8TH UNIT 203 PHOENIX AZ 85020		2024 Est TCV 73,862 TCV/TFA: 139.89									
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
POUTTU BENT JOHN, ESTATE OF HAIDER MYLA 7117A 63RD ST CT W UNIVERSITY PLACE WA 98467					ACREAGE			40.500 Acres	1,291 100	52,275	
								40.50 Total Acres	Total Est. Land Value =	52,275	
					Land Improvement Cost Estimates						
					Description			Rate	Size % Good	Cash Value	
Tax Description					Wood Frame			21.07	140 46	1,357	
					Total Estimated Land Improvements True Cash Value =				1,357		
P1-22-13 SEC 22 T52N R34W S 1/2 OF E 1/2 OF SW 1/4 (WAS SE 1/4 OF SW 1/4). 40 A. AND THAT PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC 27-52-34; ALL LAND WEST OF THE OTTER RIVER CONTAINING 0.5 ACRES M/L (40.5 ACRES TOTAL)											
Comments/Influences		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	26,138	10,793	36,931			6,363C
					2023	26,138	8,731	34,869			6,060C
					2022	26,138	8,008	34,146			5,772C
					2021	21,870	7,531	29,401			5,588C
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		TA	08/02/2010	INSPECTED	2023	26,138	8,731	34,869			6,060C
		SC	11/09/2010	DATA ENTER	2022	26,138	8,008	34,146			5,772C
		LRK	10/09/2014	INSPECTED	2021	21,870	7,531	29,401			5,588C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 144	WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame			(4) Interior	Drywall Paneled			Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 39 Floor Area: 528 Total Base New : 71,339 Total Depr Cost: 19,737 Estimated T.C.V: 20,230		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1 +				Trim & Decoration								Central Air Wood Furnace		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 + (11) Heating System: Forced Air w/ Ducts Ground Area = 528 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/80/100/48.8 Functional Depreciation because of: POOR SHAPE Building Areas Stories Exterior Foundation 1 Story Siding Piers Size 528 Cost New 52,985 Depr. Cost 14,758		Cls D Blt 1930									
Yr Built 1930	Remodeled 0			Ex	X	Ord		Min					No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230								
Condition: Fair				Size of Closets								Central Air Wood Furnace		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 + (11) Heating System: Forced Air w/ Ducts Ground Area = 528 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/80/100/48.8 Functional Depreciation because of: POOR SHAPE Building Areas Stories Exterior Foundation 1 Story Siding Piers Size 528 Cost New 52,985 Depr. Cost 14,758		Cls D Blt 1930									
Room List				Doors:		Solid	X	H.C.					No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230								
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
(1) Exterior				Kitchen: Other: Other:								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
Insulation												No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
(2) Windows				(7) Excavation								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
X	Asphalt Shingle			(10) Floor Support								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:								No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Fireplaces Wood Stove Totals: 1,741 71,339		ECF (SOUTH OF 283) 1.025 => TCV: 20,230									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status										
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT																		
		P.R.E. 0%																		
Owner's Name/Address		MAP #:																		
SAARI JANIS LYNN LIENAU TRUST 16305 15TH AVE N PLYMOUTH MN 55447		2024 Est TCV 60,746																		
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE															
		Public Improvements			* Factors *															
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
P1-22-14					LAKE FRONTAGE	1300.00	150.00	0.6877	0.9066	130	10	FLOODPLAIN	10,537							
SEC 22 T52N R34W NE 1/4 OF SE 1/4. 40 A.					ACREAGE					35.523 Acres	1,413	100		50,209						
Comments/Influences					1300 Actual Front Feet, 40.00 Total Acres			Total Est. Land Value =			60,746									
		Topography of Site																		
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain																		
		Year	Land Value	Building Value										Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What										2024	30,373	0	30,373			3,767C
		TA	08/02/2010	INSPECTED										2023	29,198	0	29,198			3,588C
		SC	11/09/2010	DATA ENTER	2022	28,509	0	28,509			3,418C									
					2021	24,035	0	24,035			3,309C									
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status		
NAASKO RD				School: BARAGA AREA SCHOOL DISTRICT											
				P.R.E. 0%											
Owner's Name/Address				MAP #:											
BECK ERIC J & KRISTIN-ANN G 1758 HACIENDA DR STEVENSVILLE MI 49127				2024 Est TCV 54,658											
				Improved	X	Vacant		Land Value Estimates for Land Table 18.OTTER LAKE							
				Public Improvements			* Factors *								
Tax Description							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-22-15 SEC 22 T52N R34W NW 1/4 OF SE 1/4. 40 A.							OTTER RIVER	800.00	150.00	0.6598	0.7579	94	10	FLOODPLAIN	3,760
Comments/Influences							ACREAGE				37.245 Acres	1,367	100		50,898
							800 Actual Front Feet, 40.00			Total Acres		Total Est. Land Value =			54,658



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status							
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 100% 06/17/1994															
Owner's Name/Address		MAP #:															
BOHTO EDWARD J & ETAL 31879 NAASKO RD PELKIE MI 49958		2024 Est TCV 92,768															
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE												
		Public Improvements			* Factors *												
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
BOHTO EDWARD J & ETAL 31879 NAASKO RD PELKIE MI 49958					LAKE FRONTAGE	1400.00	150.00	0.6776	0.9066	130	50	FLOOD PRONE	55,902				
					ACREAGE					15.179	Acres	2,429	100		36,866		
					1400 Actual Front Feet, 20.00 Total Acres				Total Est. Land Value =		92,768						
Tax Description																	
P1-22-16 SEC 22 T52N R34W PART OF SW 1/4 OF SE 1/4 D/F, ALL THE LAND ON E SIDE OF OTTER RIVER CONTAINING ABOUT 20 A. 20 A.																	
Comments/Influences																	
		Topography of Site															
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain															
		Year	Land Value	Building Value										Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What										2024	46,384	0	46,384
		TA	08/02/2010	INSPECTED	2023	40,149	0	40,149			2,453C						
		SC	11/09/2010	DATA ENTER	2022	36,494	0	36,494			2,337C						
					2021	32,733	0	32,733			2,263C						
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
POUTTU EDWARD P & DAVID J	POUTTU GERRITT	0		08/24/2015	QC	09-FAMILY			PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 12/21/2015											
Owner's Name/Address		MAP #:											
POUTTU GERRITT & TIANEN ANTTI		2024 Est TCV 40,000											
880 KENT RD			Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
ORTONVILLE MI 48462		Public Improvements			* Factors *								
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			OTTER RIVER	500.00	150.00	1.0000	0.0000	94	100	* FLOOD PRONE	0
		Paved Road			ACREAGE			20.000	Acres	2,000	100		40,000
		Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk			500 Actual Front Feet, 20.00	Total Acres		Total Est. Land Value =					40,000
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low			2024	20,000	0	20,000			18,042C		
		High			2023	20,000	0	20,000			17,183C		
		Landscaped			2022	20,000	0	20,000			16,365C		
		Swamp			2021	19,500	0	19,500			15,843C		
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TA	08/02/2010	INSPECTED									
		SC	11/09/2010	DATA ENTER									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
SEITER WM & PAULA 231 SISU KNOLL DR BRIGHTON MI 48116		2024 Est TCV 52,000													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-22-17 SEC 22 T52N R34W SE 1/4 OF SE 1/4. 40 A.					ACREAGE			40.000	Acres	1,300	100				52,000
Comments/Influences								40.00	Total Acres			Total Est. Land Value =			52,000
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	26,000	0	26,000			3,767C				
		TA	08/02/2010	INSPECTED	2023	26,000	0	26,000			3,588C				
		SC	11/09/2010	DATA ENTER	2022	26,000	0	26,000			3,418C				
					2021	21,600	0	21,600			3,309C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOUGHTON COUNTY				2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
P1-22-18 SEC 22 T52N R34W MINERAL RIGHTS ONLY IN THE E 1/2 OF NE 1/4 W 1/2 OF SE 1/4.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TA	08/02/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
PAAVOLA DAVID H & CATHERIN	FILPUS JOHN R & JULIE M	1,500		11/09/2022	WD	03-ARM'S LENGTH		2022/05919	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #: P1-23-3												
FILPUS JOHN R & JULIE M 33040 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 1,608												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					ACREAGE					0.240 Acres	6,700 100	1,608		
										0.24 Total Acres	Total Est. Land Value =	1,608		
SEC 23 T52N R34W PAR OF LAND IN LOT 2 D/F, BEG AT A PT ON THE N SEC LINE OF SAID SEC 23, 2000' W OF A CEDAR POST MARKING THE NE COR OF SEC 23, AS THE POB, TH S 37 DEG W ALONG THE W BDRY LINE OF THE HWY 124.5' TH W & PAR TO THE N SEC LINE OF SEC 66' TH N AT RT ANGTS TO THE N SEC LINE OF SEC 100' TO SEC LINE, TH E ALONG SAID N SEC LINE 140' TO THE POB. .24 A.		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Comments/Influences					Who	When	What	2024	804	0	804			804S
					TA	07/20/2001	INSPECTED	2023	804	0	804			804S
					SC	11/09/2010	DATA ENTER	2022	840	0	840			320C
								2021	833	0	833			310C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LEINONEN HELEN E	LEINON JOHN H, PAUL M & S	0		11/20/2020	OTH	07-DEATH CERTIFICATE			PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
19571 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0% Qual. Ag.												
Owner's Name/Address		MAP #:												
BRADFISH ANNA K 54304 PONTIAC RD HANCOCK MI 49930		2024 Est TCV 46,470												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
P1-23-4 SEC 23 T52N R34W SW 1/4 OF NE 1/4 LESS PAR D/F, COM AT SW COR OF SW 1/4 OF NE 1/4 TH N 1104' TH E 12' TO POB, TH S 5 DEG E 54' TH S 30 DEGE 313' TH S 51 DEG E 171' TH N 40 DEG E 177' TH N 41 DEG W 421' TH W 103' TO POB, ALSO EXC PRT SW /14 OF NE 1/4, COM NE COR OF SEC 23, TH W 1320', TH S 683', TH W 1374.59', TH S 619', TH S 34 DEG 40' E 905' TO POB, TH N 41 DEG E 132.83', TH N 51 DEG 20' W 198.58', TH S 37 DEG 20' W 134.17', TH S 51 DEG 40" E 189.83' TO POB.(.59 A) . 38.30 A.					INLAND PROPERTIES		38.300 Acres		1,213 100		46,470			
					38.30 Total Acres		Total Est. Land Value =		46,470					
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	23,235	0	23,235			3,767C
					TA	07/20/2001	INSPECTED	2023	20,822	0	20,822			3,588C
					SC	11/09/2010	DATA ENTER	2022	19,150	0	19,150			3,418C
						2021	19,820	0	19,820			3,309C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEINONEN HELEN (PAUL)	ASKEL FARMERS CEMETERY ASSOCIATION	1	08/21/2009	QC	21-NOT USED/OTHER	2009/05251	DEED	100.0
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status
ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT						
Owner's Name/Address		P.R.E. 0%						
ASKEL FARMERS CEMETERY ASSOCIATION 20351 ASKEL RD PELKIE MI 49958		MAP #:						
		2024 Est TCV 0						
		Improved	X Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				STANDARD COMMERCIAL			2.290 Acres	46,367 100 106,180
				2.29 Total Acres Total Est. Land Value =				106,180
Tax Description				Land Improvement Cost Estimates				
				Description			Rate	Size % Good Cash Value
				Wood Frame			32.13	77 46 1,138
				Wood Frame			26.42	144 46 1,750
				Total Estimated Land Improvements True Cash Value =				2,888

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FILPUS HAROLD	FILPUS HAROLD ET AL	0	06/02/2010	QC	09-FAMILY	2010/02892	DEED	0.0			
FILPUS HAROLD & VIRGINIA	FILPUS HAROLD	0	09/16/2005	OTH	21-NOT USED/OTHER	2010/02891	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19457 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT			SAUNA		06/10/1988	88-101	COMPLETE		
		P.R.E. 100% 06/17/1994									
Owner's Name/Address		MAP #:									
FILPUS HAROLD ET AL		2024 Est TCV 259,263 TCV/TFA: 172.84									
19457 ASKEL RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
PELKIE MI 49958		Public Improvements			* Factors *						
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description				LAKE FRONTAGE 660.004800.00 0.7876 1.2821 130 100 86,637							
P1-23-6 SEC 23 T52N R34W FRL E 1/2 OF E 1/2 OF W 1/2. 73.30 A.				ACREAGE 0.573 Acres 6,700 100 3,839							
Comments/Influences				660 Actual Front Feet, 73.30 Total Acres Total Est. Land Value = 90,476							
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates							
				Description Rate Size % Good Cash Value							
				Wood Frame 22.09 456 46 4,634							
				Wood Frame 22.26 384 46 3,932							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Total Estimated Land Improvements True Cash Value = 8,566							
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
				2024	45,238	84,394	129,632			68,666C	
				2023	35,575	69,193	104,768			65,397C	
				2022	29,996	63,482	93,478			62,283C	
				2021	26,980	59,709	86,689			60,294C	
		Who	When	What	2024	45,238	84,394	129,632			68,666C
		LP	10/30/2008	DATA ENTER	2023	35,575	69,193	104,768			65,397C
		TA	07/20/2010	INSPECTED	2022	29,996	63,482	93,478			62,283C
		SC	11/09/2010	DATA ENTER	2021	26,980	59,709	86,689			60,294C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status						
32565 NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
BECK JOHN D & DARLENE J BECK ERIC J & KRISTIN-ANN G; LB 32565 NAASKO RD PELKIE MI 49958		2024 Est TCV 217,699 TCV/TFA: 209.33												
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-23-7					AG LAND 10 A OR MORE			78.860 Acres		1,338	100	105,547		
SEC 23 T52N R34W					78.86 Total Acres			Total Est. Land Value =		105,547				
FRL W 1/2 OF E 1/2 OF W 1/2														
LESS THAT PARCEL IN THE W 1/2 OF THE E														
1/2 OF THE W 1/2 CONTAINING .14 A SOLD TO														
HO. CO. ROAD. COM.														
AND LESS 1 ACRE M/L SOLD TO WICKSTROM'S														
CODED P1-23-7B. CONTAINS														
78.86 A M/L.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	52,774	56,076	108,850			43,830C			
		TA	07/20/2010	INSPECTED	2023	42,190	52,602	94,792			41,743C			
		SC	11/09/2010	DATA ENTER	2022	39,430	51,797	91,227			39,756C			
					2021	39,084	43,907	82,991			38,486C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 840		
X Wood Frame				(4) Interior																							
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G																			
				Trim & Decoration																							
				Ex				X Ord																			
Yr Built 1960		Remodeled 0		Size of Closets																							
Condition: Good				Lg				X Ord																			
Room List				Doors:				Solid				X H.C.															
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors								(12) Electric															
				Kitchen:								0 Amps Service															
				Other:																							
				Other:																							
(1) Exterior				(6) Ceilings								No./Qual. of Fixtures															
X Wood/Shingle Aluminum/Vinyl Brick												Ex.				X Ord.											
Insulation																											
(2) Windows				(7) Excavation																							
X	Many Avg.		X	Large Avg. Small		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
	(8) Basement																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
				(9) Basement Finish																							
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
X	Gable Hip Flat			Gambrel Mansard Shed																							
	(10) Floor Support																										
X Asphalt Shingle																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

Building Type	Barn - Bank (2 Story) - G	Milking Parlor (Dairies)	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings
Year Built	1900		1930	1995	1900
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Average	Average	Average	Average	Average
# of Walls, Perimeter	4 Wall, 140	4 Wall, 44	4 Wall, 52	4 Wall, 72	4 Wall, 105
Height	20	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	52 x 18 = 936	12 x 16 = 192	14 x 12 = 168	24 x 12 = 288	15 x 35 = 525
Cost New	\$ 47,455	\$ 11,707	\$ 3,920	\$ 6,030	\$ 10,143
Phy./Func./Econ. %Good	39/100/100 39.0	39/100/100 39.0	39/100/100 39.0	53/100/100 53.0	39/100/100 39.0
Depreciated Cost	\$ 18,507	\$ 4,566	\$ 1,529	\$ 3,196	\$ 3,956
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	39	39	39	53	39
Est. True Cash Value	\$ 15,398	\$ 3,799	\$ 1,272	\$ 2,659	\$ 3,291
Comments:		NO VALUE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 26419 / All Cards: 26419					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
HOUGHTON CO RD COMMISSION				2024 Est TCV 0						
ROYCE RD										
HANCOCK MI 49930										
		Improved		X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL				
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				STANDARD COMMERCIAL 0.140 Acres 50,000 100 7,000						
				0.14 Total Acres Total Est. Land Value = 7,000						
Tax Description		Dirt Road								
P1-23-7A SEC 23 T52N R34W PT OF THE W 1/2 OF THE E 1/2 OF THE W 1/2 COM AT A POINT 1333.28' E AND 566.49' S OF NW COR SEC 23 TH CONTINUE S 420', TH E 131.25', TH NW'LY 440.03' TO POB. .14 A		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
Comments/Influences		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TA	07/20/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		SC	11/09/2010	DATA ENTER	2022	0	0	0		0
					2021	0	0	0		0

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ONKALO JUDITH A & ERICK A	ONKALO ERICK A	1		02/10/2011	QC	09-FAMILY		2011/00706	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status	
32425 NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 01/12/2015										
Owner's Name/Address		MAP #:										
ONKALO ERICK A 32425 NAASKO RD PELKIE MI 49958		2024 Est TCV 252,587 TCV/TFA: 164.44										
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-23-8 SEC 23 T52N R34W E 1/2 OF NW 1/4 OF NW 1/4, N 1250' OF E 1/2 OF SW 1/4 OF NW 1/4, E 1/2 OF SW 1/4 OF SW 1/4, S 730' OF E 1/2 OF NW 1/4 OF SW 1/4, E 15' OF S 70' OF E 1/2 OF SW 1/4 OF NW 1/4, E 15' OF N 590' OF E 1/2 OF NW 1/4 OF SW 1/4 LESS THAT PART OF NW 1/4 OF E 1/2 OF W 1/2 LYING NW OF RIVER, ALSO EXC THAT PT OF THE E 1/2 OF W 1/2 OF W 1/2 SOLD TO THE HO. CO. RD. COMM. CONTAING 2.72 A. 60.95A 149/222 167/972		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			AG LAND 10 A OR MORE		60.950 Acres	1,357	100		82,711
							60.95	Total Acres		Total Est.	Land Value =	82,711
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	41,356	84,938	126,294				40,126C
		TA	07/20/2010	INSPECTED	2023	32,609	78,993	111,602				38,216C
		SC	11/09/2010	DATA ENTER	2022	32,900	72,883	105,783				36,397C
					2021	31,161	63,920	95,081				35,235C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 230 WGEF (1 Story) 416 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall Paneled X Plaster Wood T&G											
Yr Built 1904		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord Min		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Tile Other: Carpeted Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
		Ex. X Ord. Min											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Plaster		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Many Avg. X Large Avg. Few Small		Basement: 864 S.F. Crawl: 0 S.F. Slab: 240 S.F. Height to Joists: 0.0											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
1 Story	Siding	Slab	240		
Total:				168,621	75,880

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,453		2,004
Water Well, 50 Feet		1	2,530		1,138
Porches					
WGEF (1 Story)		230	14,893		6,702
Deck					
Treated Wood		416	6,402		2,881
Fireplaces					
Wood Stove		1	2,103		946
Totals:				199,002	89,551

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 74,506

Building Type	Milk Houses	Barn - Bank (2 Story) - G	Barn - General Purpose	Toolshed	Farm Utility Buildings
Year Built	1940	1940	1970	1940	1970
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Average	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 96	4 Wall, 224	4 Wall, 200	4 Wall, 152	4 Wall, 248
Height	10	14	14	14	14
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	16 x 32 = 512	80 x 32 = 2560	64 x 36 = 2304	16 x 60 = 960	40 x 84 = 3360
Cost New	\$ 35,369	\$ 89,651	\$ 48,384	\$ 13,344	\$ 30,173
Phy./Func./Econ. %Good	48/100/100 48.0	51/100/100 51.0	41/100/100 41.0	41/100/100 41.0	41/100/100 41.0
Depreciated Cost	\$ 16,977	\$ 45,722	\$ 19,837	\$ 5,471	\$ 12,371
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	48	51	41	41	41
Est. True Cash Value	\$ 14,125	\$ 38,041	\$ 16,505	\$ 4,552	\$ 10,293
Comments:				SILO/ROOF	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 83516 / All Cards: 95370					

Building Type	Farm Utility Buildings	Cylindrical Silo			
Year Built	1960				
Class/Construction	D,Pole	Concrete Stave			
Quality/Exterior	Low Cost	Diameter: 20			
# of Walls, Perimeter	4 Wall, 184	Roof: Dome Roof			
Height	14	45			
Heating System	No Heating/Cooling	N/A			
Length/Width/Area	32 x 60 = 1920	1			
Cost New	\$ 18,163	\$ 34,003			
Phy./Func./Econ. %Good	41/100/100 41.0	20/100/100 20.0			
Depreciated Cost	\$ 7,447	\$ 6,801			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	41	20			
Est. True Cash Value	\$ 6,196	\$ 5,658			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11854 / All Cards: 95370					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					STANDARD COMMERCIAL						2.720 Acres	44,059 100	119,840
					2.72 Total Acres						Total Est. Land Value =	119,840	
Tax Description		Dirt Road											
P1-23-8B SEC 23 T52N R34W A PARCEL OF LAND IN THE E 1/2 OF W 1/2 OF W 1/2 COM AT A PT 666.64' E OF NW COR SEC 23, TH E'LY ALONG N LINE 223.71', TH372.03' ALONG TH ARC OF A CURVE TO THE RIGHT 370.31', TH SE'LY 108.86', TH 250.73' ALONG THE ARC OF A CURVE TO THE RIGHT TO A POINT ON THE 1/16 LINE, TH S ALONG 1/16 LINE 326.43', TH NE'LY 236.21', TH 296.27' ALONG THE ARC OF A CURVE TO THE LEFT, TH NW'LY 53.23', TH 532.01' ALONG THE ARC OF A CURVE TO THE LEFT, TH N 59.05' TO POB. 2.72 A M/L		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
Comments/Influences		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		TA	07/20/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
		SC	11/09/2010	DATA ENTER	2022	0	0	0		0			
					2021	0	0	0		0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
MICHAELSON SAIMI	MICHEALSON DONALD & ELAINE	0		09/13/2010	QC	09-FAMILY		2010/04902	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
WODZINSKI KRISTINA M 25369 S KLINGVILLE RD CHASSELL MI 49916		2024 Est TCV 10,156													
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-23-8A SEC. 23 T52N R34W					OTTER RIVER	355.00	55.00	0.7762	0.6201	94	50	LOW SWAMP, ACCESS ISSUES			
PART OF NE 1/4 OF NW 1/4 OF NW 1/4 LYINGNW OF RIVER					ACREAGE					5.952	Acres	3,543	0	UNDER WATER	0
EXC. PARCEL COM. 403.12' E OF NW COR., TH E 800' TO RIVER, TH S 7 DEG 26' 42" W 239.25', TH S 32 DEG 56' 39" W 158.07', TH 803.45' ALONG ARC 5 DEG 55' 36" CURVE TO LEFT TO POB. 4.4 A M/L.					ACREAGE					0.600	Acres	3,543	100		2,126
Comments/Influences					355 Actual Front Feet, 7.00 Total Acres									Total Est. Land Value =	10,156
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who When What			2024	5,078	0	5,078			4,032C				
		TA 07/20/2010 INSPECTED			2023	3,840	0	3,840			3,840S				
		SC 11/09/2010 DATA ENTER			2022	3,840	0	3,840			3,840S				
					2021	7,348	0	7,348	3,000M		3,000S				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					STANDARD COMMERCIAL		2.600 Acres		45,077 100		117,200
					2.60 Total Acres Total Est. Land Value = 117,200						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P1-23-8B SEC. 23 T52N R34W PARCEL OF LAND IN NE 1/4 OF NW 1/4 OF NW1/4 COM. 403.12 E OF NW COR., TH E 800' TO RIVER, TH S 7 DEG 26' 42" W 239.25' TH S 32 DEG 56' 39" W 158.07', TH 803.45' ALONG ARC 5 DEG 55' 36" CURVE TOLEFT TO POB. 2.6 A M/L.											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TA	07/20/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status						
		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL											
		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
					STANDARD COMMERCIAL			0.140 Acres	50,000	100	7,000					
					0.14 Total Acres Total Est. Land Value = 7,000											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.														
P1-23-9A SEC 23 T52N R34W A PARCEL IN THE W 1/2 OF THE W 1/2 OF THE W 1/2 COM AT A POINT 403.12' E OF NW COR SEC 23, TH CONTINUE E 263.52', TH S 59.09', TH 271.44' ALONG THE ARC OF A CURVE TO THE LEFT TO POB. .14 A																
Comments/Influences																
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain														
		Year	Land Value	Building Value							Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What							2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TA	07/20/2010	INSPECTED							2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		SC	11/09/2010	DATA ENTER	2022	0	0	0		0						
					2021	0	0	0		0						
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
LEINONEN HELEN E	LEINON JOHN H, PAUL M & ST	0		11/20/2020	OTH	07-DEATH CERTIFICATE			PROPERTY TRANSFER	0.0			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status		
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 11/18/2016 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:											
STENVIG HELEN STENVIG NILS & ERICKSON MAIJA; LB 11514 KYRO RD PELKIE MI 49958		2024 Est TCV 86,200											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					STANDARD 20+			80.000 Acres			1,078	100	86,200
					80.00 Total Acres			Total Est. Land Value =			86,200		
Tax Description		Topography of Site											
P1-23-10 SEC 23 T52N R34W W 1/2 OF SE 1/4. 80 A.													
Comments/Influences													
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2024	43,100	0	43,100			8,948C		
		LP	08/10/2009	DATA ENTER	2023	42,240	0	42,240			8,522C		
		TA	07/20/2010	INSPECTED	2022	41,500	0	41,500			8,117C		
		SC	11/09/2010	DATA ENTER	2021	41,600	0	41,600			7,858C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan													



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PAAVOLA JACK H, DONNA K, DEAN C 19813 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 52,000									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			40.000	Acres	1,300 100	52,000
					40.00 Total Acres Total Est. Land Value = 52,000						
Tax Description		Dirt Road									
SEC 23 T52N R34W E 1/2 OF E 1/2 OF NE 1/4		Gravel Road									
EXEMPT SPLIT FROM 023-001-00 FOR 2023		Paved Road									
		Storm Sewer									
Comments/Influences		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	26,000	0	26,000			26,000S
		TA	07/19/2010	INSPECTED	2023	26,000	0	26,000			26,000S
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0
					2021	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status						
19813 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 02/10/2004 Qual. Ag.												
Owner's Name/Address		MAP #: P1-23-1A												
PAAVOLA JACK H, DONNA & DEAN 19813 ASKEL RD PELKIE MI 49958		2024 Est TCV 137,901 TCV/TFA: 133.24												
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 23 T52N R34W					AG LAND 10 A OR MORE			40.000 Acres		1,475		100		59,000
W 1/2 OF E 1/2 OF NE 1/4,					40.00 Total Acres			Total Est. Land Value =		59,000				
EXEMPT SPLIT FROM 010-023-002-00 FOR 2023														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	29,500	39,451	68,951			18,566C			
		TA	07/19/2010	INSPECTED	2023	21,400	36,432	57,832			17,682C			
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 90 136	Type WGEP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 828 % Good: 0 Storage Area: 0 No Conc. Floor: 108																																																																															
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																								
Building Style: CAPE			Drywall Paneled		Plaster Wood T&G																																																																																								
Yr Built 1896	Remodeled 0		Ex	X	Ord		Min																																																																																						
Condition: Average		Trim & Decoration		Size of Closets																																																																																									
		Lg	X	Ord		Small																																																																																							
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																																									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																																																																									
				Ex.		X	Ord.		Min																																																																																				
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																									
				Many		X	Ave.		Few																																																																																				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing																																																																																									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																											
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 828 SF Floor Area = 1035 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>456</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>372</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>126,862</td> <td>57,088</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>3,778</td> <td>1,700</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,453</td> <td>2,004</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,530</td> <td>1,138</td> </tr> <tr> <td>Porches WGEP (1 Story)</td> <td>90</td> <td>8,072</td> <td>3,632</td> </tr> <tr> <td>Deck Treated Wood</td> <td>136</td> <td>3,080</td> <td>1,386</td> </tr> <tr> <td>Garages Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>828</td> <td>21,189</td> <td>9,535</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>535</td> <td>241</td> </tr> <tr> <td>No Concrete Floor</td> <td>108</td> <td>-702</td> <td>-316</td> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1460</td> <td>30,864</td> <td>13,889</td> </tr> <tr> <td>No Concrete Floor</td> <td>1460</td> <td>-8,731</td> <td>-3,929</td> </tr> <tr> <td>Totals:</td> <td></td> <td>191,930</td> <td>86,368</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	456			1.25 Story	Siding	Basement	372			Total:				126,862	57,088		Size	Cost New	Depr. Cost	Plumbing 3 Fixture Bath	1	3,778	1,700	Water/Sewer 1000 Gal Septic	1	4,453	2,004	Water Well, 50 Feet	1	2,530	1,138	Porches WGEP (1 Story)	90	8,072	3,632	Deck Treated Wood	136	3,080	1,386	Garages Class: C Exterior: Pole (Unfinished)				Base Cost	828	21,189	9,535	Door Opener	1	535	241	No Concrete Floor	108	-702	-316	Class: CD Exterior: Pole (Unfinished)				Base Cost	1460	30,864	13,889	No Concrete Floor	1460	-8,731	-3,929	Totals:		191,930	86,368	E.C.F. X 0.832 Total Base New : 191,930 Total Depr Cost: 86,368 Estimated T.C.V: 71,858		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																								
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Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 71,858																																																																																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Toolshed	Toolshed	Toolshed		
Year Built					
Class/Construction	D,Frame	D,Frame	D,Frame		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	4 Wall, 56	4 Wall, 60	4 Wall, 136		
Height	14	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	14 x 14 = 196	14 x 16 = 224	16 x 18 = 288		
Cost New	\$ 5,655	\$ 5,820	\$ 10,233		
Phy./Func./Econ. %Good	39/100/100 39.0	39/100/100 39.0	39/100/100 39.0		
Depreciated Cost	\$ 2,205	\$ 2,270	\$ 3,991		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832		
% Good	39	39	39		
Est. True Cash Value	\$ 1,835	\$ 1,888	\$ 3,320		
Comments:	CANOPY 10 X 30	CANOPY 10 X 30	CANOPY 10 X 30		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7043 / All Cards: 7043					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
LEINONEN HELEN E	LEINON JOHN H, PAUL M & S	0	11/20/2020	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0								
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status							
19707 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT					06/01/2020	2020-999-210	FOUNDATION							
		P.R.E. 100% 05/18/1994 Qual. Ag.														
Owner's Name/Address		MAP #:														
LEINON JOHN 19707 ASKEL RD PELKIE MI 49958		2024 Est TCV 129,349 TCV/TFA: 84.82														
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND											
		Public Improvements			* Factors *											
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value						
					AG LAND 10 A OR MORE			29.700 Acres	1,527 100	45,343						
							29.70	Total Acres	Total Est. Land Value =	45,343						
SEC 23 T52N R34W PART OF GOV'T LOT 2 A PARCEL OF LAND IN SECTION 23 T52N R34W DESCRIBED AS FOLLOWS: BEGINNING AT A POINT (POB) DESCRIBED AS THE NORTHEAST CORNER OF GOVERNMENT LOT 2, THENCE WEST ALONG THE NORTH LINE OF GOVERNMENT LOT 2 680 FEET, THENCE SOUTH 37 DEGREES WEST 124.5 FEET, THENCE WEST, PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 2 66 FEET, THENCE NORTH 100 FEET TO THE NORTH LINE OF GOVERNMENT LOT 2, THENCE WEST 651 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2, THENCE SOUTH ALONG THE WEST LINE OF GOVERNMENT LOT 2 475 FEET, THENCE SOUTH 51 DEGREES EAST 1341 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 2, THENCE EAST ALONG SOUTH LINE OF GOVERNMENT LOT 2 278 FEET TO THE ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.													
			Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
Comments/Influences					Year						Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024						22,672	42,003	64,675			15,408C
		LP	06/11/2009	DATA ENTER	2023						17,820	38,719	56,539			14,675C
		TA	07/20/2001	INSPECTED	2022						0	0	0			0
		SC	11/09/2010	DATA ENTER	2021						0	0	0			0

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X	Gas Wood	Oil Coal	Elec. Steam	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 12 52	Type CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 432					
		X	Insulation																	
		0	Front Overhang																	
		0	Other Overhang																	
X		Wood Frame		(4) Interior																
		X	Drywall		Plaster															
Building Style:		X	Paneled		Wood T&G															
CAPE		Trim & Decoration																		
Yr Built	Remodeled		Ex	X	Ord		Min													
1900	1988	Size of Closets																		
Condition: Average			Lg	X	Ord		Small													
Room List		Doors:			Solid	X	H.C.													
	Basement	(5) Floors																		
4	1st Floor	Kitchen: Hardwood																		
3	2nd Floor	Other: Linoleum																		
3	Bedrooms	Other: Carpeted																		
(1) Exterior																				
	Wood/Shingle	(6) Ceilings																		
	Aluminum/Vinyl	X	Drywall																	
	Brick	X	Tile																	
X	Log																			
X	Insulation																			
(2) Windows		(7) Excavation																		
	Many		Large	Basement: 740 S.F.																
X	Avg.	X	Avg.	Crawl: 320 S.F.																
	Few		Small	Slab: 0 S.F.																
X	Wood Sash	Height to Joists: 0.0																		
	Metal Sash																			
	Vinyl Sash	(8) Basement																		
X	Double Hung		Conc. Block	Extra Toilet																
	Horiz. Slide		Poured Conc.	Extra Sink																
	Casement		Stone	Separate Shower																
X	Double Glass		Treated Wood	Ceramic Tile Floor																
	Patio Doors	X	Concrete Floor	Ceramic Tile Wains																
	Storms & Screens	(9) Basement Finish			1 Vent Fan															
(3) Roof					(14) Water/Sewer															
X	Gable		Public Water																	
	Hip		Public Sewer																	
	Flat		Water Well																	
X	Asphalt Shingle	1 1000 Gal Septic																		
		2000 Gal Septic																		
Chimney: Brick		Lump Sum Items:																		
		Joists:																		
		Unsupported Len:																		
		Cntr.Sup:																		
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

Building Type	Barn - General Purpose	Greenhouses Straight-Wall			
Year Built					
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 128	4 Wall, 52			
Height	16	8			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	44 x 20 = 880	14 x 12 = 168			
Cost New	\$ 37,180	\$ 1,744			
Phy./Func./Econ. %Good	20/100/100 20.0	68/100/100 68.0			
Depreciated Cost	\$ 7,436	\$ 1,186			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	20	68			
Est. True Cash Value	\$ 6,187	\$ 987			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7174 / All Cards: 7174					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SAARI JANIS	SAARI JANIS & NAASKO CALVIN	1		09/28/2013	QC	09-FAMILY		2013/06076	DEED	0.0			
SAARI ALBERT	SAARI JANIS	1		09/27/2013	QC	09-FAMILY		2013/06043	DEED	0.0			
		1		07/01/1997	WD	03-ARM'S LENGTH		140:546	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
32431 NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/31/2023											
Owner's Name/Address		MAP #:											
BECK KURT L 32431 NAASKO RD PELKIE MI 49958		2024 Est TCV 215,585 TCV/TFA: 112.69											
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					ACREAGE								
					53.730 Acres							1,129 100	60,671
					53.73 Total Acres							Total Est. Land Value =	60,671
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					Wood Frame					23.89	224 74	3,960	
					Wood Frame					24.46	192 44	2,066	
					Total Estimated Land Improvements							True Cash Value =	6,026



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 199 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																	
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: COLONIAL				Drywall Paneled		Plaster Wood T&G																																			
Yr Built 1904				Remodeled 1990				Trim & Decoration																																	
Condition: Good				Ex		X	Ord						Min													Size of Closets															
Room List				Lg		X	Ord						Small													Doors:					Solid	X	H.C.	Central Air Wood Furnace							
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																		Class: C Effec. Age: 56 Floor Area: 1,913 Total Base New : 248,137 Total Depr Cost: 111,660 Estimated T.C.V: 114,452				E.C.F. X 1.025				Bsmnt Garage:							
				Kitchen: Other: Other:				0 Amps Service																						Carport Area:											
				No./Qual. of Fixtures																										Roof:											
(1) Exterior				Ex.		X	Ord.						Min													No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1904											
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets					(11) Heating System: Forced Hot Water Ground Area = 1046 SF Floor Area = 1913 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas																												
X	Stucco Insulation							Many					X													Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost												
(2) Windows				(7) Excavation				(13) Plumbing					1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													2 Story Siding Basement 783 1.5 Story Siding Basement 168 1 Story Siding Slab 95 Total: 234,216 105,396															
X	Many Avg. Few	X	Large Avg. Small	Basement: 951 S.F. Crawl: 0 S.F. Slab: 95 S.F. Height to Joists: 0.0									Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Fireplaces Wood Stove													1 4,761 2,142 1 2,629 1,183 199 4,034 1,815 1 2,497 1,124 Totals: 248,137 111,660															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement									Notes:													ECF (SOUTH OF 283) 1.025 => TCV: 114,452															
(3) Roof				(9) Basement Finish				(14) Water/Sewer																																	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																																	
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	Barn - General Purpose	Utility Lean-Tos
Year Built	1950	1904	1910	1980	1910
Class/Construction	D,Frame	D,Frame	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 104	4 Wall, 252	4 Wall, 128	4 Wall, 132	4 Wall, 64
Height	14	14	14	14	14
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	32 x 20 = 640	(L or Odd Shaped) 2796	46 x 18 = 828	36 x 30 = 1080	16 x 16 = 256
Cost New	\$ 9,888	\$ 36,320	\$ 12,602	\$ 24,775	\$ 2,831
Phy./Func./Econ. %Good	30/100/100 30.0	41/100/100 41.0	39/100/100 39.0	39/100/100 39.0	41/100/100 41.0
Depreciated Cost	\$ 2,966	\$ 14,891	\$ 4,915	\$ 9,662	\$ 1,161
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	X 1.025
% Good	30	41	39	39	41
Est. True Cash Value	\$ 3,041	\$ 15,263	\$ 5,038	\$ 9,904	\$ 1,190
Comments:				CANOPY	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 34436 / All Cards: 34436					

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.					
LEINONEN HELEN E	LEINON JOHN H, PAUL M & ST			0	11/20/2020	OTH	07-DEATH CERTIFICATE				PROPERTY TRANSFER	0.0					
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status				
ASKEI RD				School: BARAGA AREA SCHOOL DISTRICT													
				P.R.E. 100% 05/18/1994 Qual. Ag.													
Owner's Name/Address				MAP #: P1-23-2													
STENVIG HELEN STENVIG NILS & ERICKSON MAIJA; LB 11514 KYRO RD PELKIE MI 49958				2024 Est TCV 29,155													
				Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
				Public Improvements		* Factors *											
Taxpayer's Name/Address						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
STENVIG HELEN 11514 KYRO RD PELKIE MI 49958				X		Dirt Road					10.100	Acres	2,887	100	29,155		
						Gravel Road											
						Paved Road											
						Storm Sewer											
						Sidewalk											
						Water											
						Sewer											
Tax Description				X		Electric											
						Gas											
						Curb											
						Street Lights											
						Standard Utilities											
						Underground Utils.											
						Topography of Site											
Comments/Influences				X		Level											
						Rolling											
						Low											
						High											
						Landscaped											
						Swamp											
						Wooded											
						Pond											
						Waterfront											
						Ravine											
						Wetland											
						Flood Plain											
							Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/ Other	Taxable Value
				Who	When	What	2024		14,578		0		14,578				4,299C
				LP	06/11/2009	DATA ENTER	2023		14,578		0		14,578				4,095C
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Licensed To: Township of Portage, County of Houghton, Michigan				SC	11/09/2010	DATA ENTER	2021		0		0		0				0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PAAVOLA DAVID, CATHERINE & MORGAN 33210 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 52,000									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			40.000	Acres	1,300 100	52,000
					40.00 Total Acres Total Est. Land Value = 52,000						
Tax Description		Dirt Road									
SEC 23 T52N R34W E 1/2 OF E 1/2 OF SE 1/4 EXEMPT SPLIT FROM 023-001-00 FOR 2023		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	26,000	0	26,000			26,000S
		TA	07/19/2010	INSPECTED	2023	26,000	0	26,000			26,000S
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
ASKEI RD		School: BARAGA AREA SCHOOL DISTRICT		STORAGE		10/08/2003		03-1018	FOUNDATION		
Owner's Name/Address		P.R.E. 0%									
		MAP #: P1-23-1A									
PAAVOLA DAVID, CATHERINE & MORGAN 33210 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 52,000									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			40.000 Acres	1,300	100	52,000
						40.00	Total Acres	Total Est. Land Value =			52,000
Tax Description		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
SEC 23 T52N R34W W 1/2 OF E 1/2 OF SE 1/4, EXEMPT SPLIT FROM 010-023-002-00 FOR 2023 Comments/Influences											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	26,000	0	26,000			26,000S
		TA 07/19/2010 INSPECTED			2023	26,000	0	26,000			26,000S
		SC 11/09/2010 DATA ENTER			2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SAARI JANIS 16305 15TH AVE N PLYMOUTH MN 55447-2807		2024 Est TCV 36,997									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			15.380	Acres	2,406 100	36,997
					15.38 Total Acres Total Est. Land Value = 36,997						
Tax Description		Dirt Road									
SEC 23 T52N R34W PART OF D/F;		Gravel Road									
BEG @ TH W CRN OF SEC 23;		Paved Road									
TH S47*02*01E 882.03';		Storm Sewer									
TH S01*13'31"W 723.08';		Sidewalk									
TH N88*55'53"W 658.60';		Water									
TH ALG W LN OF SEC 23 N01*14'43"E		Sewer									
1312.10' TO POB		Electric									
010-023-031-00 SPLIT IN 2023 INTO		Gas									
010-023-102-10, 010-023-402-10 AND		Curb									
010-023-403-70		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	18,499	0	18,499			5,103C
					2023	18,499	0	18,499			4,860C
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SAARI JANIS 16305 15TH AVE N PLYMOUTH MN 55447-2807		2024 Est TCV 39,903									
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			19.850	Acres	2,010 100	39,903
					19.85 Total Acres Total Est. Land Value = 39,903						
Tax Description		Dirt Road									
SEC 23 T52N R34W PART OF D/F;		Gravel Road									
BEG @ TH SW CRN OF SEC 23;		Paved Road									
TH ALG W LN N01*14'43"E 1312.10';		Storm Sewer									
TH S88*55'53"E 658.60';		Sidewalk									
TH S01*13'31"W 1313.08';		Water									
TH ALG S LN OF SEC 23 N88*50'46"W 658.05'		Sewer									
TO POB		Electric									
SUBJECT TO EASEMENTS OF RECORD		Gas									
010-023-031-00 SPLIT IN 2023 INTO		Curb									
010-023-102-10, 010-023-402-10 AND		Street Lights									
010-023-403-70		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	19,952	0	19,952			5,468C
					2023	19,952	0	19,952			5,208C
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LAKE SUPERIOR LAND COMPANY	GMO THRESHOLD TIMBER MICH	10	02/04/1987	WD	03-ARM'S LENGTH	92/1	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
VERDANT TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					STANDARD 20+						360.000 Acres	1,040	100
					360.00			Total Acres			Total Est. Land Value =		374,400
Tax Description		P1-24-1 SEC 24 T52N R34W NE 1/4, SW 1/4 EXC NE 1/4, NW 1/4 OF SE 1/4, SE 1/4 OF SE 1/4 360.00 ACRES COMMERCIAL FOREST RESERVE 850-017											
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		25,000	11/01/1997	WD	03-ARM'S LENGTH	141:672	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
20360 OLD SCHOOL LN		School: BARAGA AREA SCHOOL DISTRICT			MANUFACTURED HOUSE	11/10/2014	14-008	NOT REVIEW
		P.R.E. 100% 10/22/2008			HOUSE	09/04/2007	07-272	FOUNDATION
Owner's Name/Address		MAP #:						
JENSEN PAUL RAY & DARLEEN SHANER DEIDRE; LB 20360 OLD SCHOOL LN PELKIE MI 49958		2024 Est TCV 250,997 TCV/TFA: 81.70						
		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE			
		Public Improvements			* Factors *			
					Description	Frontage	Depth	Front Depth
					ACREAGE			40.000 Acres
							Rate	%Adj. Reason
							1,300	100
					Total Est. Land Value =			52,000
					Land Improvement Cost Estimates			
					Description	Rate	Size	% Good
					Wood Frame	44.75	144	45
					Wood Frame	46.41	120	45
					Total Estimated Land Improvements True Cash Value =			5,406

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																				
X	Wood Frame		(4) Interior	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			1	Jacuzzi Tub Jacuzzi repl.Tub Oven	1	Wood Stove Direct-Vented Gas	24 150 24	Treated Wood Treated Wood Treated Wood																																																																																					
Building Style: MANUFACTURED		X	Drywall Paneled		Plaster Wood T&G																																																																																													
Yr Built 2007		Remodeled 0	Trim & Decoration	Ex	X	Ord	Min																																																																																											
Condition: Good			Size of Closets	Lg	X	Ord	Small																																																																																											
Room List		Doors:	Solid	X	H.C.		Central Air Wood Furnace																																																																																											
	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Linoleum Other: Hardwood Other: Lamine				(12) Electric 200 Amps Service																																																																																											
(1) Exterior				No./Qual. of Fixtures	Ex.	X	Ord.	Min																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings	X	Drywall			No. of Elec. Outlets	Many	X	Ave.	Few																																																																																							
(2) Windows		(7) Excavation					(13) Plumbing																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 2 Vent Fan																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer																																																																																											
(3) Roof		(9) Basement Finish																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																											
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																																																																																											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																																
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Excellent Blt 2007 (11) Heating System: Wall Furnace Ground Area = 1904 SF Floor Area = 1904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Wood Shingle</td> <td>1904</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>184,613</td> <td>134,767</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>5,001</td> <td>3,651</td> </tr> <tr> <td>Vent Fan</td> <td>2</td> <td>227</td> <td>166</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>6,586</td> <td>4,808</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,220</td> <td>2,351</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>150</td> <td>3,897</td> <td>2,845</td> </tr> <tr> <td>Treated Wood</td> <td>24</td> <td>1,240</td> <td>905</td> </tr> <tr> <td>Treated Wood</td> <td>24</td> <td>1,240</td> <td>905</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jacuzzi Tub</td> <td>1</td> <td>17,303</td> <td>12,631</td> </tr> <tr> <td>Microwave</td> <td>1</td> <td>1,531</td> <td>1,118</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>5,389</td> <td>3,934</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>230,247</td> <td>168,081</td> </tr> </tbody> </table> Notes: ECF (SOUTH OF 283) 1.025 => TCV: 172,283															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Wood Shingle	1904			Total:				184,613	134,767	Plumbing	Size	Cost New	Depr. Cost	3 Fixture Bath	1	5,001	3,651	Vent Fan	2	227	166	Water/Sewer				1000 Gal Septic	1	6,586	4,808	Water Well, 50 Feet	1	3,220	2,351	Deck				Treated Wood	150	3,897	2,845	Treated Wood	24	1,240	905	Treated Wood	24	1,240	905	Built-Ins				Jacuzzi Tub	1	17,303	12,631	Microwave	1	1,531	1,118	Fireplaces				Wood Stove	1	5,389	3,934	Totals:				230,247	168,081
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:				
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:			
	Town Home	0	Front Overhang	X	Forced Warm Air			Appliance Allow.		2nd/Same Stack				Class:				
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior:				
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.:				
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.:				
Building Style: PARK MODEL		Drywall	Plaster		Central Air Wood Furnace			Vent Fan		Prefab 1 Story		E.C.F. X 1.025		Foundation:				
		Paneled						Wood T&G	Hot Tub		Prefab 2 Story			Finished ?:				
Yr Built 1970		Trim & Decoration						Unvented Hood		Heat Circulator				Raised Hearth				Auto. Doors:
		Size of Closets						Vented Hood		Intercom				Wood Stove				Mech. Doors:
Condition: Unsound	Ex	X	Ord						Min	Jacuzzi Tub				Direct-Vented Gas				Area:
	Lg	X	Ord						Small	Jacuzzi repl.Tub								% Good:
Room List		Doors:		Solid				X	H.C.	Oven				Class: Low				Storage Area:
	Basement	(5) Floors		(12) Electric				Microwave		Effec. Age: 40						No Conc. Floor:		
	1st Floor	Kitchen:		0 Amps Service				Standard Range		Floor Area:						Bsmnt Garage:		
	2nd Floor	Other:		No./Qual. of Fixtures				Self Clean Range		Total Base New : 59,396						Carport Area:		
	Bedrooms	Other:		Ex. X Ord. Min			Sauna		Total Depr Cost: 20,788				Roof:					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Trash Compactor		Estimated T.C.V: 21,308									
X	Wood/Shingle			Many X Ave. Few			Central Vacuum											
	Aluminum/Vinyl			(13) Plumbing			Security System											
	Brick			Average Fixture(s)														
(2) Windows		(7) Excavation		1 3 Fixture Bath			Cost Est. for Res. Bldg: 2 Mobile Home PARK MODEL		Cls Low		Blt 1970							
X	Many	X	Large	2 Fixture Bath			(11) Heating System: Wall Furnace											
	Avg.		Avg.	Softener, Auto			Ground Area = 1168 SF Floor Area = 1168 SF.											
	Few		Small	Softener, Manual			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
	Wood Sash	Basement: 0 S.F.		Solar Water Heat			Building Areas											
	Metal Sash	Crawl: 300 S.F.		No Plumbing			Type		Ext. Walls		Roof/Fnd.		Size	Cost New	Depr. Cost			
	Vinyl Sash	Slab: 0 S.F.		Extra Toilet			Main Home		Ribbed		Metal		868					
	Double Hung	Height to Joists: 0.0		Extra Sink			Addition		Siding		Crawl		168					
	Horiz. Slide	(8) Basement		Separate Shower			Addition		Siding		Crawl		132					
	Casement			Ceramic Tile Floor									Total:	59,396	20,788			
	Double Glass	Conc. Block		Ceramic Tile Wains			Other Additions/Adjustments						Totals:	59,396	20,788			
	Patio Doors	Poured Conc.		Ceramic Tub Alcove			Notes:											
	Storms & Screens	Treated Wood		Vent Fan														
(3) Roof		Concrete Floor		(14) Water/Sewer														
X	Gable		Recreation SF	Public Water														
	Hip		Living SF	Public Sewer														
	Mansard		Walkout Doors (B)	Water Well														
	Flat		No Floor SF	1000 Gal Septic														
X	Asphalt Shingle		Walkout Doors (A)	2000 Gal Septic														
Chimney: Brick		(10) Floor Support		Lump Sum Items:														
		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
				1	05/01/1998	WD	03-ARM'S LENGTH			143:206	DEED	0.0				
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status			
ASKEI RD				School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address				P.R.E. 0%												
SCHUMAN SHIRLEY, STINGLE LORI & JIM LAITILA EDSEL R, DAVID A, WESLEY J 18195 S LAKE RD PELKIE MI 49958				MAP #:												
				2024 Est TCV 48,560												
				Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502								
				Public Improvements			* Factors *									
Taxpayer's Name/Address				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SCHUMAN SHIRLEY 187 FONRO DR BRIGHTON MI 48114							STANDARD 20+			40.000	Acres	1,214	100			48,560
Tax Description									40.00	Total Acres			Total Est.	Land Value =	48,560	
P1-24-3 SEC 24 T52N R34W NW 1/4 OF NW 1/4. 40 A.																
Comments/Influences																
				Who	When	What	2024	24,280	0	24,280			9,379C			
				TA	07/19/2010	INSPECTED	2023	23,800	0	23,800			8,933C			
				SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			8,508C			
							2021	24,000	0	24,000			8,237C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BELLAIRE KIMBERLY S 66751 CONRAD RD EDWARDSBURG MI 49112		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-24-4 SEC 24 T52N R34W SW 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		TA	07/19/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	08/01/2004	WD	03-ARM'S LENGTH	165:868	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
WISCONSIN IRON CO PO BOX 98 CRYSTAL FALLS MI 49920		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-24-5 SEC 24 T52N R34W SE 1/4 OF NW 1/4 NE 1/4 OF SW 1/4 80.00 ACRES COMMERCIAL FOREST RESERVE 850-004-500					STANDARD 20+			80.000 Acres	1,078	100			
Comments/Influences					80.00 Total Acres Total Est. Land Value = 86,200								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
NIEMI MICHAEL J	NIEMI MICHAEL J & SHIRLEY	0		08/02/2012	WD	09-FAMILY		2012/04797	DEED	0.0		
NIEMI MICHAEL & FRANCES	NIEMI MICHAEL	0		03/12/2009	CD	03-ARM'S LENGTH		2009/04740	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
NIEMI MICHAEL J PAROLINE DIANE & DEHART CAROL; LB 13940 BRIAR HILL RD CARLETON MI 48117-9242		MAP #:										
		2024 Est TCV 48,560										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
P1-24-9 SEC 24 T52N R34W NE 1/4 OF SE 1/4. 40 A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+			40.000 Acres	1,214	100	48,560	
Comments/Influences					40.00 Total Acres      Total Est. Land Value =      48,560							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	24,280	0	24,280			4,366C	
					2023	23,800	0	23,800			4,159C	
					2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HUHTASAARI MICHAEL, PHYLLIS, TIMOTH CHEESMAN TERRI & BEACH JAMIE 4100 STOCKEMER WHITE LAKE MI 48383		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-24-11 SEC 24 T52N R34W		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
SW 1/4 OF SE 1/4. 40 A.		Paved Road				40.00	Total Acres		Total Est.	Land Value =		48,560
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C	
		TA	07/19/2010	INSPECTED	2023	23,800	0	23,800			4,159C	
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
HEARTWOOD FORESTLAND FUND	MWF NED LAKE LLC	1		08/26/2011	CD	33-TO BE DETERMINED		2011/04414	DEED	100.0				
		1		04/01/2001	WD	03-ARM'S LENGTH		154:146	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
TOWER RD RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
LONGYEAR REALTY CORP 210 NORTH FRONT ST MARQUETTE MI 49855		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-25-1					Gravel Road		STANDARD 20+			360.000 Acres	1,040	100		374,400
SEC 25 T52N R34W					Paved Road					360.00 Total Acres		Total Est. Land Value =		374,400
NE 1/4 EXC SE 1/4 OF NE 1/4, NW 1/4 EXC SE 1/4 OF NW 1/4, S 1/2 OF SW 1/4, SW 1/4 OF SE 1/4 360.00 ACRES COMMERCIAL FOREST RESERVE 850-001					Storm Sewer									
					Sidewalk									
					Water									
					Sewer									
					Electric									
					Gas									
					Curb									
Comments/Influences					Street Lights									
					Standard Utilities									
					Underground Utils.									
		Topography of Site												
		Level												
		X Rolling												
		X Low												
		High												
		Landscaped												
		Swamp												
		X Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
		RVB	09/07/2010	INSPECTED	2023	0	0	0			0			
		TH	11/09/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
20782 ASKEL RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
LAITILA DONALD E & DONALD J 53221 N LAKE AVE LAKE LINDEN MI 49945-1411		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-25-3 SEC 25 T52N R34W SE 1/4 OF NE 1/4. 40 A.				Gravel Road	STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences				Paved Road	40.00 Total Acres					Total Est. Land Value =		48,560	
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
		X		Low									
				High									
				Landscaped									
		X		Swamp									
				Wooded									
				Pond									
		X		Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,162C		
		RVB 09/07/2010 INSPECTED			2023	23,800	0	23,800			3,964C		
		TH 11/09/2010 DATA ENTER			2022	23,500	0	23,500			3,776C		
					2021	24,000	0	24,000			3,656C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BECK ARNOLD A & ET AL 32565 NAASKO RD PELKIE MI 49958		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-25-4B SEC 25 T52N R34W SE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level												
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		RVB 09/07/2010 INSPECTED			2023	23,800	0	23,800			4,159C			
		TH 11/09/2010 DATA ENTER			2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
HEARTWOOD FORESTLAND FUND	MWF NED LAKE LLC	1		08/26/2011	CD	33-TO BE DETERMINED		2011/04414	DEED	100.0					
LADD MARKUS J	HEARTWOOD FORESTLAND FUND	117,500		01/06/2008	WD	03-ARM'S LENGTH		2008/00416	DEED	100.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
LONGYEAR REALTY CORP 210 NORTH FRONT ST MARQUETTE MI 49855		MAP #:													
Tax Description  P1-25-5 SEC 25 T52N R34W N 1/2 OF SW 1/4. 80 A.  Comments/Influences		2024 Est TCV 0													
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements				* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
						STANDARD 20+						80.000 Acres	1,078	100	86,200
						80.00 Total Acres						Total Est. Land Value =		86,200	
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp												
X	Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	0	0	0			0				
		RVB	09/07/2010	INSPECTED	2023	0	0	0			0				
		TH	11/09/2010	DATA ENTER	2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
LAITILA DONALD E & DONALD	TERVO RODNEY L	30,000		12/03/2009	LC	03-ARM'S LENGTH		2009/07160	DEED	100.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
TERVO RODNEY L 33255 TOWER RD PELKIE MI 49958		MAP #:										
		2024 Est TCV 48,560										
Tax Description		Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements				* Factors *						
P1-25-8 SEC 25 T52N R34W NE 1/4 OF SE 1/4. 40 A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						STANDARD 20+			40.000 Acres	1,214	100	48,560
Comments/Influences		Topography of Site				40.00 Total Acres Total Est. Land Value = 48,560						
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
						2024	24,280	0	24,280			20,923C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		RVB 09/07/2010 INSPECTED TH 11/09/2010 DATA ENTER				2023	23,800	0	23,800			19,927C
						2022	23,500	0	23,500			18,979C
						2021	24,000	0	24,000			18,373C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAITILA DONALD E & DONALD J 20782 ASKEL RD PELKIE MI 49958		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-25-8A SEC 25 T52N R					STANDARD 20+			40.000	Acres	1,214	100			48,560
34W NW 1/4 OF SE 1/4. 40 A.							40.00	Total Acres			Total Est. Land Value =			48,560
Comments/Influences														
		Topography of Site												
		Level												
		X	Rolling											
		X	Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,243C			
		RVB 09/07/2010 INSPECTED			2023	23,800	0	23,800			4,041C			
		TH 11/09/2010 DATA ENTER			2022	23,500	0	23,500			3,849C			
					2021	24,000	0	24,000			3,727C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
RHODD SUSAN K & LAMB GARRICK PO BOX 492 BARAGA MI 49908		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-25-10 SEC 25 T52N R34W SE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling X Low High Landscaped X Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			4,366C			
		RVB 09/07/2010 INSPECTED			2023	20,000	0	20,000			4,159C			
		TH 11/09/2010 DATA ENTER			2022	20,000	0	20,000			3,961C			
					2021	20,000	0	20,000			3,835C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOUGHTON COUNTY				2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
P1-25-11 SEC 25 T52N R34W MINERAL RIGHTS ONLY IN THE SE 1/4 OF SE 1/4.												
Comments/Influences												
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
LAKE SUPERIOR LAND COMPANY	GMO THRESHOLD TIMBER MICH	10		02/04/1987	WD	03-ARM'S LENGTH		92/1	DEED	0.0	
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
VERDANT TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:									
Tax Description  P1-26-1 SEC 26 T52N R34W NW 1/4 OF NE 1/4 SE 1/4 OF NE 1/4, SE 1/4 EXC SE 1/4 NE 1/4 OF SW 1/4, SW 1/4 OF SW 1/4 280.00 ACRES COMMERCIAL FOREST RESERVE 850-017  Comments/Influences   											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BECK ARNOLD A & FILPUS ELMER 32565 NAASKO RD PELKIE MI 49958		2024 Est TCV 48,560									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-26-1A SEC 26 T52N R34W NE 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100	48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,280	0	24,280			4,366C
		RVB	09/07/2010	INSPECTED	2023	23,800	0	23,800			4,159C
		TH	11/09/2010	DATA ENTER	2022	23,500	0	23,500			3,961C
					2021	24,000	0	24,000			3,835C

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.								
HEALY JOHN D JR & WIFE	CLISCH FAMILY NO 2 LLC	12,000		08/04/2014	WD	03-ARM'S LENGTH		2014/04113	DEED	100.0								
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status							
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT																
		P.R.E. 0%																
		MAP #:																
CLISCH FAMILY NO 2 LLC 13470 M-38 PELKIE MI 49958		2024 Est TCV 0																
Tax Description  P1-26-2 SEC 26 T52N R34W SE 1/4 OF SE 1/4 40.00 ACRES COMMERCIAL FOREST RESERVE 850-004 (SPLIT 40 ACRES FROM 010-260-003-00 FOR 2015)  Comments/Influences			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502												
		Public Improvements				* Factors *												
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
							STANDARD 20+				40.000 Acres				1,214	100		48,560
											40.00 Total Acres				Total Est. Land Value =			48,560
Topography of Site																		
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
					2024	0	0	0			0							
					2023	0	0	0			0							
					2022	0	0	0			0							
		Who	When	What	2024	0	0	0			0							
		RVB	09/07/2010	INSPECTED	2023	0	0	0			0							
		TH	11/09/2010	DATA ENTER	2022	0	0	0			0							
					2021	0	0	0			0							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ONKALO JUDITH A & ERICK A	ONKALO ERICK A	1	02/10/2011	QC	09-FAMILY	2011/00706	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
31990 NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0% Qual. Ag.									
Owner's Name/Address		MAP #:									
ONKALO ERICK A 32425 NAASKO RD PELKIE MI 49958		2024 Est TCV 160,000 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			160.000	Acres	1,000 100	160,000
					160.00 Total Acres Total Est. Land Value = 160,000						
Tax Description		X	Dirt Road								
P1-26-4 SEC 26 T52N R34W NW 1/4. 160 A. 149/222 167/972		Gravel Road									
Comments/Influences		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	80,000	0	80,000		15,928C	
		RVB	09/07/2010	INSPECTED	2023	76,320	0	76,320		15,170C	
		TH	11/09/2010	DATA ENTER	2022	76,320	0	76,320		14,448C	
					2021	73,600	0	73,600		13,987C	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0					
Building Style: RANCH			Drywall Paneled		Plaster Wood T&G									
Yr Built 0	Remodeled 0	Trim & Decoration			Ex	X	Ord		Min					
Condition: Good		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		0 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.		Min			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few			
	Insulation			(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation		(14) Water/Sewer										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address	Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
Owner's Name/Address	School: BARAGA AREA SCHOOL DISTRICT											
	P.R.E. 0%											
	MAP #:											
SEITER CARL J & CHRYSTINE R 3420 GREEN ACRES LANE PINCKNEY MI 48169	2024 Est TCV 48,560											
	Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502							
	Public Improvements			* Factors *								
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
				STANDARD 20+			40.000 Acres			1,214	100	48,560
				40.00 Total Acres			Total Est. Land Value =			48,560		
	Topography of Site											
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
2024				24,280	0	24,280			4,366C			
2023				23,800	0	23,800			4,159C			
2022				23,500	0	23,500			3,961C			
2021				24,000	0	24,000			3,835C			
Who		When	What	2024	24,280	0	24,280			4,366C		
RVB		09/07/2010	INSPECTED	2023	23,800	0	23,800			4,159C		
TH		11/09/2010	DATA ENTER	2022	23,500	0	23,500			3,961C		
				2021	24,000	0	24,000			3,835C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
NIEMI MICHAEL J	NIEMI MICHAEL J & SHIRLEY	0		08/02/2012	WD	09-FAMILY		2012/04798	DEED	0.0		
NIEMI MICHAEL & FRANCES	NIEMI MICHAEL	0		03/12/2009	CD	03-ARM'S LENGTH		2009/04740	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
NIEMI MICHAEL J PAROLINI DIANE & DEHART KAREN; LB 13940 BRIAR HILL RD CARLETON MI 48117-9442		MAP #:										
		2024 Est TCV 48,560										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
P1-26-8 SEC 26 T52N R34W SE 1/4 OF SW 1/4. 40 A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+			40.000 Acres	1,214	100		48,560
Comments/Influences		Topography of Site			40.00 Total Acres Total Est. Land Value = 48,560							
		X	Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who				When	What	2024	24,280	0	24,280	
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		TH	11/09/2010 DATA ENTER			2022	23,500	0	23,500			3,961C
						2021	24,000	0	24,000			3,835C



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
31879 NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 06/17/1994									
Owner's Name/Address		MAP #:									
BOHTO EDWARD J & ETAL 31879 NAASKO RD PELKIE MI 49958		2024 Est TCV 172,917 TCV/TFA: 213.48									
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					ACREAGE			79.500	Acres	1,039 100	82,575
					79.50 Total Acres Total Est. Land Value =						82,575
Tax Description		X	Dirt Road								
P1-27-1 SEC 27 T52N R34W NE 1/4 OF NE 1/4. & NW 1/4 OF NE 1/4. 80 A.			Gravel Road								
EXCEPT THAT PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC 27-52-34; ALL LAND WEST OF THE OTTER RIVER CONTAINING 0.5 ACRES M/L SOLD TO POUTTU (79.50 ACRES TOTAL)			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
Comments/Influences		Topography of Site									
			Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2024	41,288	45,171	86,459			20,739C			
RVB 09/02/2010 INSPECTED		2023	39,931	36,383	76,314			19,752C			
SC 11/10/2010 DATA ENTER		2022	39,931	33,604	73,535			18,812C			
		2021	38,210	22,379	60,589			18,212C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Bank (2 Story) - S	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings	
Year Built		1920	1920	1920	
Class/Construction	D,Frame	D,Frame	D,Frame	D,Frame	
Quality/Exterior	Average	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 208	4 Wall, 96	4 Wall, 64	4 Wall, 60	
Height	14	10	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	80 x 24 = 1920	32 x 16 = 512	18 x 14 = 252	20 x 10 = 200	
Cost New	\$ 124,493	\$ 7,849	\$ 4,340	\$ 3,730	
Phy./Func./Econ. %Good	20/100/100 20.0	38/100/100 38.0	51/100/100 51.0	51/100/100 51.0	
Depreciated Cost	\$ 24,899	\$ 2,983	\$ 2,213	\$ 1,902	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	20	38	51	51	
Est. True Cash Value	\$ 25,521	\$ 3,057	\$ 2,269	\$ 1,950	
Comments:	N O VALUE-UNSOUND.				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 32797 / All Cards: 32797					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
JOB WALTER E & DIANNE L TRUST 76777 BURMAN RD RICHMOND MI 48062		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-27-3 SEC 27 T52N R34W SW 1/4 OF NE				Gravel Road	STANDARD 20+			40.000	Acres	1,214	100		48,560
1/4. 40 A. 166/378 167/2690				Paved Road				40.00	Total Acres	Total Est. Land Value =			48,560
Comments/Influences				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C		
		RVB 09/02/2010 INSPECTED			2023	23,800	0	23,800			4,159C		
		SC 11/10/2010 DATA ENTER			2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ONKALO JUDITH A & ERICK A	ONKALO ERICK A	1	02/10/2011	QC	09-FAMILY	2011/00706	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
NAASKO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 01/12/2015											
Owner's Name/Address		MAP #:											
ONKALO ERICK A 32425 NAASKO RD PELKIE MI 49958		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-27-4 SEC 27 T52N R34W SE 1/4 OF NE			Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
1/4. 40 A. 149/222 167/972			Paved Road					40.00	Total Acres	Total Est. Land Value =			48,560
Comments/Influences			Storm Sewer										
			Sidewalk										
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C		
		RVB	09/02/2010	INSPECTED	2023	23,800	0	23,800			4,159C		
		SC	11/10/2010	DATA ENTER	2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
POUTTU EDWARD P & DAVID J	POUTTU GERRITT	0	08/24/2015	QC	09-FAMILY		PROPERTY TRANSFER	0.0							
		15,000	10/01/2003	WD	03-ARM'S LENGTH	163:206	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 12/21/2015													
Owner's Name/Address		MAP #:													
POUTTU GERRITT & TIANEN ANTTI		2024 Est TCV 62,080 TCV/TFA: 0.00													
880 KENT RD		X	Improved	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE										
ORTONVILLE MI 48462		Public Improvements			* Factors * 1/4										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-27-5 SEC 27 T52N R34W NE 1/4 OF NW 1/4					OTTER RIVER	350.00	500.00	0.7784	0.9642	94	100			24,691	
LYING N & W OF OTTER RIVER					ACREAGE				15.983	Acres	2,339	100			37,389
Comments/Influences					350 Actual Front Feet, 20.00 Total Acres Total Est. Land Value = 62,080										
		Topography of Site													
		X	Level Rolling												
		X	Low												
			High												
		X	Landscaped												
		X	Swamp												
		X	Wooded												
			Pond												
		X	Waterfront												
			Ravine												
			Wetland												
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	31,040	0	31,040			19,315C				
		RVB	09/02/2010	INSPECTED	2023	27,232	0	27,232			18,396C				
		SC	11/10/2010	DATA ENTER	2022	27,232	0	27,232			17,520C				
					2021	23,394	0	23,394			16,961C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		15,000	10/01/2003	WD	03-ARM'S LENGTH	163:206	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
		MAP #:												
BOHTO CLAYTON H 104 FAIRVIEW RD IRON RIVER MI 49935		2024 Est TCV 62,080												
		Improved	X	Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements			* Factors * 1/4									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					OTTER RIVER	350.00	500.00	0.7784	0.9642	94	100			24,691
					ACREAGE					15.983 Acres	2,339	100		37,389
					350 Actual Front Feet, 20.00 Total Acres			Total Est. Land Value =			62,080			
		Topography of Site												
		X Low High Landscaped X Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who When What			2024	31,040	0	31,040			10,954C					
RVB 09/02/2010 INSPECTED			2023	27,232	0	27,232			10,433C					
SC 11/10/2010 DATA ENTER			2022	27,232	0	27,232			9,937C					
			2021	23,394	0	23,394			9,620C					
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.														
JUNTUNEN GLENN	BERRY THOMAS M	25,000		04/15/2010	WD	03-ARM'S LENGTH		2010/01885	DEED	100.0														
JUNTUNEN KIM ALANE ESTATE	JUNTUNEN GLENN	99		03/29/2010	OTH	08-ESTATE		2010/01467	DEED	100.0														
		15,000		07/01/2003	WD	03-ARM'S LENGTH		161:778	DEED	0.0														
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status													
31810 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT																						
		P.R.E. 0%																						
Owner's Name/Address		MAP #:																						
BERRY THOMAS J & POPELESKI ALLISON 1013 GREGLYNN ST MACHESNEY PARK IL 61115		2024 Est TCV 55,877 TCV/TFA: 71.27																						
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS																		
		Public Improvements			* Factors *																			
Taxpayer's Name/Address		X			Dirt Road			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
BERRY THOMAS J & POPELESKI ALLISON					Gravel Road			INLAND PROPERTIES		15.920 Acres		1,931	100				30,736							
		X			Paved Road			15.92 Total Acres		Total Est. Land Value =						30,736								
					Storm Sewer			Land Improvement Cost Estimates																
Tax Description		X			Sidewalk			Description		Rate		Size		% Good	Cash Value									
					Water			Wood Frame		18.36		296		46		2,500								
		X			Sewer			Total Estimated Land Improvements		True Cash Value =		2,500												
					Electric																			
P1-27-6 SEC 27 T52N R34W A PARCEL OF LAND IN NW 1/4 OF NW 1/4 SEC27-52-34 D/F, COM AT SW COR OF NW 1/4 OF NW 1/4, TH N 832', TH E 832', TH S 832',TH W 832' TO POB. 15.92 A.		X			Gas																			
					Curb																			
Comments/Influences		Topography of Site																						
		X			Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain																			
															Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
															Who	When	What	2024	15,368	12,571	27,939			19,791C
															RVB	09/02/2001	INSPECTED	2023	11,756	10,275	22,031			18,849C
															SC	11/10/2010	DATA ENTER	2022	11,756	9,415	21,171			17,952C
					2021	13,164	8,851								22,015			17,379C						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Wood	X	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1950 Car Capacity: 1 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 64 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home												96 WGEP (1 Story) 32 WGEP (1 Story) 96 Treated Wood		
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Class: Average Effec. Age: 40 Floor Area: Total Base New : 76,240 Total Depr Cost: 22,089 Estimated T.C.V: 22,641		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:					
Metal Frame															
Building Style: PARK MODEL															
Yr Built	Remodeled														
1970	0														
Condition: Average		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Total Base New : 76,240 Total Depr Cost: 22,089 Estimated T.C.V: 22,641		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
Ex		X Ord												Min	
Size of Closets															
Lg		X Ord												Small	
Room List		Doors:												Solid	
Basement		(5) Floors		(12) Electric		No./Qual. of Fixtures		Ex. X Ord. Min							
2 1st Floor		Kitchen: Linoleum		60 Amps Service											
2nd Floor		Other: Carpeted		No. of Elec. Outlets											
1 Bedrooms		Other:		Many X Ave. Few											
(1) Exterior		(6) Ceilings		(13) Plumbing											
X	Wood/Shingle	X Tile		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1 4,761 1,250 1000 Gal Septic 1 2,629 690 Porches WGEP (1 Story) 96 6,963 1,828 WGEP (1 Story) 32 3,630 953 Deck Treated Wood 96 2,452 644 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 9,542 4,580 *6 Totals: 76,240 22,089  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 22,641							
	X Aluminum/Vinyl	X		1 3 Fixture Bath											
Brick	X		2 Fixture Bath												
X Insulation	X		Softener, Auto												
(2) Windows	(7) Excavation		Softener, Manual												
Many	Basement: 0 S.F.		Solar Water Heat												
X Avg.	Crawl: 0 S.F.		No Plumbing												
Few	Slab: 0 S.F.		Extra Toilet												
Large	Height to Joists: 0.0		Extra Sink												
X Avg.	(8) Basement		Separate Shower												
Small	Conc. Block		Ceramic Tile Floor												
Wood Sash	Poured Conc.		Ceramic Tile Wains												
X Metal Sash	Stone		Ceramic Tub Alcove												
X Vinyl Sash	Treated Wood		Vent Fan												
Double Hung	Concrete Floor		(14) Water/Sewer												
X Horiz. Slide	(9) Basement Finish		Public Water												
X Casement	Recreation SF		Public Sewer												
X Double Glass	Living SF		Water Well												
X Patio Doors	Walkout Doors (B)		1000 Gal Septic												
X Storms & Screens	No Floor SF		2000 Gal Septic												
(3) Roof	Walkout Doors (A)		Lump Sum Items:												
X Gable	(10) Floor Support		Joists:												
Hip	Joists:		Unsupported Len:												
X Mansard	Unsupported Len:		Cntr.Sup:												
Flat	Cntr.Sup:														
X Asphalt Shingle															
Chimney: Brick															

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
POUTTU EDWARD P & DAVID J	POUTTU GERRITT	0		08/24/2015	QC	09-FAMILY				PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
31984 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 12/21/2015												
Owner's Name/Address		MAP #:												
POUTTU GERRITT & TIANEN ANTTI 880 KENT RD ORTONVILLE MI 48462		2024 Est TCV 310,077 TCV/TFA: 224.69												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements				* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-27-6A SEC 27 T52N R34W NW 1/4 OF NW 1/4 EXCEPT COM AT SW COR OFNW 1/4 OF NW 1/4, TH N 832', TH E 832', TH S 832', TH W 832' TO POB. 24.08 A.		X				INLAND PROPERTIES				24.080 Acres		378 100		9,112
Comments/Influences						24.08 Total Acres				Total Est. Land Value =				9,112
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What		2024	4,556	150,483	155,039			86,714C		
		RVB	09/02/2001	INSPECTED		2023	15,836	121,504	137,340			82,585C		
		SC	11/10/2010	DATA ENTER		2022	15,836	111,623	127,459			78,653C		
						2021	16,632	105,046	121,678			76,141C		

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas	Oil	Elec.		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 2004 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
							Wood	Coal	Steam											
							Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
							Central Air Wood Furnace													
X	Wood Frame			(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		132	CPP	E.C.F. X 1.025				
X	Drywall Paneled		Plaster Wood T&G																	
Trim & Decoration																				
Size of Closets																				
Building Style: RANCH				Ex	X	Ord		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 201,774 183,616  Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 4,138 Water/Sewer 1000 Gal Septic 1 4,761 4,333 Water Well, 50 Feet 1 2,629 2,392 Porches CPP 132 2,520 2,293 WGEP (1 Story) 132 11,374 10,350 Deck Treated Wood 180 3,778 3,438 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,075 24,638 Common Wall: 1 Wall 1 -2,628 -2,391 Door Opener 1 535 487 Class: C Exterior: Pole (Unfinished) Base Cost 2808 66,297 60,330 Totals: 322,662 293,624  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 300,965											
Yr Built 2004	Remodeled 0	Trim & Decoration			No./Qual. of Fixtures			Class: C Effec. Age: 9 Floor Area: 1,380 Total Base New : 322,662 Total Depr Cost: 293,624 Estimated T.C.V: 300,965												
Condition: Average			Size of Closets			No. of Elec. Outlets					Bsmnt Garage:									
			Lg	X	Ord		Small	200 Amps Service			Carport Area: Roof:									
Room List			Doors:				Solid	X	H.C.	Central Air Wood Furnace										
6	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric			No. of Elec. Outlets			Cls C Blt 2004								
															Kitchen:					
															Other:					
															Other:					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Cls C Blt 2004											
	Wood/Shingle Aluminum/Vinyl Brick					Many X Ave. Few														
X	Cement Fiber					(13) Plumbing														
X	Insulation					Average Fixture(s)														
(2) Windows			(7) Excavation			2														
X	Many	Large	Basement: 1380 S.F.			3 Fixture Bath			Other Additions/Adjustments											
	Avg.	X Avg.	Crawl: 0 S.F.			2 Fixture Bath			Plumbing											
	Few	Small	Slab: 0 S.F.			Softener, Auto			3 Fixture Bath 1 4,547 4,138											
			Height to Joists: 0.0			Softener, Manual			Water/Sewer											
						Solar Water Heat			1000 Gal Septic 1 4,761 4,333											
X	Wood Sash					No Plumbing			Water Well, 50 Feet 1 2,629 2,392											
X	Metal Sash					Extra Toilet			Porches											
X	Vinyl Sash					Extra Sink			CPP 132 2,520 2,293											
X	Double Hung					Separate Shower			WGEP (1 Story) 132 11,374 10,350											
X	Horiz. Slide					Ceramic Tile Floor			Deck											
X	Casement					Ceramic Tile Wains			Treated Wood 180 3,778 3,438											
X	Double Glass					Ceramic Tub Alcove			Garages											
X	Patio Doors					Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
X	Storms & Screens		(9) Basement Finish			(14) Water/Sewer			Base Cost 672 27,075 24,638											
(3) Roof									Common Wall: 1 Wall 1 -2,628 -2,391											
X	Gable	Gambrel	Recreation SF			Public Water			Door Opener 1 535 487											
	Hip	Mansard	Living SF			Public Sewer			Class: C Exterior: Pole (Unfinished)											
	Flat	Sard	Walkout Doors (B)			Water Well			Base Cost 2808 66,297 60,330											
			No Floor SF			1000 Gal Septic			Totals: 322,662 293,624											
X	Asphalt Shingle		Walkout Doors (A)			2000 Gal Septic			Notes: ECF (SOUTH OF 283) 1.025 => TCV: 300,965											
Chimney: Metal			(10) Floor Support			Lump Sum Items:														
			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date		Number	Status			
31576 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
JOB WALTER E & DIANNE L TRUST 76777 BURMAN RD RICHMOND MI 48062		MAP #:													
		2024 Est TCV 136,871 TCV/TFA: 114.06													
		X	Improved		Vacant	Land Value Estimates for Land Table 18.OTTER LAKE									
		Public Improvements				* Factors * 1/4									
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						OTTER RIVER	350.00	500.00	0.7784	0.9642	94	100		24,691	
P1-27-7 SEC 27 T52N R34W SW 1/4 OF NW		X	Gravel Road			ACREAGE					35.983	Acres	1,400	100	50,393
1/4. 40 A. 166/378 167/2690			Paved Road			350 Actual Front Feet, 40.00 Total Acres			Total Est. Land Value =			75,084			
Comments/Influences			Storm Sewer			Land Improvement Cost Estimates									
			Sidewalk												
			Water												
			Sewer												
		X	Electric												
			Gas												
			Curb												
			Street Lights												
			Standard Utilities												
			Underground Utils.												
		Topography of Site													
		X	Level			Year									
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
		X	Wooded												
			Pond												
		X	Waterfront												
			Ravine												
			Wetland												
			Flood Plain				Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	37,542	30,894	68,436				4,366C			
		RVB	09/02/2010	INSPECTED	2023	33,734	25,231	58,965				4,159C			
		SC	11/10/2010	DATA ENTER	2022	33,734	23,111	56,845				3,961C			
					2021	27,362	21,723	49,085				3,835C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType 20 WGEP (1 Story) 260 CCP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: D Effec. Age: 59 Floor Area: 1,200 Total Base New : 118,351 Total Depr Cost: 53,256 Estimated T.C.V: 54,587				E.C.F. X 1.025				Bsmnt Garage:							
Building Style: RANCH				Drywall PaneledPlaster Wood T&G				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Yr Built 1970Remodeled 0				Ex X Ord Min				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Condition: Good				Size of Closets				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Room List				Doors: Solid X H.C.				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
(1) Exterior				Kitchen: Other: Other:				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
X Hardboard Insulation				(7) Excavation				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
(2) Windows				Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Many X Avg. X Avg. Few Small				(8) Basement				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
(3) Roof				(9) Basement Finish				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
X Gable Hip Flat				Gambrel Mansard Shed				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Asphalt Shingle X Metal				(10) Floor Support				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:				X No Heating/Cooling				Central Air Wood Furnace				(12) Electric				0 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min			

Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls D				Blt 1970			
(11) Heating System: No Heating/Cooling											
Ground Area = 1200 SF				Floor Area = 1200 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45											
Building Areas											
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story		Siding		Slab		1,200					
						Total:		114,636		51,585	
Other Additions/Adjustments											
Plumbing						1		-3,176		-1,429	
3 Fixture Bath						260		5,330		2,398	
Porches						20		1,561		702	
						Totals:		118,351		53,256	
Notes: CABIN											
						ECF (SOUTH OF 283) 1.025 => TCV: 54,587					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
JOB WALTER E & DIANNE L TRUST 76777 BURMAN RD RICHMOND MI 48062		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-27-8 SEC 27 T52N R34W SE 1/4 OF NW				Gravel Road	STANDARD 20+			40.000	Acres	1,214	100		48,560
1/4. 40 A. 166/378 167/2690				Paved Road				40.00	Total Acres	Total Est. Land Value =			48,560
Comments/Influences				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
				Rolling									
				X Low									
				High									
				Landscaped									
				X Swamp									
				X Wooded									
				Pond									
				X Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			8,123C		
		RVB 09/02/2001 INSPECTED			2023	23,800	0	23,800			7,737C		
		SC 11/10/2010 DATA ENTER			2022	23,500	0	23,500			7,369C		
					2021	24,000	0	24,000			7,134C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ANDERSON ANDREW J & MATHEW J 33321 MAKI RD PELKIE MI 49958-9023		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-27-9 SEC 27 T52N R34W NE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		RVB 09/02/2010 INSPECTED			2023	23,800	0	23,800			4,159C			
		SC 11/10/2010 DATA ENTER			2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAHAN EUNICE	CARLSON EUNICE & DYLAN MIC	0	08/16/2007	WD	03-ARM'S LENGTH	2007/04922	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
31522 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
CARLSON EUNICE & DYLAN MICHAEL		MAP #:										
31522 CABBAGE RD		2024 Est TCV 114,292 TCV/TFA: 158.74										
49958 MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
Tax Description		Public Improvements			* Factors *							
P1-27-10 SEC 27 T52N R34W N 1/2 OF NW 1/4 OF SW 1/4. 20 A.		X			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Comments/Influences		X			INLAND PROPERTIES							
		X			20.00 Total Acres Total Est. Land Value = 34,000							
		X			Land Improvement Cost Estimates							
		X			Description	Rate	Size	% Good	Cash Value			
		X			Sauna	6,499.14	1	70	4,549			
		X			Wood Frame	23.89	224	46	2,461			
		X			Total Estimated Land Improvements True Cash Value = 7,010							
		Topography of Site										
		X			Level Rolling							
		X			Low High							
		X			Landscaped Swamp							
		X			Wooded Pond							
		X			Waterfront Ravine							
		X			Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	17,000	40,146	57,146				16,459C
		RVB	09/02/2010	INSPECTED	2023	14,000	32,557	46,557				15,676C
		SC	11/10/2010	DATA ENTER	2022	14,000	29,973	43,973				14,930C
					2021	15,000	27,317	42,317				14,454C

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 60 WGEP (1 Story)				Year Built: 1950 Car Capacity: 1 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: CAPE				Drywall Paneled				X Wood T&G																							
				Trim & Decoration																											
Yr Built 1920		Remodeled 1995		Ex				X		Ord				Min																	
Condition: Very Good				Size of Closets																											
				Lg		X		Ord				Small																			
Room List				Doors:						Solid		X		H.C.																	
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(1) Exterior		(5) Floors								(12) Electric																			
				Kitchen: Hardwood Other: Hardwood Other:				100 Amps Service																							
								No./Qual. of Fixtures																							
								Ex.				X		Ord.				Min													
Wood/Shingle Aluminum/Vinyl Brick		X Pine/Cedar Insulation		(6) Ceilings				No. of Elec. Outlets																							
				X Wood				Many				X		Ave.				Few													
(2) Windows				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
Many Avg.		X Large Avg. Few Small		Basement: 0 S.F. Crawl: 610 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																											
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone																											
X Double Glass Patio Doors				Treated Wood Concrete Floor																											
X Storms & Screens				(9) Basement Finish																											
(3) Roof																															
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X Asphalt Shingle Metal				(10) Floor Support																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

Cost Est. for Res. Bldg: 1 Single Family CAPE												Cls CD		Blt 1920	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 610 SF Floor Area = 720 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45															
Building Areas															
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
1.25 Story		Pine Logs		Crawl Space		442									
1 Story		Siding		Crawl Space		168									
						Total:		87,866		39,540					
Other Additions/Adjustments															
Water/Sewer															
1000 Gal Septic						1		4,453		2,004					
Water Well, 50 Feet						1		2,530		1,138					
Porches															
WGEP (1 Story)						60		6,160		2,772					
Garages															
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost						308		12,690		5,710					
						Totals:		113,699		51,164					
Notes:															
ECF (SOUTH OF 283) 1.025 => TCV:										52,443					

Building Type	Barn - Bank (2 Story) - G	Toolshed			
Year Built	1920	1920			
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 188	4 Wall, 52			
Height	14	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	60 x 34 = 2040	12 x 14 = 168			
Cost New	\$ 97,308	\$ 2,896			
Phy./Func./Econ. %Good	20/100/100 20.0	30/100/100 30.0			
Depreciated Cost	\$ 19,462	\$ 869			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	20	30			
Est. True Cash Value	\$ 19,948	\$ 891			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 20839 / All Cards: 20839					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.				
RULISON RICHARD R	HAANPAA RODDY M	140,000		01/07/2022	WD	03-ARM'S LENGTH		2022/00344	PROPERTY TRANSFER		100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
31284 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 01/31/2022													
Owner's Name/Address		MAP #:													
HAANPAA RODDY M		2024 Est TCV 106,465 TCV/TFA: 107.11													
31284 N CABBAGE RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
PELKIE MI 49958		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-27-11 SEC 27 T52N R34W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.					INLAND PROPERTIES			20.000 Acres		1,700	100				34,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =						34,000	
		Topography of Site													
		X	Level Rolling												
		X	Low High												
		X	Landscaped												
		X	Swamp												
		X	Wooded												
		X	Pond												
		X	Waterfront												
		X	Ravine												
		X	Wetland												
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	36,233	53,233			45,585C				
		RVB	09/02/2010	INSPECTED	2023	14,000	29,415	43,415			43,415S				
		SC	11/10/2010	DATA ENTER	2022	14,000	27,016	41,016			11,797C				
					2021	15,000	25,427	40,427			11,421C				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
FLORA KAREN & DANIEL R	PENNALA ROGER E & SUSAN L	86,000	07/27/2022	WD	03-ARM'S LENGTH	2022/04009	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
31070 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #: P1-27-12													
PENNALA ROGER E & SUSAN L 31070 CABBAGE RD PELKIE MI 49958		2024 Est TCV 141,622 TCV/TFA: 126.45													
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 27 T52N R34W SW 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100	48,000		
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000				
		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates										
					Description	Rate			Size % Good			Cash Value			
					Sauna	6,499.14			1 70			4,549			
					Total Estimated Land Improvements True Cash Value = 4,549										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,000	46,811	70,811			60,574C				
		RVB	09/02/2010	INSPECTED	2023	20,000	37,690	57,690			57,690S				
		SC	11/10/2010	DATA ENTER	2022	20,000	35,005	55,005			20,585C				
					2021	20,000	32,359	52,359			19,928C				
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			AreaType		Year Built: 1920 Car Capacity: 4 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 880 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior																	
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G															
		Trim & Decoration																	
Yr Built 1920		Remodeled 0		Ex	X	Ord		Min											
Condition: Average		Size of Closets																	
		Lg	X	Ord		Small													
Room List		Doors:			Solid	X	H.C.												
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors																	
		Kitchen:																	
		Other:																	
		Other:																	
(1) Exterior		(6) Ceilings																	
X Wood/Shingle Aluminum/Vinyl Brick																			
Insulation																			
(2) Windows		(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small		Basement: 640 S.F. Crawl: 160 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X Wood Sash Metal Sash		(8) Basement																	
X	Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Double Hung																		
X	Horiz. Slide																		
X	Casement																		
X	Double Glass																		
X Patio Doors																			
X Storms & Screens		(9) Basement Finish																	
(3) Roof																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Asphalt Shingle		(10) Floor Support																	
X	Metal		Joists: Unsupported Len: Cntr.Sup:																
Chimney: Brick																			

Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls CD		Blt 1920	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 800 SF Floor Area = 1120 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45							
Building Areas							
Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1.5 Story	Siding	Basement	640				
1 Story	Siding	Crawl Space	160				
Total:				129,109		58,100	
Other Additions/Adjustments							
Water/Sewer							
1000 Gal Septic			1	4,453		2,004	
Water Well, 50 Feet			1	2,530		1,138	
Garages							
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			880	26,462		11,908	
Totals:				162,554		73,150	
Notes:							
ECF (SOUTH OF 283) 1.025 => TCV:				74,979			

Building Type	Barn - General Purpose				
Year Built	1920				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 196				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 74 = 1776				
Cost New	\$ 68,749				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 13,750				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	20				
Est. True Cash Value	\$ 14,094				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14094 / All Cards: 14094					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status						
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
ANDERSON ANDREW J & MATHEW J 33321 MAKI RD PELKIE MI 49958-9023		2024 Est TCV 48,560														
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502											
		Public Improvements			* Factors *											
Tax Description		X			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
P1-27-13 SEC 27 T52N R34W SE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres	1,214	100	48,560					
Comments/Influences					40.00 Total Acres Total Est. Land Value = 48,560											
		Dirt Road														
		Gravel Road														
		Paved Road														
		Storm Sewer														
		Sidewalk														
		Water														
		Sewer														
		Electric														
		Gas														
		Curb														
		Street Lights														
		Standard Utilities														
		Underground Utils.														
		Topography of Site														
		Level														
		X	Rolling													
		X	Low													
			High													
			Landscaped													
			Swamp													
X	Wooded															
	Pond															
	Waterfront															
	Ravine															
	Wetland															
	Flood Plain															
Year	Land Value	Building Value								Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who	When	What								2024	24,280	0	24,280			4,366C
RVB 09/02/2010 INSPECTED										2023	23,800	0	23,800			4,159C
SC 11/10/2010 DATA ENTER										2022	23,500	0	23,500			3,961C
			2021	24,000	0	24,000			3,835C							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
JOB WALTER E & DIANNE L TRUST 76777 BURMAN RD RICHMOND MI 48062		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-27-14 SEC 27 T52N R34W NE 1/4 OF SE 1/4. 40 A. 166/378 167/2690				STANDARD 20+			40.000	Acres	1,214	100			48,560
Comments/Influences													
		Topography of Site											
		Level											
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			17,307C		
		RVB 09/02/2010 INSPECTED			2023	23,800	0	23,800			16,483C		
		SC 11/10/2010 DATA ENTER			2022	23,500	0	23,500			15,699C		
					2021	24,000	0	24,000			15,198C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LOPINSKI CRAIG 29840 MILTON MADISON HEIGHTS MI 48071		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-27-15 SEC 27 T52N R34W NW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level												
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2024	24,280	0	24,280			4,366C				
RVB 09/02/2010 INSPECTED				2023	23,800	0	23,800			4,159C				
SC 11/10/2010 DATA ENTER				2022	23,500	0	23,500			3,961C				
				2021	24,000	0	24,000			3,835C				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		1	05/01/2003	WD	03-ARM'S LENGTH	161:289	DEED	0.0								
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status						
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 0%														
		MAP #:														
GREAT LAKES FORESTS 2 INC HANCOCK FOREST MANAGEMENT 17700 SE MILL PLAIN BLVD, SUITE 180 VANCOUVER WA 98683		2024 Est TCV 0														
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements				* Factors *										
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
						STANDARD 20+				40.000 Acres				1,214	100	48,560
						40.00				Total Acres		Total Est. Land Value =			48,560	
		Topography of Site														
		X	Level													
Rolling																
Low																
High																
Landscaped																
X	Swamp															
	Wooded															
X	Pond															
	Waterfront															
	Ravine															
	Wetland															
	Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who		When		What	2024	0	0	0			0					
RVB		09/02/2010		INSPECTED	2023	0	0	0			0					
SC		11/10/2010		DATA ENTER	2022	0	0	0			0					
					2021	0	0	0			0					
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BARRETT ALBERT & BONNIE TR		0		01/01/1753	WD	03-ARM'S LENGTH			DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
JOB WALTER E & DIANNE L TRUST		MAP #:										
76777 BURMAN RD		2024 Est TCV 48,560										
RICHMOND MI 48062		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
Tax Description		Public Improvements			* Factors *							
P1-27-17 SEC 27 T52N R34W SE 1/4 OF SE 1/4. 40 A. 166/378 167/2690		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road			STANDARD 20+			40.000	Acres	1,214 100	48,560	
		Paved Road					40.00	Total Acres	Total Est. Land Value =		48,560	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,280	0	24,280				17,307C
		RVB	09/02/2010	INSPECTED	2023	23,800	0	23,800				16,483C
		SC	11/10/2010	DATA ENTER	2022	23,500	0	23,500				15,699C
					2021	24,000	0	24,000				15,198C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status		
31999 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 03/24/1997												
Owner's Name/Address		MAP #:												
WARREN LAILA 31999 CABBAGE RD PELKIE MI 49958		2024 Est TCV 92,716 TCV/TFA: 114.04												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements				* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-28-1 SEC 28 T52N R34W N 1/2 OF NE 1/4 OF NE 1/4. 20 A.		X	Dirt Road			INLAND PROPERTIES		20.000 Acres		1,700	100			34,000
Comments/Influences			Gravel Road			20.00 Total Acres		Total Est. Land Value =						34,000
			Paved Road											
		X	Storm Sewer			Land Improvement Cost Estimates								
			Sidewalk			Description		Rate		Size		% Good	Cash Value	
			Water			Sauna		5,204.57		1		70	3,643	
		X	Sewer			Wood Frame		23.93		132		46	1,453	
			Electric			Total Estimated Land Improvements True Cash Value = 5,096								
			Gas											
		X	Curb											
			Street Lights											
			Standard Utilities											
		X	Underground Utils.											
			Topography of Site											
			Level											
		X	Rolling											
			Low											
			High											
		X	Landscaped											
			Swamp											
			Wooded											
		X	Pond											
			Waterfront											
			Ravine											
		X	Wetland											
			Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	29,358	46,358			32,178C			
		RVB 09/01/2010	INSPECTED		2023	14,000	23,827	37,827			30,646C			
		SC 11/08/2010	DATA ENTER		2022	14,000	21,844	35,844			29,187C			
					2021	15,000	20,537	35,537			28,255C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 126 WGEP (1 Story) 24 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Very Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 243 S.F. Crawl: 84 S.F. Slab: 243 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:									
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 570 SF Floor Area = 813 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	243		
1.5 Story	Siding	Slab	243		
1 Story	Siding	Crawl Space	84		
Total:				94,073	42,333
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,453	2,004
Water Well, 100 Feet			1	5,520	2,484
Porches					
WGEP (1 Story)			126	10,094	4,542
WGEP (1 Story)			24	2,109	949
Totals:				116,249	52,312

Notes:  
ECF (SOUTH OF 283) 1.025 => TCv: 53,620

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
BRANSTROM FRANK & SANDRA 15882 DEERING ST LIVONIA MI 48154		MAP #:												
		2024 Est TCV 34,000 TCV/TFA: 0.00												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-28-1A SEC 28 T52N R34W S 1/2 OF NE 1/4 OF NE 1/4. 20 A.					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			34,000			
		Topography of Site												
		X	Level	Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2024	17,000	0	17,000			6,363C			
					2023	14,000	0	14,000			6,060C			
					2022	14,000	0	14,000			5,772C			
					2021	15,000	0	15,000			5,588C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		LP	08/11/2009	DATA ENTER										
		RVB	09/01/2010	INSPECTED										
		SC	11/08/2010	DATA ENTER										



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
GRANT JACQUELYNN ETAL 41661 OLD 41 CHASSELL MI 49916		MAP #:											
		2024 Est TCV 26,520											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-28-2 SEC 28 T52N R34W N 1/2 OF NW 1/4 OF NE 1/4 CONT 20 ACRES M/L				Gravel Road	STANDARD 20+			20.000	Acres	1,326	100		26,520
Comments/Influences				Paved Road	20.00 Total Acres Total Est. Land Value = 26,520								
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
				X Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				X Wooded									
				Pond									
				X Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	13,260	0	13,260			2,770C			
RVB 09/01/2010 INSPECTED				2023	13,000	0	13,000			2,639C			
SC 11/08/2010 DATA ENTER				2022	12,500	0	12,500			2,514C			
				2021	13,000	0	13,000			2,434C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status						
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
GRANT STEVEN P, MICHAEL D & PHILIP 31802 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 26,520												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-28-2A SEC 28 T52N R34W S 1/2 OF NW 1/4 OF NE 1/4 CONT 20 ACRES M/L					STANDARD 20+			20.000 Acres			1,326	100		26,520
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			26,520			
		Topography of Site												
		Level												
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What		2024	13,260	0	13,260			1,571C						
RVB 09/01/2010 INSPECTED		2023	13,000	0	13,000			1,497C						
SC 11/08/2010 DATA ENTER		2022	12,500	0	12,500			1,426C						
		2021	13,000	0	13,000			1,381C						

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MAKI RONALD M	SOLDAN THEODORE J & ALICE	37,500		06/20/2016	WD	03-ARM'S LENGTH		2016/03172	DEED	100.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
EVERGREEN RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SOLDAN THEODORE J & ALICE F TRUST		MAP #:										
17559 CEMETARY RD		2024 Est TCV 48,560										
PELKIE MI 49958		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-28-3 SEC 28 T52N R34W SW 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres	1,214	100		48,560
Comments/Influences					40.00 Total Acres      Total Est. Land Value =      48,560							
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,280	0	24,280				23,065C
		RVB	09/01/2010	INSPECTED	2023	23,800	0	23,800				21,967C
		SC	11/08/2010	DATA ENTER	2022	23,500	0	23,500				20,921C
					2021	24,000	0	24,000				20,253C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
KAHAN EUNICE	CARLSON EUNICE & DYLAN MIC	0	08/16/2007	WD	03-ARM'S LENGTH	2007/04922	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
CARLSON EUNICE & DYLAN MICHAEL 31522 CABBAGE RD 49958 MI 49931		2024 Est TCV 46,200													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
CARLSON EUNICE & DYLAN MICHAEL 1004 E 5TH ST HOUGHTON MI 49931					INLAND PROPERTIES		38.000 Acres		1,216		100				46,200
					38.00 Total Acres		Total Est. Land Value =								46,200
Tax Description		X													
P1-28-4 SEC 28 T52N R34W SE 1/4 OF NE 1/4 EXCEPT COM 246' N OF SE COR OF SE 1/4 OF NE 1/4 POB, TH W 340', TH N 305', TH E 240', TH S 305' TO POB. 38 A.															
Comments/Influences															
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
					2024	23,100	0	23,100			4,963C				
					2023	19,240	0	19,240			4,727C				
					2022	19,240	0	19,240			4,502C				
		2021	19,240	0	19,240			4,359C							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HERSH DONNA RAE	KRAUTHEIM AUSTIN E & ADELYN	40,000	05/01/2015	MLC	16-LC PAYOFF	2015/02212	OTHER	100.0					
KARPINEN MARK & DONNA	HERSH DONNA RAE	0	11/30/2012	SD	09-FAMILY	2012/06754	DEED	0.0					
SUPERIOR NATIONAL BANK	KARPINEN MARK & DONNA	19,900	06/17/2011	WD	10-FORECLOSURE	2011/03110	DEED	100.0					
HEIKKILA JODI L	SUPERIOR NATIONAL BANK	1	03/14/2011	PTA	33-TO BE DETERMINED	2011/01278	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
31577 CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/29/2015											
Owner's Name/Address		MAP #:											
KRAUTHEIM AUSTIN E & ADELYN M 31577 CABBAGE RD PELKIE MI 49958		2024 Est TCV 40,446 TCV/TFA: 47.14											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			2.000 Acres		2,650	100		5,300
					2.00			Total Acres		Total Est. Land Value =			5,300
Tax Description													
P1-28-4A SEC 28 T52N R34W PART OF SE 1/4 OF NE 1/4 SEC 28-52-34 D/F, COM AT A POINT 246' N OF SE COR OF SE 1/4 OF NE 1/4 POB, TH W 340', TH N 305' TH E 340', TH S 305' TO POB. 2 A M/L.		X	Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
Comments/Influences		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	2,650	17,573	20,223				17,377C	
		RVB	09/01/2010	INSPECTED	2023	2,500	14,841	17,341				16,550C	
		SC	11/08/2010	DATA ENTER	2022	2,500	13,571	16,071				15,762C	
					2021	2,519	12,740	15,259				15,259S	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 99 WGEF (1 Story) 160 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 676 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 676 SF Floor Area = 858 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/50/100/23

Functional Depreciation because of: BASEMENT CAVING

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	312		
1.5 Story	Siding	Basement	364		
Total:				100,519	23,120

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,172		960
Water Well, 50 Feet	1		2,445		562
Porches					
WGEF (1 Story)	99		7,890		1,815
Deck					
Treated Wood			160	3,349	770
Totals:				118,375	27,227

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 27,908

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
GRANT JACQUELYNN ETAL 41661 OLD 41 CHASSELL MI 49916		MAP #:										
		2024 Est TCV 26,520										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-28-5 SEC 28 T52N R34W N 1/2 OF NE 1/4 OF NW 1/4 CONT 20 ACRES M/L				STANDARD 20+			20.000	Acres	1,326	100		26,520
Comments/Influences							20.00	Total Acres		Total Est. Land Value =		26,520
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	13,260	0	13,260			2,770C	
		RVB 09/01/2010 INSPECTED			2023	13,000	0	13,000			2,639C	
		SC 11/08/2010 DATA ENTER			2022	12,500	0	12,500			2,514C	
					2021	13,000	0	13,000			2,434C	



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
GRANT STEVEN P, MICHAEL D & PHILIP 31802 TAPIOLA RD PELKIE MI 49958		MAP #:										
		2024 Est TCV 26,520										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-28-5A SEC 28 T52N R34W S 1/2 OF NE 1/4 OF NW 1/4 CONT 20 ACRES M/L		Gravel Road		STANDARD 20+			20.000	Acres	1,326	100		26,520
Comments/Influences		Paved Road		20.00 Total Acres Total Est. Land Value = 26,520								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	13,260	0	13,260			1,571C	
		RVB	09/01/2010	INSPECTED	2023	13,000	0	13,000			1,497C	
		SC	11/08/2010	DATA ENTER	2022	12,500	0	12,500			1,426C	
					2021	13,000	0	13,000			1,381C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
31854 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
GRANT JACQUELYNN ETAL 41661 OLD 41 CHASSELL MI 49916		MAP #:											
		2024 Est TCV 105,921 TCV/TFA: 73.35											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			27.880	Acres	859	100		23,948
							27.88	Total Acres		Total Est. Land Value =			23,948
Tax Description													
P1-28-6 SEC 28 T52N R34W N 920' OF NW 1/4 OF NW 1/4 CONT 27.88 ACRES M/L		X	Dirt Road										
Comments/Influences			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	11,974	40,987	52,961				17,283C	
		RVB 09/01/2010 INSPECTED			2023	16,221	33,061	49,282				16,460C	
		SC 11/08/2010 DATA ENTER			2022	16,221	25,793	42,014				15,677C	
					2021	16,539	24,255	40,794				15,177C	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 676 S.F. Crawl: 0 S.F. Slab: 430 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1106 SF Floor Area = 1444 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	676		
1 Story	Siding	Slab	430		
Total:				160,011	72,006

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,004	
Water Well, 50 Feet	1	2,530		1,138	
Fireplaces					
Wood Stove	1	2,103		946	
Totals:			169,097		76,094

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 77,996

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		64	Treated Wood	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang											
X	Wood Frame	(4) Interior												
Building Style: PARK MODEL		Drywall	Plaster											
		Paneled												
Yr Built 1973		Trim & Decoration												
		Ex	X											
Condition: Average		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
Basement		(5) Floors		(12) Electric										
5 1st Floor		Kitchen:		60 Amps Service										
2nd Floor		Other:		No./Qual. of Fixtures										
2 Bedrooms		Other:		Ex. X Ord. Min										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
X	Wood/Shingle			Many X Ave. Few										
	Aluminum/Vinyl			(13) Plumbing										
	Brick			Average Fixture(s)										
Insulation				1 3 Fixture Bath										
(2) Windows		(7) Excavation		2 Fixture Bath										
X	Many	X	Large	Basement: 0 S.F.										
	Avg.			Avg.	Crawl: 0 S.F.									
	Few		Small	Slab: 0 S.F.										
X	Wood Sash	(8) Basement		Height to Joists: 0.0										
	No Plumbing													
	Metal Sash			Extra Toilet										
X	Vinyl Sash			Extra Sink										
	Double Hung			Separate Shower										
	Horiz. Slide			Ceramic Tile Floor										
	Casement			Ceramic Tile Wains										
	Double Glass			Ceramic Tub Alcove										
	Patio Doors			Vent Fan										
	Storms & Screens	(9) Basement Finish		(14) Water/Sewer										
(3) Roof				Public Water										
X	Gable		Gambrel	Public Sewer										
	Hip			Mansard	1 Water Well									
	Flat		Shed	1 1000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic										
Chimney: Brick		Joists:		Lump Sum Items:										
		Unsupported Len:												
		Cntr.Sup:												

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HAATAJA NORMAN E JR	KASTER KYLE K	60,000	06/05/2015	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0						
		10	03/01/1998	WD	03-ARM'S LENGTH	142:700	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
17074 EVERGREEN RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 07/10/2017												
Owner's Name/Address		MAP #:												
KASTER KYLE K		2024 Est TCV 119,100 TCV/TFA: 90.50												
17074 EVERGREEN RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES									2,800
					1.00 Total Acres									2,800
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Wood Frame					28.90	96 41		1,137	
					Total Estimated Land Improvements True Cash Value =									1,137

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	(4) Interior			X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			96 WGEP (1 Story) 64 Treated Wood 160 Treated Wood		E.C.F. X 1.025				Bsmnt Garage:						
	X	Drywall Paneled	Plaster Wood T&G																
Trim & Decoration																			
Ex	X	Ord	Min																
Size of Closets																			
Condition: Good			Lg	X	Ord	Small	Central Air Wood Furnace			Class: Average Effec. Age: 22 Floor Area: Total Base New : 65,072 Total Depr Cost: 33,186 Estimated T.C.V: 34,016			E.C.F. X 1.025		Bsmnt Garage:				
Doors:			Solid	X	H.C.														
(5) Floors			(12) Electric																
Room List			Kitchen: Other: Other:			200 Amps Service			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
			No./Qual. of Fixtures																
			Ex.	X	Ord.	Min													
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few																
Insulation			(13) Plumbing																
(2) Windows			(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
Many Avg. Large X Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
(9) Basement Finish			Lump Sum Items:																
(3) Roof			Lump Sum Items:																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
Asphalt Shingle Metal			Lump Sum Items:																
Chimney: Metal			Lump Sum Items:																
			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 924 Total: 52,625 26,838  Other Additions/Adjustments Porches WGEP (1 Story) 96 6,963 3,551 Deck Treated Wood 64 1,983 1,011 Treated Wood 160 3,501 1,786 Totals: 65,072 33,186  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 34,016			Carport Area: Roof:							
			Lump Sum Items:																
			Lump Sum Items:																



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				AreaType				Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																									
Building Style: CAPE				Drywall PaneledPlaster Wood T&G																									
				Trim & Decoration																									
				ExXOrdMin																									
Yr Built 0Remodeled 0				Size of Closets																									
Condition: Good				LgXOrdSmall																									
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																					
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																					
				Kitchen: Other: Other:				0 Amps Service																					
								No./Qual. of Fixtures																					
(1) Exterior				Ex.XOrdMin																									
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																					
								ManyXAve.Few																					
								(13) Plumbing																					
Insulation								Average Fixture(s)																					
(2) Windows				(7) Excavation				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
Many Avg.X FewLarge Avg.Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 392 S.F. Height to Joists: 0.0																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																									
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																									
				(9) Basement Finish																									
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X Gable Hip FlatGambrel Mansard Shed								1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																					
X Asphalt Shingle				(10) Floor Support																									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																									

Cost Est. for Res. Bldg: 2 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 392 SF Floor Area = 392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	392		
Total:				53,278	45,820

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,761	4,094
Water Well, 100 Feet			1	5,684	4,888

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,332	24,366
Totals:				92,055	79,168

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 81,147

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
17398 EVERGREEN RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 11/03/2014 Qual. Ag.										
Owner's Name/Address		MAP #:										
LAITILA EDSSEL R TRUSTEE		2024 Est TCV 211,679 TCV/TFA: 177.29										
17398 EVERGREEN RD		X Improved		Vacant		Land Value Estimates for Land Table AG.AG LAND						
PELKIE MI 49958		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
Tax Description				AG LAND 10 A OR MORE		40.000 Acres		1,475		100	59,000	
P1-28-8 SEC 28 T52N R34W SE 1/4 OF NW				40.00 Total Acres		Total Est. Land Value =					59,000	
1/4. 40 A. 156/257 167/516												
Comments/Influences				Land Improvement Cost Estimates								
				Description	Rate		Size		% Good	Cash Value		
				Gazeboo(s): Standard	8,929.52		1		46	4,108		
				Sauna	6,828.80		1		65	4,439		
		X Electric		Wood Frame	26.73		168		65	2,919		
				Gas	25.70		192		65	3,207		
				Curb	Total Estimated Land Improvements True Cash Value =							14,673
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	29,500	76,340	105,840			28,682C	
		RVB	09/01/2010	INSPECTED	2023	21,400	58,480	79,880			27,317C	
		SC	11/08/2010	DATA ENTER	2022	20,000	56,792	76,792			26,017C	
					2021	20,500	53,018	73,518			25,186C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168 240 63	Type WGEP (1 Story) WGEP (1 Story) WGEP (1 Story)	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 900 No Conc. Floor: 0				
				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
X Wood Frame		(4) Interior			X Drywall Paneled		Plaster Wood T&G		Class: CD Effec. Age: 41 Floor Area: 1,194 Total Base New : 233,037 Total Depr Cost: 137,493 Estimated T.C.V: 114,394		E.C.F. X 0.832		Bsmnt Garage:  Carport Area: Roof:			
Building Style: CAPE		Trim & Decoration		X Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1038 SF Floor Area = 1194 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59		Cls CD Blt 1950						
Yr Built 1950	Remodeled 1995	Ex	X Ord	Min	No./Qual. of Fixtures		100 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost				Total: 147,384 86,958			
Condition: Good		Lg	X Ord	Small	Ex. X Ord. Min		No. of Elec. Outlets		1.25 Story Siding Basement 624							
Room List		Doors:	Solid	X H.C.	Many X Ave. Few		(13) Plumbing		1 Story Siding Basement 270							
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors	Kitchen:		Other:	Average Fixture(s)		1 3 Fixture Bath		1 Story Siding Crawl Space 144							
		Other:			1 3 Fixture Bath		2 Fixture Bath		Total: 147,384 86,958							
(1) Exterior		(6) Ceilings		Basement: 894 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets		Softener, Auto		Other Additions/Adjustments				Water/Sewer			
X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few		Softener, Manual		1000 Gal Septic 1 4,453 2,627							
					(13) Plumbing		Solar Water Heat		Water Well, 50 Feet 1 2,530 1,493							
(2) Windows		(7) Excavation		(8) Basement	Average Fixture(s)		No Plumbing		Porches				Garages			
X Many Avg. Few	X Large Avg. Small				1 3 Fixture Bath		Extra Toilet		WGEP (1 Story) 168 12,057 7,114							
					2 Fixture Bath		Extra Sink		WGEP (1 Story) 240 15,334 9,047							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement	Conc. Block		Stone Treated Wood Concrete Floor	Separate Shower		Ceramic Tile Floor		WGEP (1 Story) 63 6,366 3,756				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
		Poured Conc.			Ceramic Tile Wains		Ceramic Tub Alcove		Base Cost 960 31,738 18,725							
X Casement	(9) Basement Finish			(10) Floor Support	(14) Water/Sewer		Vent Fan		Storage Over Garage 900 12,105 7,142				Door Opener 2 1,070 631			
X Double Glass					Public Water		Public Sewer		Totals: 233,037 137,493							
X Patio Doors	(10) Floor Support				1 Water Well		1 1000 Gal Septic		Notes:				ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 114,394			
X Storms & Screens					1 2000 Gal Septic		Lump Sum Items:									
(3) Roof		Recreation SF		Joists: Unsupported Len: Cntr.Sup:												
X Gable	Gambrel Mansard Shed	Living SF														
X Hip		Walkout Doors (B)														
X Flat	Asphalt Shingle Metal	No Floor SF														
X Storms & Screens		Walkout Doors (A)														
Chimney: Brick																

Building Type	Barn - General Purpose	Farm Utility Storage Shed	Farm Implement/Equipment		
Year Built	2000	1990			
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 136	4 Wall, 72	4 Wall, 56		
Height	15	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	28 x 40 = 1120	12 x 24 = 288	16 x 12 = 192		
Cost New	\$ 36,580	\$ 2,733	\$ 1,279		
Phy./Func./Econ. %Good	72/100/100 72.0	56/100/100 56.0	40/100/100 40.0		
Depreciated Cost	\$ 26,338	\$ 1,530	\$ 512		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832		
% Good	72	56	40		
Est. True Cash Value	\$ 21,913	\$ 1,273	\$ 426		
Comments:	CONC FLOOR				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23612 / All Cards: 23612					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		22,000	07/01/1995	WD	03-ARM'S LENGTH	132:31	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
17260 JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 03/20/1998									
Owner's Name/Address		MAP #:									
PROCTOR JAMES D 17260 JOHNSON RD PELKIE MI 49958		2024 Est TCV 121,321 TCV/TFA: 134.80									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-28-9 SEC 28 T52N R34W SE 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres	1,200	100	48,000
Comments/Influences						40.00	Total Acres	Total Est. Land Value =			48,000

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LAITILA EDSSEL R & PAULETTE	MCRAE KEVIN P & MARY ELLEN	50,000	11/09/2021	WD	03-ARM'S LENGTH	2021/07505	PROPERTY TRANSFER	100.0						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
EVERGREEN RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
MCRAE KEVIN P & MARY ELLEN 1682 DEEPWOOD CIRCLE ROCHESTER MI 48307		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-28-9A SEC 28 T52N R34N NE 1/4 OF SW 1/4 40 ACRES					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			24,280S			
		RVB 09/01/2010 INSPECTED			2023	23,800	0	23,800			23,800S			
		TH 11/08/2010 DATA ENTER			2022	23,500	0	23,500			23,500S			
					2021	24,000	0	24,000			5,093C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
PESOLA PAUL G	PESOLA PAUL ET AL	1		01/05/2011	QC	09-FAMILY		2011/00114	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
31460 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PESOLA PAUL ET AL											
31461 TAPIOLA RD											
PELKIE MI 49958											



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
31490 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MICHAELSON DEAN 31802 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 35,030 TCV/TFA: 12.16												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-28-10A SEC 28 T52N R34W PART OF N 1/2 OF NW 1/4 OF SW 1/4 D/F, COM AT W 1/4 POST OF SEC 28, TH S ALONG W SIDE OF SEC 86', TH E 150', TH N 86', TH W 150 FT TO POB. .26 A.					INLAND PROPERTIES			0.260 Acres			2,800	100		728
Comments/Influences					0.26 Total Acres			Total Est. Land Value =			728			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	364	17,151	17,515			17,515S			
					2023	325	13,825	14,150			11,389C			
					2022	325	11,204	11,529			10,847C			
					2021	328	10,698	11,026			10,501C			
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Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing										<<<<<<Calculator Cost Computations>>>>>>									
Class: C										Class: C									
Floor Area: 2,880										Quality: Average									
Gross Bldg Area: 2,880										Stories: 1									
Stories Above Grd: 1										Story Height: 12									
Average Sty Hght : 12										Perimeter: 0									
Bsmnt Wall Hght										Base Rate for Upper Floors = 73.27									
Depr. Table : 2.5%										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.31 100%									
Effective Age : 52										Adjusted Square Foot Cost for Upper Floors = 78.58									
Physical %Good: 35										Total Floor Area: 2,880									
Func. %Good : 65										Base Cost New of Upper Floors = 226,311									
Economic %Good: 65										Reproduction/Replacement Cost = 226,311									
Year Built										Eff.Age:52									
Remodeled										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/65 /65 /14.8									
Overall Bldg Height										Total Depreciated Cost = 33,466									
Comments: THERE IS NO LONGER A COMMERCIAL HUB IN THE AREA, THE BUILDING WAS A BUSINESS, FLOORS ARE ROTTING, CAVING IN, WATER IN THE BASEMENT, DOORS ARE IN DISREPAIR										ECF (SOUTH OF 283) 1.025 => TCV of Bldg: 1 = 34,302									
(1) Excavation/Site Prep:										Replacement Cost/Floor Area= 78.58 Est. TCV/Floor Area= 11.91									
(2) Foundation:										(11) Electric and Lighting:									
Footings										(39) Miscellaneous:									
X Poured Conc.										Outlets:									
Brick/Stone										Fixtures:									
Block										Few Average Many Unfinished Typical									
(3) Frame:										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
(4) Floor Structure:										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(5) Floor Cover:										(40) Exterior Wall:									
(6) Ceiling:										Thickness Bsmnt Insul.									
(7) Interior:										(13) Roof Structure: Slope=0									
(8) Plumbing:										(14) Roof Cover:									
Many Above Ave.																			
Average Typical																			
Few None																			
Total Fixtures																			
3-Piece Baths																			
2-Piece Baths																			
Shower Stalls																			
Toilets																			
Urinals																			
Wash Bowls																			
Water Heaters																			
Wash Fountains																			
Water Softeners																			
(9) Sprinklers:																			
(10) Heating and Cooling:																			
Gas Oil																			
Coal Stoker																			
Hand Fired Boiler																			

Parcel Number: 010-028-014-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
31480 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 02/25/2013												
Owner's Name/Address		MAP #:												
KLEIN JAMES W & JENISE M 31480 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 87,661 TCV/TFA: 79.40												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INLAND PROPERTIES						5.540 Acres	2,433	100	13,479
					5.54 Total Acres						Total Est. Land Value =		13,479	
Tax Description					Land Improvement Cost Estimates									
P1-28-10C SEC 28 T52N R34W PART OF THE N 1/2 OF NW 1/4 OF SW 1/4 OFSEC 28 D/F, BEGINNING AT THE W 1/4 CORNER BEING THE NW CORNER OF N 1/2 OF NW 1/4 OF SW 1/4, TH S 180', TH E AT RIGHT ANGLES 85', TH S AT RIGHT ANGLES 12', TH E TO E LINE OF NW 1/4 OF SW 1/4, TH N TO C/L OF SECTION, TH W TO POB, EXCEPT PARCEL OWNED BY PESOLA REUBEN (P1-28-10A). 5.54 A.					Description						Rate	Size % Good	Cash Value	
Comments/Influences					Sauna						5,204.57	1	70	3,643
					Total Estimated Land Improvements						True Cash Value =		3,643	

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 96 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash X Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2

Clas CD Blt 1920

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 672 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	432		
1 Story	Siding	Basement	50		
1 Story	Siding	Basement	50		
1 Story	Siding	Basement	70		
1 Story	Siding	Basement	70		
Total:				134,198	61,732
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,453	2,048
Water Well, 50 Feet			1	2,530	1,164
Porches					
WGEP (1 Story)			96	8,424	3,875
Totals:				149,605	68,819
Notes:					
ECF (SOUTH OF 283) 1.025 => TCV: 70,539					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
LANTZ MINDY A	KIBBETT BRUCE MICHAEL JR	85,000	06/15/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0									
OLLANKETO ALAN	LANTZ MINDY A	26,000	09/15/2016	LC	16-LC PAYOFF	2016/0455	DEED	100.0									
GREENE NATHANIEL SCOTT	OLLANKETO ALAN	19,000	03/20/2014	WD	03-ARM'S LENGTH	2014/01489	DEED	100.0									
PESOLA PAUL & RYAN & KLEIN	GREENE NATHANIEL	1	03/19/2014	QC	03-ARM'S LENGTH	2014/01488	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status								
31394 N TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
KIBBETT BRUCE MICHAEL JR 31394 N TAPIOLA RD PELKIE MI 49958		2024 Est TCV 91,424 TCV/TFA: 110.82															
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value						
					INLAND PROPERTIES			0.690 Acres		2,800 100	1,932						
								0.69 Total Acres		Total Est. Land Value =	1,932						
Tax Description		X	Dirt Road			Land Improvement Cost Estimates											
P1-28-11			Gravel Road														
SEC 28 T52N R34W			Paved Road														
PART OF N 1/2 OF NW 1/4 OF SW 1/4 COM AT			Storm Sewer														
SW COR OF N 1/2 OF NW 1/4 OF SW 1/4, TH N			Sidewalk														
100', TH E 300', TH S 100', TH W 300' TO			Water														
POB. .70 A. (140/126 167/611)			Sewer														
Comments/Influences			X	Electric								Wood Frame		21.10	240 46	2,329	
			Gas									Wood Frame		25.69		96 46	1,134
			Curb									Total Estimated Land Improvements True Cash Value = 5,467					
			Street Lights														
			Standard Utilities														
			Underground Utils.														
		Topography of Site															
		X	Level														
			Rolling														
			Low														
			High														
			Landscaped														
			Swamp														
			Wooded														
			Pond														
			Waterfront														
			Ravine														
			Wetland														
			Flood Plain														
												Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other
		Who When What			2024	966	44,746	45,712			45,712S						
		RVB 09/01/2010 INSPECTED			2023	863	38,012	38,875			36,506C						
		TH 11/08/2010 DATA ENTER			2022	863	34,869	35,732			34,768C						
					2021	869	32,789	33,658			33,658S						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type		Year Built: 1965 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: CAPE		X Drywall Paneled	Plaster Wood T&G										
Yr Built 1946	Remodeled 0	Ex	X Ord	Min									
Condition: Average		Trim & Decoration											
		Lg	X Ord	Small									
Room List		Doors:	Solid	X H.C.	X	Central Air Wood Furnace							
	Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors				(12) Electric							
(1) Exterior		Kitchen: Other: Other:				60 Amps Service							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No./Qual. of Fixtures							
	Insulation					Ex. X Ord. Min							
						No. of Elec. Outlets							
						Many X Ave. Few							
(2) Windows		(7) Excavation				(13) Plumbing							
X	Many Avg. Few	X	Large Avg. Small			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement											
X	Double Hung Horiz. Slide		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish											
(3) Roof						(14) Water/Sewer							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

Clas CD Blt 1946

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 660 SF Floor Area = 825 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	660		
Total:				107,078	58,893

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,449	
Water Well, 50 Feet	1	2,530		1,391	
Porches					
WGEP (1 Story)	84	7,698		4,234	
Deck					
Treated Wood	144	3,195		1,757	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	780	24,094		13,252	
Totals:			149,048	81,976	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 84,025

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood			X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1664 % Good: 0 Storage Area: 800 No Conc. Floor: 0						
																							70		WGEP (1 Story)		
X	Wood Frame			(4) Interior																							
Building Style: COLONIAL			X	Drywall Paneled			Plaster Wood T&G																				
			Trim & Decoration																								
Yr Built	Remodeled			Ex	X	Ord		Min																			
1940	0																										
Condition: Good			Size of Closets																								
				Lg	X	Ord		Small																			
Room List			Doors:			Solid		X	H.C.																		
	Basement		(5) Floors																								
3	1st Floor		Kitchen:																								
2	2nd Floor		Other:																								
2	Bedrooms		Other:																								
(1) Exterior																											
X	Wood/Shingle		(6) Ceilings																								
	Aluminum/Vinyl Brick																										
	Insulation																										
(2) Windows			(7) Excavation																								
X	Many		X	Large		Basement: 572 S.F.																					
	Avg.		X	Avg.		Crawl: 0 S.F.																					
	Few			Small		Slab: 0 S.F.																					
X	Wood Sash		(8) Basement																								
	Metal Sash																										
	Vinyl Sash																										
X	Double Hung																										
	Horiz. Slide																										
X	Casement																										
	Double Glass																										
	Patio Doors																										
X	Storms & Screens		(9) Basement Finish																								
(3) Roof																											
X	Gable		Gambrel		Recreation SF																						
	Hip		Mansard		Living SF																						
	Flat		Shed		Walkout Doors (B)																						
					No Floor SF																						
	Asphalt Shingle						Walkout Doors (A)																				
X	Metal		(10) Floor Support																								
Chimney: Brick			Joists:																								
			Unsupported Len:																								
			Cntr.Sup:																								



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KEELY MELVIN J SR & JUDITH	MCCLLOUD DAVID	31,900	07/20/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0									
		8,500	08/01/2002	WD	03-ARM'S LENGTH	158:709	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
31258 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
MCCLLOUD DAVID PO BOX 373 DOLLAR BAY MI 49922		2024 Est TCV 36,657 TCV/TFA: 63.64															
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements				* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P1-28-12A SEC 28 T52N R34W						INLAND PROPERTIES						0.220	Acres	2,800	100		616
PART OF S 1/2 OF NW 1/4 OF SW 1/4 D/F, COM AT SW COR OF NW 1/4 OF SW 1/4, SEC 28 TH N 75', TH E 125', TH S 75', TH W 125' TO POB. .22 A.										0.22	Total Acres		Total Est. Land Value =			616	
Comments/Influences																	
						Topography of Site											
						Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	308	18,021	18,329				18,329S					
						2023	275	19,832	20,107			15,270C					
						2022	275	18,216	18,491			14,543C					
						2021	277	17,144	17,421			14,079C					
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 55 Floor Area: 576 Total Base New : 78,138 Total Depr Cost: 35,162 Estimated T.C.V: 36,041				E.C.F. X 1.025				Bsmnt Garage:					
X Drywall Paneled				Plaster Wood T&G																					
Trim & Decoration																									
Yr Built Remodeled 1930 2006				Ex X Ord		Min																			
Building Style: CAPE				Size of Closets				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 576 Total: 71,155 32,020  Other Additions/Adjustments Water/Sewer 1 4,453 2,004 1000 Gal Septic 1 2,530 1,138 Water Well, 50 Feet Totals: 78,138 35,162  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 36,041				Cls CD Blt 1930									
Condition: Fair				Lg X Ord Small																					
Room List				Doors: Solid X H.C.																					
(1) Exterior				(5) Floors																					
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms				Kitchen: Parquet Other: Plywood Other: Ceramic Tile				(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:					
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:									
Insulation				X Drywall																					
(2) Windows				(7) Excavation																					
Many Avg. X Large Avg. Small				Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
Wood Sash Metal Sash Vinyl Sash				(8) Basement				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:									
Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone																					
Double Glass Patio Doors				Treated Wood Concrete Floor																					
Storms & Screens				X Concrete Floor																					
(3) Roof				(9) Basement Finish				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Lump Sum Items:									
X Gable Hip Flat				Gambrel Mansard Shed																					
X Asphalt Shingle				(10) Floor Support																					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
PESOLA PAUL G & JUDITH	PESOLA PAUL ET AL	1		01/05/2011	QC	09-FAMILY		2011/00114	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 06/17/1994												
Owner's Name/Address		MAP #:												
PESOLA PAUL ET AL		2024 Est TCV 20,423												
31461 TAPIOLA RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958			Public Improvements			* Factors *								
			Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Tax Description			Gravel Road			INLAND PROPERTIES							20,423	
P1-28-12B SEC 28 T52N R34W N 300' OF S		X	Paved Road			9.090 Acres							2,247 100	
1/2 OF NW 1/4 OF SW 1/4 9.09 AC M/L			Storm Sewer			9.09 Total Acres							Total Est. Land Value =	20,423
Comments/Influences			Sidewalk											
			Water											
			Sewer											
		X	Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
			Topography of Site											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	10,212	0	10,212			9,245C			
		RVB	09/01/2010	INSPECTED	2023	9,409	0	9,409			8,805C			
		TH	11/08/2010	DATA ENTER	2022	9,409	0	9,409			8,386C			
					2021	10,272	0	10,272			8,119C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
JURVA LELAND KEITH	JURVA LELAND & DIANE	0		08/15/2011	QC	09-FAMILY		2011/04573	DEED	0.0		
KASTER CHERYL A & JURVA LELAND KEITH	JURVA LELAND KEITH	1		10/15/2010	QC	09-FAMILY		2011/00899	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD/JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
JURVA LELAND & DIANE 31207 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 27,344										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			13.340	Acres	2,050	100	27,344
							13.34	Total Acres		Total Est. Land Value =		27,344
P1-28-13-A SEC 28 T52N R34W A PARCEL OF LAND BEING PART OF THE SW 1/4 OF SW 1/4, COM AT THE SW CORNER OF SEC 28; TH N 00 DEG 19' 28" E 878.47' ALONG THE WEST LINE OF SEC 28 TO THE POB; TH COM N 00 DEG 19' 28" E 439.23'; TH S 89 DEG 27' 21" E 1322.77'; TH S 00 DEG 20' 11" W 439.55'; TH N 89 DEG 26' 32" W 1322.68' TO THE POB. 13.34 A M/L (AKA PARCEL A ON SURVEY) SPLIT ON 05/16/2011 FROM 010-028-019-00; Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
Split/Comb. on 05/16/2011 completed 05/16/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-028-019-00; Child Parcel(s): 010-028-019-10, 010-028-019-20, 010-028-019-30; -----		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
JURVA LLEWELLEYN DEAN	JURVA LLEWELLYN & LINDA	0		08/15/2011	QC	09-FAMILY		2011/04572	DEED	0.0		
KASTER CHERYL A & JURVA LE	JURVA LLEWELLEYN DEAN	1		10/15/2010	QC	09-FAMILY		2011/00897	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD/JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
JURVA LLEWELLYN & LINDA 219 BACK NINE DR WHITE PINE TN 37890		2024 Est TCV 27,344										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			13.340	Acres	2,050	100	27,344
							13.34	Total Acres		Total Est. Land Value =		27,344
Tax Description		Dirt Road										
P1-28-13-B SEC 28 T52N R34W		Gravel Road										
A PARCEL OF LAND BEING A PART OF THE SW		Paved Road										
1/4 OF SW 1/4, COM AT THE SW CORNER OF		Storm Sewer										
SEC 28; TH N 00 DEG 19' 28" 439.24' ALONG		Sidewalk										
THE WEST LINE TO THE POB; TH N 00 DEG 19'		Water										
28" E 439.23'; TH S 89 DEG 26' 32"		Sewer										
1322.68'; TH S 00 DEG 20' 11" W 439.55';		Electric										
TH N 89 DEG 25' 42" W 1322.59' TO THE		Gas										
POB. 13.34 A.		Curb										
(AKA PARCEL B ON SURVEY)		Street Lights										
SPLIT ON 05/16/2011 FROM 010-028-019-00;		Standard Utilities										
Comments/Influences		Underground Utils.										
Split/Comb. on 05/16/2011 completed		Topography of Site										
05/16/2011 LISA OWNER'S REQUEST;		Level										
Parent Parcel(s): 010-028-019-00;		Rolling										
Child Parcel(s): 010-028-019-10,		Low										
010-028-019-20, 010-028-019-30;		High										
-----		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	13,672	0	13,672			1,451C	
					2023	10,835	0	10,835			1,382C	
					2022	10,835	0	10,835			1,317C	
					2021	12,138	0	12,138			1,275C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KASTER CHERYL ANN	KASTER CHERYL ANN	0		08/15/2011	QC	09-FAMILY		2011/04574	DEED	0.0		
KASTER CHERYL A & JURVA LE	KASTER CHERYL ANN	1		10/15/2010	QC	09-FAMILY		2011/00898	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD/JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KASTAR LIVING TRUST PO BOX 3985 PALMER AK 99645		2024 Est TCV 27,344										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					INLAND PROPERTIES			13.340 Acres		2,050	100	27,344
P1-28-13-C SEC 28 T52N R34W A PARCEL OF LAND IN THE SW 1/4 OF SW 1/4, BEG AT THE SW CORNER OF SEC 28, TH N 00 DEG 19' 28" E 439.24' ALONG THE WEST LINE; TH S 89 DEG 25' 42" E 1322.59'; TH S 00 DEG 20' 11" W 439.55' TO A POINT ON THE S LINE OF SAID SEC; TH N 89 DEG 24' 53" W 1322.50' TO THE POB. 13.34 A (AKA PARCEL C ON SURVEY) SPLIT ON 05/16/2011 FROM 010-028-019-00;							13.34	Total Acres		Total Est.	Land Value =	27,344
Comments/Influences												
Split/Comb. on 05/16/2011 completed 05/16/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-028-019-00; Child Parcel(s): 010-028-019-10, 010-028-019-20, 010-028-019-30; -----												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
KAHAN EUNICE	CARLSON EUNICE & DYLAN MIC	0	08/16/2007	WD	03-ARM'S LENGTH		DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
CARLSON EUNICE & DYLAN MICHAEL 31522 CABBAGE RD 49958 MI 49931		2024 Est TCV 48,000													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
CARLSON EUNICE & DYLAN MICHAEL 1004 E 5TH ST HOUGHTON MI 49931					INLAND PROPERTIES										
					40.00 Total Acres										
Tax Description					Total Est. Land Value = 48,000										
P1-28-14 SEC 28 T52N R34W NE 1/4 OF SE 1/4. 40 A.															
Comments/Influences															
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	24,000	0	24,000			5,559C				
		RVB 09/01/2010 INSPECTED			2023	20,000	0	20,000			5,295C				
		TH 11/08/2010 DATA ENTER			2022	20,000	0	20,000			5,043C				
					2021	20,000	0	20,000			4,882C				

Parcel Number: 010-028-021-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KAHAN EUNICE	CARLSON EUNICE & DYLAN MIC	0		08/16/2007	WD	03-ARM'S LENGTH		2007/04922	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
EVERGREEN RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
CARLSON EUNICE & DYLAN MICHAEL 31522 CABBAGE RD 49958 MI 49931		2024 Est TCV 48,000												
			Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
CARLSON EUNICE & DYLAN MICHAEL 1004 E 5TH ST HOUGHTON MI 49931					INLAND PROPERTIES		40.000 Acres		1,200	100	48,000			
					40.00 Total Acres		Total Est. Land Value =		48,000					
Tax Description														
P1-28-15 SEC 28 T52N R34W NW 1/4 OF SE 1/4. 40 A.														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	24,000	0	24,000			3,767C
		RVB 09/01/2010 INSPECTED			2023	20,000	0	20,000			3,588C			
		TH 11/08/2010 DATA ENTER			2022	20,000	0	20,000			3,418C			
					2021	20,000	0	20,000			3,309C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
FLORA KAREN & DANIEL R	HEIKKINEN RALPH	40,200		06/18/2021	WD	03-ARM'S LENGTH		2021/0433	PROPERTY TRANSFER	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
HEIKKINEN RALPH 2917 CARPENTER T WALLED LAKE MI 48390		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-28-16 SEC 28 T52N R34W SW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280				24,280S		
		RVB	09/01/2010	INSPECTED	2023	23,800	0	23,800				23,800S		
		TH	11/08/2010	DATA ENTER	2022	23,500	0	23,500				23,500S		
					2021	24,000	0	24,000				3,835C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COKE ZEIGLER KATHY	MOLITOR MARK ALLEN	71,500	04/12/2021	WD	03-ARM'S LENGTH	2021/02536	DEED	100.0				
		35,000	07/01/1998	WD	03-ARM'S LENGTH	143:748	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
17752 JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 10/03/2022										
Owner's Name/Address		MAP #:										
MOLITOR MARK ALLEN PO BOX 471 HOUGHTON MI 49931		2024 Est TCV 136,624 TCV/TFA: 206.07										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-28-17 SEC 28 T52N R34W SE 1/4 OF SE 1/4. 40 A.				INLAND PROPERTIES		40.000 Acres		1,200		100		48,000
Comments/Influences				40.00 Total Acres		Total Est. Land Value =						48,000
				Land Improvement Cost Estimates								
				Description	Rate		Size		% Good	Cash Value		
				Water	5,204.57		1		65	3,383		
				Sewer	19.65		416		54	4,414		
		X	Electric	Wood Frame	20.38		320		54	3,522		
				Gas	Total Estimated Land Improvements		True Cash Value =		11,319			
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	44,312	68,312			58,838C	
		RVB	09/01/2010	INSPECTED	2023	20,000	36,284	56,284			56,037C	
		TH	11/08/2010	DATA ENTER	2022	20,000	33,369	53,369		53,369W	53,369S	
					2021	20,000	30,424	50,424			19,349C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type 72 WGEF (1 Story) 40 WGEF (1 Story)			Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 640			
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 56 Floor Area: 663 Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:										
Building Style: CAPE				X Paneled				Plaster Wood T&G			Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:								
Yr Built 0		Remodeled 0		Trim & Decoration				X	No Heating/Cooling			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:										
Condition: Fair				Size of Closets				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
Room List				Doors: X Solid X H.C.				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
1 Basement 2 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
(1) Exterior				Kitchen: Hardwood Other: Hardwood Other:				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
Insulation				X Wood				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
(2) Windows				(7) Excavation				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
X Many Avg. X Large Avg. Small				Basement: 442 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
(3) Roof				(9) Basement Finish				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
X Gable Hip Flat				Gambrel Mansard Shed				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
Asphalt Shingle X Metal				(10) Floor Support				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Central Air Wood Furnace			Total Base New : 119,663 Total Depr Cost: 53,372 Estimated T.C.V: 54,706			E.C.F. X 1.025			Bsmnt Garage: Carport Area: Roof:											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Bank (2 Story) - G				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 168				
Height	20				
Heating System	No Heating/Cooling				
Length/Width/Area	68 x 16 = 1088				
Cost New	\$ 62,995				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 22,048				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	35				
Est. True Cash Value	\$ 22,599				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22599 / All Cards: 22599					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEIPPELA ROBERT M	WANHATALO ROBERT J &	70,000	11/09/2016	WD	03-ARM'S LENGTH	2016/05749	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
31949 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT		ALTER		09/21/2006		06-294		FOUNDATION	
		P.R.E. 100% 09/26/2022									
Owner's Name/Address		MAP #:									
WANHATALO ROBERT J		2024 Est TCV 181,790 TCV/TFA: 151.49									
31949 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
PELKIE MI 49958		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value	
				INLAND PROPERTIES		30.000 Acres		1,300 100		39,000	
						30.00 Total Acres		Total Est. Land Value =		39,000	
Tax Description		X	Dirt Road								
P1-29-1 SEC 29 T52N R34W			Gravel Road								
N 1/2 OF NW 1/4 OF NE 1/4 & N 1/2 OF N			Paved Road								
1/2 OF NE 1/4 OF NE 1/4. 30.00 AC M/L			Storm Sewer								
Comments/Influences		X	Sidewalk		Land Improvement Cost Estimates						
			Water		Description		Rate	Size	% Good	Cash Value	
			Sewer		Wood Frame		23.12	300	46	3,191	
			Electric		Total Estimated Land Improvements True Cash Value = 3,191						
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
		X	Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	19,500	71,395	90,895			31,953C
		RVB	08/25/2010	INSPECTED	2023	16,200	55,310	71,510			30,432C
		SC	11/05/2010	DATA ENTER	2022	16,200	50,780	66,980		66,980A	28,983C
					2021	16,200	47,778	63,978		63,978A	28,058C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 154Type Treated Wood				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame				(4) Interior																									
Building Style: CAPE				Drywall PaneledPlaster Wood T&G																									
				Trim & Decoration																									
Yr Built 2004		Remodeled 0		ExXOrdMin																									
Condition: Average				Size of Closets																									
				LgXOrdSmall																									
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																					
Basement 5 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																					
								100 Amps Service																					
								No./Qual. of Fixtures																					
								ExXOrdMin																					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																					
								ManyX Ave.Few																					
								(13) Plumbing																					
								Average Fixture(s)																					
(2) Windows				(7) Excavation				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
Many Avg.X FewLarge Avg.Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																									
								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
								(9) Basement Finish																					
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X Gable Hip FlatGambrel Mansard Shed								1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																					
X Asphalt Shingle				(10) Floor Support																									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																									

Cost Est. for Res. Bldg: 1 Single Family CAPE										Cls C		Blt 2004	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 1200 SF Floor Area = 1200 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1 Story		Siding		Slab		1,200							
Total:								148,837		125,023			
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,761		3,999			
Water Well, 50 Feet						1		2,629		2,208			
Deck													
Treated Wood						154		3,413		2,867			
Fireplaces													
Wood Stove						1		2,497		2,097			
Totals:								162,137		136,194			
Notes:													
ECF (SOUTH OF 283) 1.025 => TCV:												139,599	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LAUX JOSEPH J & SARAH J	RYGULA DAVID E & IRIS	125,000	11/18/2015	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0						
		120,000	06/01/2003	WD	03-ARM'S LENGTH	161:694	DEED	0.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status					
31883 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 11/30/2015 Qual. Ag.												
Owner's Name/Address		MAP #:												
RYGULA DAVID E & IRIS		2024 Est TCV 195,578 TCV/TFA: 108.65												
31883 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND									
PELKIE MI 49958		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					AG LAND 10 A OR MORE					30.000 Acres		1,523	100	45,700
										30.00 Total Acres		Total Est. Land Value =		45,700
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates									
					Description			Rate	Size % Good		Cash Value			
					Sauna			5,468.57	1 70		3,828			
					Wood Frame			26.36	100 46		1,213			
P1-29-1A SEC 29 T52N R34W PRT OF N 1/2 OF NE 1/4; COM @ PT 330' S OF NE 1/4 COR; TH W 1320' TO W LN OF NE 1/4 OF NE 1/4; TH S 300'; TH W 1320' TO W LN OF NW 1/4 OF NE 1/4; TH S 330'; TH E 2640' TO E SEC LN; TH N 660' TO POB 30 AC M/L		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Wood Frame				23.23	182 46		1,945		
									Total Estimated Land Improvements True Cash Value =		6,986			
Comments/Influences		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	22,850	74,939	97,789			82,380C			
					2023	18,000	70,054	88,054			78,458C			
					2022	15,000	68,408	83,408			74,722C			
				2021	16,500	64,043	80,543			72,335C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who		When	What	2024	22,850	74,939	97,789			82,380C		
		RVB		08/25/2010	INSPECTED	2023	18,000	70,054	88,054			78,458C		
		SC		11/05/2010	DATA ENTER	2022	15,000	68,408	83,408			74,722C		
						2021	16,500	64,043	80,543			72,335C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1901 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 71 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior	X	Drywall Paneled	Plaster Wood T&G									
Building Style:		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 29 Floor Area: 1,800 Total Base New : 237,640 Total Depr Cost: 163,402 Estimated T.C.V: 135,950		E.C.F. X 0.832		Bsmnt Garage:			
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 2		Cls CD		Blt 1895			
1895	1920					Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts							
Condition: Good		Doors: Solid X H.C.		(5) Floors		100 Amps Service		Ground Area = 952 SF Floor Area = 1800 SF.							
Room List		(6) Ceilings		Kitchen: Carpeted		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							
Basement 5 1st Floor 4 2nd Floor 4 Bedrooms		(7) Excavation		Other:		Many X Ave. Few		Building Areas							
(1) Exterior		(8) Basement		Other:		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick		Insulation	Basement: 540 S.F.		Average Fixture(s)		2 Story Siding Basement 540							
				Crawl: 412 S.F.		1 3 Fixture Bath		2 Story Siding Crawl Space 308							
(2) Windows		(9) Basement Finish		Slab: 0 S.F.		1 2 Fixture Bath		1 Story Siding Crawl Space 104							
Many Avg. X Avg. Large Small		Conc. Block		Height to Joists: 0.0		Softener, Auto		Total: 191,367 135,871							
X Wood Sash		Poured Conc.		(8) Basement		Softener, Manual		Other Additions/Adjustments							
X Metal Sash		Treated Wood		Vinyl Sash		Solar Water Heat		Plumbing							
X Double Hung		Concrete Floor		Horiz. Slide		No Plumbing		2 Fixture Bath 1 2,541 1,804							
X Casement		(9) Basement Finish		Double Glass		Extra Toilet		Extra Sink 1 762 541							
X Storms & Screens		Recreation SF		Patio Doors		1 Extra Sink		Water/Sewer							
(3) Roof		Living SF		Walkout Doors (B)		Separate Shower		1000 Gal Septic 1 4,453 3,162							
X Gable		Walkout Doors (A)		Hip		Ceramic Tile Floor		Water Well, 50 Feet 1 2,530 1,796							
X Gambrel		(10) Floor Support		Mansard		Ceramic Tile Wains		Porches							
X Flat		Joists:		Shed		Ceramic Tub Alcove		WGEF (1 Story) 32 4,378 3,108							
X Asphalt Shingle		Unsupported Len:		Chimney: Brick		Vent Fan		WGEF (1 Story) 258 16,084 6,594							
		Cntr.Sup:				(14) Water/Sewer		Deck							
						Public Water		Treated Wood 48 1,654 678							
						Public Sewer		Garages							
						1 Water Well		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)							
						1 1000 Gal Septic		Base Cost 360 13,871 9,848							
						2000 Gal Septic		Totals: 237,640 163,402							
						Lump Sum Items:		Notes:							
								ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV:							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Barn - Bank (2 Story) - S				
Year Built	1920				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 84				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 18 = 432				
Cost New	\$ 27,812				
Phy./Func./Econ. %Good	30/100/100 30.0				
Depreciated Cost	\$ 8,344				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	30				
Est. True Cash Value	\$ 6,942				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6942 / All Cards: 6942					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DELENE PROPERTIES LLC	EBERHARDT JAMES & LYNNETTE	32,000	09/13/2012	PTA	03-ARM'S LENGTH	2012/05103	DEED	100.0					
MISSIONS LLC	DELENE PROPERTIES, LLC	50,000	02/03/2006	WD	03-ARM'S LENGTH	168/1076	DEED	0.0					
MISSIONS LLC	DELENE PROPERTIES, LLC	50,000	02/03/2006	WD	03-ARM'S LENGTH	168/1076	DEED	0.0					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning: 0 (*)	Building Permit(s)		Date	Number	Status				
31737 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE		06/05/2019	2019-010-014	FOUNDATION				
		P.R.E. 100% 04/20/2015 Qual. Ag.			STORAGE		05/21/2017	2017-010-018	COMPLETE				
Owner's Name/Address		MAP #:											
EBERHARDT JAMES & LYNNETTE		2024 Est TCV 335,482 TCV/TFA: 307.22											
31737 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND								
PELKIE MI 49958		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-29-1B SEC 29 T52N R34W					AG LAND 10 A OR MORE		50.000 Acres		1,375	100			68,750
E 1/2 OF NE 1/4							50.00 Total Acres		Total Est. Land Value =				68,750
EXCEPT THE NORTH 990' OF SEC 29. 50 A.													
SPLIT FROM 029-001-20 ON 09/27/2010 TO													
010-029-001-30, 010-029-001-40;													
Comments/Influences		Topography of Site											
Split/Comb. on 09/27/2010 completed		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
09/27/2010 LISA OWNER'S REQUEST;					2024	34,375	133,366	167,741			155,984C		
Parent Parcel(s): 010-029-001-20;					2023	26,750	124,554	151,304			148,557C		
Child Parcel(s): 010-029-001-30,					2022	25,000	122,972	147,972			141,483C		
010-029-001-40;					2021	25,000	111,964	136,964			136,964S		
-----					Who When What								
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Licensed To: Township of Portage, County													
of Houghton, Michigan													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2019		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
Total:				160,762	155,939

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,761		4,618
Water Well, 200 Feet	1		10,514		10,199
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	624		25,659		24,889
Common Wall: 1 Wall	1		-2,628		-2,549
Door Opener	1		535		519
Totals:			199,603		193,615

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV:

161,088

Building Type	Barn - General Purpose	Equestrian Lean-Tos			
Year Built	2017	2019			
Class/Construction	D,Pole	S			
Quality/Exterior	Average	Cheap			
# of Walls, Perimeter	4 Wall, 300	Lean-To, 80			
Height	14	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	100 x 50 = 5000	20 x 20 = 400			
Cost New	\$ 136,800	\$ 4,102			
Phy./Func./Econ. %Good	90/100/100 90.0	94/100/100 94.0			
Depreciated Cost	\$ 123,120	\$ 3,856			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832			
% Good	90	94			
Est. True Cash Value	\$ 102,436	\$ 3,208			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 105644 / All Cards: 105644					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.										
EBERHARDT JAMES & LYNNETTE	DELENE MICHAEL	0		06/11/2015	CD	06-COURT JUDGEMENT			DEED	100.0										
DELENE PROPERTIES, LLC	EBERHARDT JAMES & LYNETTE	45,000		02/15/2010	WD	32-SPLIT VACANT		2010/00795	DEED	100.0										
Property Address		Class: AGRICULTURAL-VACAN			Zoning: 0 (*)		Building Permit(s)		Date	Number	Status									
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT																		
		P.R.E. 100% 04/20/2015 Qual. Ag.																		
Owner's Name/Address		MAP #:																		
EBERHARDT JAMES & LYNNETTE		2024 Est TCV 68,750																		
31737 TAPIOLA RD		Improved		X	Vacant		Land Value Estimates for Land Table AG.AG LAND													
PELKIE MI 49958		Public Improvements					* Factors *													
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value					
P1-29-1B							AG LAND 10 A OR MORE													68,750
SEC 29 T52N R34W							50.00					Total Acres		Total Est. Land Value =					68,750	
W 1/2 OF THE S 1,650' OF NE 1/4 OF SEC 29. 50 A.																				
SPLIT FROM 029-001-20 ON 09/27/2010 TO 010-029-001-30, 010-029-001-40;																				
Comments/Influences																				
Split/Comb. on 09/27/2010 completed 09/27/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-029-001-20; Child Parcel(s): 010-029-001-30, 010-029-001-40;																				
-----		Topography of Site																		
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
		Who When What					2024	34,375	0	34,375			26,448C							
							2023	26,750	0	26,750			25,189C							
							2022	25,000	0	25,000			23,990C							
							2021	25,000	0	25,000			23,224C							
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.					
				1	05/01/2001	WD	03-ARM'S LENGTH			156:521	DEED	0.0					
Property Address				Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)			Date	Number	Status				
Owner's Name/Address				School: BARAGA AREA SCHOOL DISTRICT													
				P.R.E. 100% 06/17/1994 Qual. Ag.													
				MAP #:													
KERANEN FARM LLC 16120 FISH HATCHERY RD PELKIE MI 49958				2024 Est TCV 59,000													
				Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND										
				Public Improvements			* Factors *										
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
							AG LAND 10 A OR MORE			40.000 Acres			1,475	100	59,000		
							40.00 Total Acres			Total Est. Land Value =			59,000				
				Topography of Site													
				X	Level Rolling Low High Landscaped Swamp												
X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
Who			When	What	2024	29,500	0	29,500			4,962C						
RVB			08/25/2010	INSPECTED	2023	21,400	0	21,400			4,726C						
SC			11/05/2010	DATA ENTER	2022	20,000	0	20,000			4,501C						
					2021	20,500	0	20,500			4,358C						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	12/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
16117 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 06/17/1994 Qual. Ag.											
Owner's Name/Address		MAP #:											
KERANEN FARM LLC		2024 Est TCV 392,439 TCV/TFA: 305.64											
16117 FISH HATCHERY RD		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND								
PELKIE MI 49958		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KERANEN FARM LLC					AG LAND 10 A OR MORE			80.000 Acres	1,338	100		107,000	
GREG KERANEN					80.00 Total Acres		Total Est. Land Value =		107,000				
16120 FISH HATCHERY RD					Land Improvement Cost Estimates								
PELKIE MI 49958					Description		Rate		Size	% Good	Cash Value		
Tax Description					Sauna		6,828.80		1	70	4,780		
P1-29-4 SEC 29 T52N R34W W 1/2 OF NW 1/4. 80 A.					Sewer		24.93		240	46	2,752		
Comments/Influences					Wood Frame	Total Estimated Land Improvements True Cash Value =		7,532					
		Topography of Site											
		X	Level										
			Rolling										
			Low										
		X	High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	53,500	142,720	196,220			106,729C		
		RVB	08/25/2010	INSPECTED	2023	42,800	133,163	175,963			101,647C		
		SC	11/05/2010	DATA ENTER	2022	40,000	131,607	171,607			96,807C		
					2021	39,640	135,592	175,232			93,715C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 36 WGEF (1 Story) 96 Treated Wood		Year Built: 1966 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 286 % Good: 61 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled Plaster Wood T&G											
Yr Built 1966		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration											
		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
Basement 6 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
				Average Fixture(s)									
(2) Windows		(7) Excavation		1 3 Fixture Bath									
Many Avg. X Avg. Large Few Small		Basement: 1278 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement											
X Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
				(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

Clas CD Blt 1966

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1278 SF Floor Area = 1284 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,278		
0.5 Story	Siding	Overhang	13		
Total:				164,872	98,572

Other Additions/Adjustments

Plumbing					
2 Fixture Bath			1	2,541	1,550
Water/Sewer					
1000 Gal Septic			1	4,453	2,716
Water Well, 50 Feet			1	2,530	1,543
Porches					
WGEF (1 Story)			36	4,695	2,864
Deck					
Treated Wood			96	2,391	1,459
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			286	13,897	8,477
Common Wall: 1 Wall			1	-2,458	-1,499
Door Opener			1	475	290
Fireplaces					
Wood Stove			1	2,103	1,283
Totals:				195,499	117,255

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 97,556



Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Toolshed	Barn - General Purpose
Year Built	1921	1970	1990	1978	1978
Class/Construction	D,Pole	S	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 272	4 Wall, 400	4 Wall, 336	4 Wall, 282	4 Wall, 282
Height	12	12	10	10	12
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	100 x 34 = 3400	120 x 80 = 9600	120 x 48 = 5760	99 x 42 = 4158	99 x 42 = 4158
Cost New	\$ 67,660	\$ 195,264	\$ 103,968	\$ 42,952	\$ 80,291
Phy./Func./Econ. %Good	23/100/100 23.0	39/100/100 39.0	49/100/100 49.0	35/100/100 35.0	35/100/100 35.0
Depreciated Cost	\$ 15,562	\$ 76,153	\$ 50,944	\$ 15,033	\$ 28,102
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	23	39	49	35	35
Est. True Cash Value	\$ 12,947	\$ 63,359	\$ 42,386	\$ 12,508	\$ 23,381
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 154581 / All Cards: 180351					

Building Type	Barn - General Purpose	Farm Implement/Equipment	Milk Houses		
Year Built	1973	1920			
Class/Construction	D,Pole	D,Pole	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Average		
# of Walls, Perimeter	4 Wall, 280	4 Wall, 68	4 Wall, 40		
Height	12	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	100 x 40 = 4000	18 x 16 = 288	7 x 13 = 91		
Cost New	\$ 77,800	\$ 1,518	\$ 9,829		
Phy./Func./Econ. %Good	35/100/100 35.0	20/100/100 20.0	35/100/100 35.0		
Depreciated Cost	\$ 27,230	\$ 304	\$ 3,440		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832		
% Good	35	20	35		
Est. True Cash Value	\$ 22,655	\$ 253	\$ 2,862		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 25770 / All Cards: 180351					

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			1	05/01/2001	WD	03-ARM'S LENGTH		156:521	DEED	0.0			
Property Address			Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD			School: BARAGA AREA SCHOOL DISTRICT										
			P.R.E. 100% 06/17/1994 Qual. Ag.										
Owner's Name/Address			MAP #:										
KERANEN FARM LLC 16117 FISH HATCHERY RD PELKIE MI 49958			2024 Est TCV 59,000										
			Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
			Public Improvements		* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958			X		AG LAND 10 A OR MORE		40.000 Acres		1,475		100		59,000
					40.00 Total Acres		Total Est. Land Value =						59,000
Tax Description													
P1-29-5 SEC 29 T52N R34W SE 1/4 OF NW 1/4. 40 A.													
Comments/Influences													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	12/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0			
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 06/17/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
KERANEN FARM LLC 16117 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 318,556									
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *						
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958					AG LAND 10 A OR MORE		80.000 Acres	1,338	100		107,000
Tax Description		P1-29-6 SEC 29 T52N R34W N 1/2 OF SW 1/4. 80 A.			80.00 Total Acres Total Est. Land Value = 107,000						
Comments/Influences											
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		RVB	08/26/2010	INSPECTED	2024	53,500	105,778	159,278			150,155C
		SC	11/05/2010	DATA ENTER	2023	42,800	100,205	143,005			143,005S
					2022	40,000	99,959	139,959			139,959S
					2021	39,640	113,606	153,246			147,880C
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Building Type	Barn - Free-Stall				
Year Built	2000				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 776				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	94 x 294 = 27636				
Cost New	\$ 410,119				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 254,274				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	62				
Est. True Cash Value	\$ 211,556				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 211556 / All Cards: 211556					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	12/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 06/17/1994 Qual. Ag.										
Owner's Name/Address		MAP #:										
KERANEN FARM LLC 16117 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 54,797										
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958					AG LAND 10 A OR MORE			36.840 Acres	1,487	100		
Tax Description		X			36.84 Total Acres      Total Est. Land Value =      54,797							
P1-29-7 SEC 29 T52N R34W SW 1/4 OF SW 1/4 EXC S 416' OF E 208' OF W 808' & S 241.71' OF E 208.71' OF W 1,320.54'. 36.84 A.		X										
Comments/Influences		Underground Utils.										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		X Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	27,399	0	27,399			4,366C	
		RVB 08/26/2010 INSPECTED			2023	20,326	0	20,326			4,159C	
		SC 11/05/2010 DATA ENTER			2022	18,420	0	18,420			3,961C	
					2021	19,236	0	19,236			3,835C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
FETTIG BRIAN & JEAN 16218 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 2,800												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INLAND PROPERTIES						1.000 Acres	2,800	100	2,800
					1.00 Total Acres						Total Est. Land Value =		2,800	
Tax Description		Dirt Road												
P1-29-7C SEC 29 T52N R34W THAT PART OF SW 1/4 OF SW 1/4 COM AT THESW COR OF SEC. 29 TH E 1111.83', TH N 241.71' TO POB., TH E 208.71', TH N 208.71', TH W 208.71', TH S 208.71' TO POB. CONTAINS 1 ACRE M/L		Gravel Road												
Comments/Influences		Paved Road												
		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		Who	When	What	2024	1,400	0	1,400			367C			
		RVB 08/26/2010 INSPECTED			2023	1,250	0	1,250			350C			
		SC 11/05/2010 DATA ENTER			2022	1,250	0	1,250			334C			
					2021	1,260	0	1,260			324C			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status							
16218 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT			ADDITION			06/06/2011			11-83	COMPLETE							
		P.R.E. 100% 05/18/1994																	
Owner's Name/Address		MAP #:																	
FETTIG BRIAN & JEAN 16218 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 192,882 TCV/TFA: 147.01																	
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS													
		Public Improvements			* Factors *														
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
P1-29-7B SEC 29 T52N R34W S 241.71' OF E 208.71' OF W 1,320' OF SW1/4 OF SW 1/4. 1.158 A.		X	Dirt Road			INLAND PROPERTIES			1.158 Acres		2,759	100	3,195						
Comments/Influences			Gravel Road			1.16 Total Acres			Total Est. Land Value =		3,195								
			Paved Road			Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 24.36 120 46 1,345 Wood Frame 25.69 96 93 2,293 Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value 2016 WOOD SHED OPEN 3 SIDES 1.00 1000 100 1,000 Total Estimated Land Improvements True Cash Value = 4,638													
			Storm Sewer																
			Sidewalk																
			Water																
			Sewer																
		X	Electric																
			Gas																
			Curb																
			Street Lights																
			Standard Utilities																
			Underground Utils.																
		Topography of Site																	
		X	Level																
			Rolling																
			Low																
			High																
			Landscaped																
			Swamp																
		X	Wooded																
			Pond																
			Waterfront																
			Ravine																
			Wetland																
			Flood Plain																
				Year	Land Value									Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024									1,598	94,843	96,441			52,006C
		LP	03/25/2009	DATA ENTER	2023									1,448	77,027	78,475			49,530C
		RVB	08/26/2010	INSPECTED	2022	1,448	70,770	72,218			47,172C								
		SC	11/05/2010	DATA ENTER	2021	1,459	66,616	68,075			45,666C								
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type WGEP (1 Story) Treated Wood Treated Wood			Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 81 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
X	Wood Frame			(4) Interior	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status						
16120 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT		GARAGE		11/04/2003	03-1024	FOUNDATION							
Owner's Name/Address		P.R.E. 100% 05/18/1994													
KOLEHMAINEN JOHN D		MAP #:													
SALO JENNIFER, ET AL; LADY BIRD		2024 Est TCV 180,901 TCV/TFA: 163.86													
16120 HOROSCOPE RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-29-7A SEC 29 T52N R34W S 416' OF E					INLAND PROPERTIES			2.000 Acres		2,650	100				5,300
208' OF W 808' OF SW 1/4 OF SW 1/4. 2 A.					2.00 Total Acres			Total Est. Land Value =						5,300	
Comments/Influences															
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	2,650	87,801	90,451			56,203C				
		RVB 08/26/2010 INSPECTED			2023	2,500	70,947	73,447			53,527C				
		SC 11/05/2010 DATA ENTER			2022	2,500	65,169	67,669			50,979C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 140 CPP 168 Treated Wood		Year Built: 2003 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 568 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 2000		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(14) Water/Sewer									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Public Water Public Sewer									
X Double Glass Patio Doors		Treated Wood X Concrete Floor		1 Water Well									
X Storms & Screens		(9) Basement Finish		1 1000 Gal Septic 2000 Gal Septic									
(3) Roof				Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle Metal		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 2000 (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,104 Total: 162,279 139,560 Other Additions/Adjustments Water/Sewer 1 4,761 4,094 1000 Gal Septic 1 2,629 2,261 Porches CPP 140 2,649 2,278 Deck Treated Wood 168 3,614 3,108 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 568 24,055 20,687 Common Wall: 1/2 Wall 1 -1,314 -1,130 Door Opener 1 535 460 Totals: 199,208 171,318 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 175,601													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
AUTIO MARK P	AUTIO MARK & ARTHUR	100		04/08/2015	QC	09-FAMILY		2015/01993	DEED	0.0				
AUTIO MARK & ARTHUR	AUTIO MARK & ARTHUR & SUSAN	100		04/08/2015	QC	09-FAMILY		2015/1994	DEED	0.0				
AUTIO MARY S TRUST	AUTIO MARK P	0		09/18/2014	QC	03-ARM'S LENGTH		2014/04915	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 11/04/2019 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
AUTIO MARK & SUSAN 90 HWY 350 CORINTH MS 38834		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-29-8 SEC 29 T52N R34W SE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280				11,798C		
		RVB 08/26/2010 INSPECTED			2023	23,800	0	23,800				11,237C		
		SC 11/05/2010 DATA ENTER			2022	23,500	0	23,500				10,702C		
					2021	24,000	0	24,000				10,361C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
PESOLA PAUL G & JUDITH	NEWBURY REO 2013 LLC	82,900	03/27/2014	SD	10-FORECLOSURE	2014/01555	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
31461 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 04/01/2019												
Owner's Name/Address		MAP #:												
PESOLA RYAN 31461 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 209,157 TCV/TFA: 157.02												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES					4.000 Acres	2,500	100	10,000	
										4.00	Total Acres	Total Est. Land Value =		10,000
Tax Description		X	Dirt Road											
P1-29-9 SEC 29 T52N R34W PART OF NE 1/4 OF SE 1/4 D/F, BEG AT THE QUARTER POST BTW SECS 28 & 29 T52N, R34W TH S ALONG SEC LINE 208.70' POB, TH W'LYAT RIGHT ANGLES 417.40', TH S'LY 208.70'TH E'LY 417.40' TO SEC LINE, TH N ALONG SEC LINE 208.70' TO POB. 2 ACRES AND			Gravel Road											
			Paved Road											
			Storm Sewer											
		X	Sidewalk		Land Improvement Cost Estimates									
			Water		Description									
			Sewer		Rate									
			Electric		Size % Good									
		X	Gas		Cash Value									
			Curb		27.40									
			Street Lights		120 46									
			Standard Utilities		Total Estimated Land Improvements True Cash Value =									
		X	Underground Utils.		1,512									
			Topography of Site											
			Level											
			Rolling											
Comments/Influences		X	Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
		X	Wetland											
			Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Who When What		2024	5,000	99,579	104,579			81,575C			
		RVB 08/26/2010 INSPECTED		2023	4,900	80,781	85,681			77,691C				
		SC 11/05/2010 DATA ENTER		2022	4,900	74,189	79,089			73,992C				
				2021	5,038	69,812	74,850			71,629C				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MICHAELSON KATHLEEN	MAKI ADAM R	75,000	11/21/2011	WD	09-FAMILY	2011/05997	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
16897 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT								
		P.R.E. 100% 11/23/2011								
Owner's Name/Address		MAP #:								
MAKI ADAM R		2024 Est TCV 150,392 TCV/TFA: 156.66								
16897 FISH HATCHERY RD		X Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
PELKIE MI 49958		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES					16,118
					6.70 Total Acres					16,118
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Wood Frame	26.42		144 46		1,750
					Total Estimated Land Improvements True Cash Value =					1,750

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 657 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1975		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Hardboard Insulation		X Drywall		No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish		Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Asphalt Shingle X Metal		(10) Floor Support											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1975 (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 143,957 102,210 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 2,160 Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 657 26,641 18,915 Door Opener 2 1,070 760 Totals: 182,100 129,292 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 132,524													



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MICHAELSON KATHLEEN	MAKI ADAM R	75,000		11/23/2011	WD	03-ARM'S LENGTH		2011/05997	DEED	100.0		
RAVI MILDRED S	MICHAELSON KATHLEEN	1		09/02/2008	QC	03-ARM'S LENGTH		2008/04935	DEED	100.0		
RAVI MILDRED S TRUST	RAVI MILDRED S	1		04/18/2008	WD	03-ARM'S LENGTH		2008/02669	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 11/23/2011										
Owner's Name/Address		MAP #:										
MAKI ADAM R		2024 Est TCV 4,675										
16897 FISH HATCHERY RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					INLAND PROPERTIES							4,675
P1-29-10A SEC 29 T52N R34W PART OF THE NE 1/4 OF SE 1/4 D/F, COM AT1/4 POST BET SECS 28 & 29, TH W 417.4' TO POB, TH W 135', TH S 417', TH E 135',TH N 417' TO POB. 1.75 A.					1.75 Total Acres							4,675
Comments/Influences					Total Est. Land Value =							4,675

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MARTIN JOHN T & MARION J	LAHTI WILLIAM	130,000	06/01/2016	WD	03-ARM'S LENGTH	2016/02752	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
31395 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT		DECK		07/15/2013		13-005		COMPLETE					
		P.R.E. 100% 10/24/2016													
Owner's Name/Address		MAP #:													
LAHTI WILLIAM		2024 Est TCV 134,398 TCV/TFA: 92.69													
31395 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements		* Factors *											
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value					
				INLAND PROPERTIES		28.000 Acres		886 100		24,800					
						28.00 Total Acres		Total Est. Land Value =		24,800					
Tax Description		X	Dirt Road		Land Improvement Cost Estimates										
P1-29-11 SEC 29 T52N R34W			Gravel Road												
NE 1/4 OF SE 1/4 SEC 29 T52N R34W EXC THE			Paved Road												
E 1252.2' OF THE N 417.4' THEREOF, CONT			Storm Sewer												
28 ACRES M/L			Sidewalk												
		X	Water		Description		Rate		Size % Good		Cash Value				
			Sewer		Sauna		5,204.57		1 70		3,643				
			Electric		Wood Frame		28.11		80 46		1,035				
			Gas		Wood Frame		22.62		168 46		1,748				
			Curb		Total Estimated Land Improvements True Cash Value = 6,426										
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
			Landscaped												
		X	Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
		X	Wetland		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Flood Plain		2024		12,400		54,799		67,199				60,075C
					2023		16,220		45,154		61,374		0M		0
				2022		16,220		41,418		57,638		0M		0	
				2021		16,520		38,952		55,472		0M		0	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 80 WGEP (1 Story) 100 WGEP (1 Story) 92 Treated Wood 99 Treated Wood		Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1919		Remodeled 1998		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 551 S.F. Crawl: 348 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 899 SF Floor Area = 1450 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	551		
1 Story	Siding	Crawl Space	348		
Total:				163,031	74,995

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	972
Water/Sewer			
1000 Gal Septic	1	4,453	2,048
Water Well, 50 Feet	1	2,530	1,164
Porches			
WGEP (1 Story)	80	7,435	3,420
WGEP (1 Story)	100	8,645	3,977
Deck			
Treated Wood	92	2,341	1,077
Treated Wood	99	2,426	1,116
Garages			
Class: CD Exterior: Pole (Unfinished)			
Door Opener	1	475	218
Base Cost	1200	25,368	11,669
Totals:		218,818	100,656

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 103,172

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		20,000	02/01/2003	WD	03-ARM'S LENGTH	160:904	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
ELO HUNT CLUB LLC MIKE BISHOP 17841 ASKEL RD PELKIE MI 49958		MAP #:											
		2024 Est TCV 48,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-29-12 SEC 29 T52N R34W NW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100	
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000		
		Topography of Site											
		X Level Rolling X Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	24,000	0	24,000			14,742C		
		RVB 08/26/2010 INSPECTED			2023	20,000	0	20,000			14,040C		
		SC 11/05/2010 DATA ENTER			2022	20,000	0	20,000			13,372C		
					2021	24,000	0	24,000			12,945C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	04/01/2003	WD	03-ARM'S LENGTH	160:856	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
16600 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE		09/20/2006	06-289	FOUNDATION				
		P.R.E. 100% 03/07/2007											
Owner's Name/Address		MAP #:											
AUTIO PETER & CINDY J 16600 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 335,761 TCV/TFA: 178.60											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-29-13 SEC 29 T52N R34W SW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES		40.000 Acres		1,200	100	48,000		
Comments/Influences					40.00 Total Acres		Total Est. Land Value =		48,000				
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		X											
		X											
		X											
		X											
		X											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	143,881	167,881			119,635C		
		LP	06/05/2008	INSPECTED	2023	20,000	116,239	136,239			113,939C		
		RVB	08/26/2010	INSPECTED	2022	20,000	111,631	131,631			108,514C		
		SC	11/05/2010	DATA ENTER	2021	20,000	105,066	125,066			105,048C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
					Insulation																				
					0 Front Overhang																				
					0 Other Overhang																				
X	Wood Frame			X	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 13 Floor Area: 1,880 Total Base New : 322,690 Total Depr Cost: 280,742 Estimated T.C.V: 287,761				166 WGEP (1 Story) 280 Treated Wood				E.C.F. X 1.025				
					Drywall																		Plaster		
					Paneled																		Wood T&G		
					Trim & Decoration																				
Building Style: RANCH				X	Ex			X	Ord		Min	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1880 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,860 1 Story Siding Basement 20 Total: 258,698 225,068  Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 3,956 Water/Sewer 1000 Gal Septic 1 4,761 4,142 Water Well, 50 Feet 1 2,629 2,287 Porches WGEP (1 Story) 166 13,111 11,407 Deck Treated Wood 280 5,057 4,400 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 992 35,980 31,303 Common Wall: 1 Wall 1 -2,628 -2,286 Door Opener 1 535 465 Totals: 322,690 280,742				Bsmnt Garage:					
Trim & Decoration																									
Yr Built Remodeled 2006 0			Size of Closets																						
Condition: Average			Lg X Ord Small																						
Room List				Doors:			Solid X H.C.			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Cls C Blt 2006				Carport Area: Roof:							
(5) Floors																									
Kitchen: Other: Carpeted Other:																									
(6) Ceilings																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			X	Drywall			No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Cls C Blt 2006				Carport Area: Roof:									
					(7) Excavation																				
					Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
					(8) Basement																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			X	Recreation SF			Lump Sum Items:				ECF (SOUTH OF 283) 1.025 => TCV: 287,761													
					Living SF																				
					Walkout Doors (B)																				
					No Floor SF																				
(3) Roof				X	Gable			X	Gambrel			Lump Sum Items:				ECF (SOUTH OF 283) 1.025 => TCV: 287,761									
Hip			Mansard																						
Flat			Shed																						
Asphalt Shingle			Chimney: Vinyl																						
Chimney: Vinyl				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:				ECF (SOUTH OF 283) 1.025 => TCV: 287,761														
(10) Floor Support																									
Joists: Unsupported Len: Cntr.Sup:																									
Chimney: Vinyl																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KASTAR CHERYL A & JURVA LE	KASTAR CHERYL & TROOST RA	21,666	02/03/2014	QC	03-ARM'S LENGTH	2014/00458	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
31203 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		11/24/2020		2020-999-101		FOUNDATION
		P.R.E. 25% 11/24/2019 Qual. Ag.								
Owner's Name/Address		MAP #:								
TROOST RAILI & CHRISTIAN		2024 Est TCV 170,468 TCV/TFA: 140.65								
31207 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
PELKIE MI 49958		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Tax Description				INLAND PROPERTIES		17.430 Acres		1,833 100		31,944
P1-29-14 SEC 29 T52N R34W						17.43 Total Acres		Total Est. Land Value =		31,944
E 1/2 OF SE 1/4 OF SE 1/4										
(EXCEPT 2.57 ACRES SPLIT TO										
010-029-016-50 FOR 2012) 17.43 A.										
Comments/Influences										
		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	15,972	69,262	85,234		67,149C
		LP	07/03/2009	DATA ENTER	2023	11,330	56,345	67,675		63,952C
		RVB	09/25/2001	INSPECTED	2022	9,151	51,756	60,907		60,907S
		SC	11/05/2010	DATA ENTER	2021	10,972	48,709	59,681		59,681S
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Insulation		X	Gas Wood		X	Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
				0 Front Overhang																					
				0 Other Overhang																					
				(4) Interior																					
X	Wood Frame			X	Drywall			Plaster		Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 46 Floor Area: 1,212 Total Base New : 250,269 Total Depr Cost: 135,145 Estimated T.C.V: 138,524		E.C.F. X 1.025		Bsmnt Garage:							
Building Style: RANCH		Trim & Decoration																							
Yr Built 1966	Remodeled 0	Ex	X	Ord		Min	Size of Closets																		
Condition: Average		Lg	X	Ord		Small																			
Room List				Doors:			Solid	X	H.C.	Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1212 SF Floor Area = 1212 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,212 Total: 180,362		Cls C Blt 1966									
5	Basement			(5) Floors		(100) Amps Service		No./Qual. of Fixtures																	
1st Floor	Kitchen: Linoleum				Ex.	X	Ord.		Min	No. of Elec. Outlets															
2nd Floor	Other: Carpeted				Many	X	Ave.		Few	(13) Plumbing															
3	Bedrooms			Other: Hardwood						Average Fixture(s)		Other Additions/Adjustments Basement Living Area 1127 39,546 21,355 Water/Sewer 1000 Gal Septic 1 4,761 2,571 Water Well, 50 Feet 1 2,629 1,420 Porches CPP 48 1,149 620 4in Concrete 60 480 259 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 462 20,938 11,307 Common Wall: 1 Wall 1 -2,628 -1,419 Door Opener 1 535 289 Fireplaces Wood Stove 1 2,497 1,348 Totals: 250,269 135,145		ECF (SOUTH OF 283) 1.025 => TCV: 138,524											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																					
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall						(14) Water/Sewer														
Insulation																Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
(2) Windows				(7) Excavation		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Lump Sum Items:		Notes:													
X	Many		Large	Basement: 1212 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
X	Avg.	X	Avg.																						
	Few		Small																						
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																					
	Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
(3) Roof				(9) Basement Finish																					
X	Gable		Gambrel	1127	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																				
X	Hip		Mansard	(10) Floor Support																					
	Flat		Shed	Joists: Unsupported Len: Cntr.Sup:																					
Asphalt Shingle																									
Metal																									
Chimney: Block																									



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JURVA LELAND & DIANE	JURVA LELAND & DIANE	0	08/15/2011	QC	09-FAMILY	2011/04575	DEED	0.0					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
31207 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/18/1994 Qual. Ag.											
Owner's Name/Address		MAP #:											
JURVA LELAND & DIANE 31207 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 131,356 TCV/TFA: 94.36											
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					AG LAND 10 A OR MORE						36,741		
					22.590 Acres						1,626 100	36,741	
					22.59 Total Acres						Total Est. Land Value =	36,741	
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					Sauna					6,499.14	1 85	5,524	
					Wood Frame					25.93	156 98	3,964	
					Wood Frame					22.91	320 39	2,859	
					Residential Local Cost Land Improvements								
					Description					Rate	Size % Good	Cash Value	
					LEANING TO						3.00	256 95	730
					Total Estimated Land Improvements True Cash Value =						13,077		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 184 Treated Wood 91 Treated Wood		Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall Paneled Plaster Wood T&G											
Yr Built 0		Remodeled 1980		Trim & Decoration									
Condition: Good		Ex X Ord Min		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Hardwood Other: Carpeted Other:		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. X Ord. Min									
X Insulation		X Drywall		No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Avg. Large Few Small		Basement: 468 S.F. Crawl: 144 S.F. Slab: 312 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone											
X Double Glass		Treated Wood											
X Patio Doors		X Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 924 SF Floor Area = 1392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	468		
1 Story	Siding	Slab	312		
1 Story	Siding	Crawl Space	144		
Total:				158,997	77,910
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,453	2,182
Water Well, 50 Feet			1	2,530	1,240
Deck					
Treated Wood			184	3,748	1,837
Treated Wood			91	2,329	1,141
Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			1	475	233
Base Cost			1200	25,368	12,430
Fireplaces					
Wood Stove			1	2,103	1,030
Totals:				200,003	98,003
Notes:					
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV:				81,538	

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			1	05/01/2001	WD	03-ARM'S LENGTH		156:521	DEED	0.0			
Property Address			Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
Owner's Name/Address			School: BARAGA AREA SCHOOL DISTRICT										
			P.R.E. 100% 06/17/1994 Qual. Ag.										
			MAP #:										
KERANEN FARM LLC 16117 FISH HATCHERY RD PELKIE MI 49958			2024 Est TCV 59,000										
			Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
Taxpayer's Name/Address			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958					AG LAND 10 A OR MORE		40.000 Acres		1,475		100		59,000
							40.00 Total Acres		Total Est. Land Value =				59,000
Tax Description													
P1-30-1 SEC 30 T52N R34W NE 1/4 OF NE 1/4. 40 A.													
Comments/Influences													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			Topography of Site										
			X	Level									
				Rolling									
				Low									
				High									
				Landscaped									
			X	Swamp									
				Wooded									
			X	Pond									
				Waterfront									
Ravine													
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Who	When	What	2024	29,500	0	29,500			3,572C	
			RVB	08/24/2010	INSPECTED	2023	21,400	0	21,400			3,402C	
			SC	11/05/2010	DATA ENTER	2022	20,000	0	20,000			3,240C	
						2021	20,500	0	20,500			3,137C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
15754 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT		MOBILE HOME		08/19/2003		03-1003		FOUNDATION			
Owner's Name/Address		P.R.E. 100% 06/17/1994 Qual. Ag.											
HOSKINS DAVID R & JOYCE		MAP #:											
15754 FISH HATCHERY RD		2024 Est TCV 223,232 TCV/TFA: 177.73											
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-30-2 SEC 30 T52N R34W W 1/2 OF NE 1/4. 80 A.					AG LAND 10 A OR MORE			80.000 Acres	1,338	100			
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			107,000		
		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
					Description	Rate			Size % Good		Cash Value		
					Sauna	5,468.57			1 70		3,828		
					Total Estimated Land Improvements True Cash Value =							3,828	
		Topography of Site											
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	53,500	58,116	111,616			63,325C		
		RVB	08/24/2010	INSPECTED	2023	42,800	54,358	97,158			60,310C		
		SC	11/05/2010	DATA ENTER	2022	40,000	53,386	93,386			57,439C		
					2021	39,640	53,470	93,110			55,605C		

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1 Wood Stove Direct-Vented Gas				Class: CD Effec. Age: 46 Floor Area: 1,256 Total Base New : 173,842 Total Depr Cost: 93,875 Estimated T.C.V: 78,104				E.C.F. X 0.832				Bsmnt Garage: Carport Area: Roof:			
Building Style: CAPE				Trim & Decoration																											
Yr Built 1920		Remodeled 1970		Ex		X		Ord				Min																			
Condition: Good				Size of Closets																											
				Lg		X		Ord				Small																			
Room List				Doors:				Solid		X		H.C.		Central Air Wood Furnace																	
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1032 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 168 1.5 Story Siding Basement 448 1 Story Siding Slab 160 1 Story Siding Crawl Space 256 Total: 143,422 77,448				Other Additions/Adjustments Plumbing Extra Sink 1 762 411 Water/Sewer 1000 Gal Septic 1 4,453 2,405 Water Well, 50 Feet 1 2,530 1,366 Porches WGEP (1 Story) 49 5,373 2,901 Deck Treated Wood 72 2,048 1,106 Treated Wood 352 5,738 3,099 Built-Ins Dishwasher 1 618 334 Jacuzzi Tub 1 6,795 3,669 Fireplaces Wood Stove 1 2,103 1,136 Totals: 173,842 93,875				Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 78,104							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				Many X Ave. Few				(13) Plumbing																			
Wood/Shingle												Average Fixture(s)																			
Aluminum/Vinyl												1 3 Fixture Bath																			
Brick												2 Fixture Bath																			
Insulation												Softener, Auto																			
												Softener, Manual																			
												Solar Water Heat																			
												No Plumbing																			
												Extra Toilet																			
												1 Extra Sink																			
												Separate Shower																			
												Ceramic Tile Floor																			
												Ceramic Tile Wains																			
												Ceramic Tub Alcove																			
												Vent Fan																			
												(14) Water/Sewer																			
												1 Public Water																			
												1 Public Sewer																			
												1 Water Well																			
												1 1000 Gal Septic																			
												2000 Gal Septic																			
												Lump Sum Items:																			

Building Type	Farm Utility Buildings	Barn - General Purpose	Farm Utility Buildings	Farm Utility Buildings	Barn - General Purpose
Year Built	1998	1920	1920		1922
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 264	4 Wall, 112	4 Wall, 52	4 Wall, 84	4 Wall, 200
Height	14	14	14	14	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 x 84 = 4200	36 x 20 = 720	14 x 12 = 168	12 x 30 = 360	39 x 61 = 2379
Cost New	\$ 36,372	\$ 17,921	\$ 2,475	\$ 4,655	\$ 46,866
Phy./Func./Econ. %Good	53/100/100 53.0	30/100/100 30.0	30/100/100 30.0	38/100/100 38.0	30/100/100 30.0
Depreciated Cost	\$ 19,277	\$ 5,376	\$ 743	\$ 1,769	\$ 14,060
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	53	30	30	38	30
Est. True Cash Value	\$ 16,039	\$ 4,473	\$ 618	\$ 1,472	\$ 11,698
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 34300 / All Cards: 34300					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 06/17/1994 Qual. Ag.										
Owner's Name/Address		MAP #:										
HOSKINS DAVID R & JOYCE 15754 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 56,659										
		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HOSKINS DAVID R & JOYCE 15754 FISH HATCHERY RD PELKIE MI 49958					AG LAND 10 A OR MORE			38.240 Acres	1,482	100		
Tax Description		X Topography of Site			38.24 Total Acres      Total Est. Land Value =      56,659							
P1-30-3 SEC 30 T52N R34W SE 1/4 OF NE 1/4 LESS PAR D/F, COM AT E 1/ 4 COR OF SEC, TH TH N 137', TH W 416', TH S 317', TH E 416' TO POB., ALSOEXCEPT PAR COM AT SW COR OF SE 1/4 OF NE1/4, TH N 33' TO POB., TH N 165', TH E 200', TH S 165', TH W 200' TO POB. 38.24 ACRES M/L												
Comments/Influences		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	28,330	0	28,330			4,162C	
		RVB 08/24/2010 INSPECTED			2023	20,802	0	20,802			3,964C	
		SC 11/05/2010 DATA ENTER			2022	19,120	0	19,120			3,776C	
					2021	19,796	0	19,796			3,656C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SWEENEY LYNNE & JOE	LAPOINTE PATRICK & HOSKINS	69,000	08/12/2016	WD	03-ARM'S LENGTH	2016/03968	PROPERTY TRANSFER	100.0						
SAUVOLA DARIN T	SWEENEY LYNNE & JOE	65,000	07/11/2013	WD	03-ARM'S LENGTH	2013/04081	DEED	100.0						
SAUVOLA DARIN T & CANDACE	SAUVOLA DARIN T	1	03/13/2012	WD	09-FAMILY	2012/01534	DEED	0.0						
HOSKINS CANDACE R & SAUVOL	SAUVOLA DARIN T & CANDACE	65,000	08/01/2005	WD	03-ARM'S LENGTH	167:2155	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status					
15760 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 08/22/2016												
Owner's Name/Address		MAP #:												
LAPOINTE PATRICK & HOSKINS SOPHIA 15760 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 131,163 TCV/TFA: 154.31												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES									2,128
					0.76 Total Acres									2,128
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					Wood Frame					22.99	312 75		5,380	
					Sewer					31.62	80 70		1,771	
					Total Estimated Land Improvements True Cash Value =									7,151



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 150	Type WCP (1 Story)	Year Built: 1960 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 273 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
						X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
X Wood Frame		X	Drywall Paneled		Plaster Wood T&G					Class: C Effec. Age: 30 Floor Area: 850 Total Base New : 169,759 Total Depr Cost: 118,911 Estimated T.C.V: 121,884		E.C.F. X 1.025		Bsmnt Garage:  Carport Area: Roof:								
Trim & Decoration																						
Yr Built 1960	Remodeled 0		Ex	X	Ord		Min															
Condition: Good			Size of Closets			Lg	X	Ord									Small					
Room List			Doors:			Solid	X	H.C.				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 850 SF Floor Area = 850 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Basement 850 Total: 132,873 93,011  Other Additions/Adjustments Recreation Room 425 8,041 5,709 Water/Sewer 1000 Gal Septic 1 4,761 3,333 Water Well, 50 Feet 1 2,629 1,840 Porches WCP (1 Story) 150 6,432 4,502 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 273 15,023 10,516 Totals: 169,759 118,911  Notes: CABIN  ECF (SOUTH OF 283) 1.025 => TCV: 121,884										
2 Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors					(12) Electric															
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings		Kitchen: Other: Other:			100 Amps Service													
									No./Qual. of Fixtures													
						No. of Elec. Outlets																
						Many X Ave. Few																
(2) Windows		(7) Excavation		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Many Avg. Few	X	Large Avg. Small	Basement: 850 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(8) Basement																			
X	Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish																			
(3) Roof			425	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Gable Hip Flat	Gambrel Mansard Shed				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Asphalt Shingle X Metal			(10) Floor Support																			
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:																			

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
15960 FISH HATCHERY RD			School: BARAGA AREA SCHOOL DISTRICT										
			P.R.E. 100% 05/18/1994										
Owner's Name/Address			MAP #:										
MAKI ANN M			2024 Est TCV 48,637 TCV/TFA: 52.64										
15960 FISH HATCHERY RD			X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958			Public Improvements		* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-30-3A SEC 30 T52N R34W THE MOST SE CORNER, N 137' W 416' THEN S 137' THEN E 416' TO POB. 1 A. M/L			X		Dirt Road		INLAND PROPERTIES		1.310 Acres		2,729 100		3,575
Comments/Influences					Gravel Road		1.31 Total Acres		Total Est. Land Value =		3,575		
					Paved Road								
					Storm Sewer								
					Sidewalk								
					Water		Land Improvement Cost Estimates		Rate		Size % Good		Cash Value
					Sewer		Sauna		6,499.14		1 70		4,549
					Electric		Wood Frame		27.40		120 42		1,381
					Gas		Total Estimated Land Improvements		True Cash Value =		5,930		
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
			Topography of Site										
			X Level										
			X Rolling										
			Low										
			High										
			Landscaped										
			X Swamp										
			X Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Who	When	What	2024	1,788	22,531	24,319			20,504C	
			LP	05/05/2009	DATA ENTER	2023	1,638	19,004	20,642			19,528C	
			RVB	08/24/2010	INSPECTED	2022	1,638	17,403	19,041			18,599C	
			SC	11/05/2010	DATA ENTER	2021	1,650	16,355	18,005			18,005S	
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Licensed To: Township of Portage, County of Houghton, Michigan													

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	96	WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 19 Floor Area: Total Base New : 66,978 Total Depr Cost: 38,178 Estimated T.C.V: 39,132	E.C.F. X 1.025								Bsmnt Garage:		
Building Style: PARK MODEL			Trim & Decoration			Size of Closets						Doors: Solid X H.C.			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL Cls Average Blt 1991			
Yr Built 1991		Remodeled 0		Ex	X	Ord		Min													
Condition: Good			Lg			X	Ord		Small												
Room List			Doors:				Solid	X	H.C.												
4	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																		
			Kitchen: Linoleum Other: Carpeted Other:																		
(1) Exterior			(6) Ceilings																		
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall																	
	Insulation																				
(2) Windows			(7) Excavation																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																		
X	Asphalt Shingle Metal		(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
	Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
REED LARRY F, SHARON,&TOM	STOCKWELL MICHAEL & GWENDOLYN TRUST	100,000	01/28/2008	WD	03-ARM'S LENGTH	2008/00593	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
15500 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		07/29/2008		08-210		PART COMPL
		P.R.E. 100% 01/29/2009								
Owner's Name/Address		MAP #:								
STOCKWELL MICHAEL & GWENDOLYN TRUST		2024 Est TCV 338,087 TCV/TFA: 191.66								
15500 FISH HATCHERY RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS				
PELKIE MI 49958		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				INLAND PROPERTIES		61.420 Acres		1,063 100		65,278
						61.42 Total Acres		Total Est. Land Value =		65,278
Tax Description		X		Land Improvement Cost Estimates						
P1-30-4 SEC 30 T52N R34W FRL N 1/2 OF FRL NW 1/4. EXC: TH S 22.18 AC OF TH NE 1/4 OF TH NW 1/4.		X		Description						
ALSO PRT OF NE 1/4 OF NW 1/4; COM N 1/4 COR OF SEC 30; TH S 00 DEG 24' 11" W		X		Rate						
588.63' ALG N-S 1/4 LINE OF SEC 30 TO POB; TH S 0 DEG 24' 11" W 235.09' ALG N-S LINE SEC 30; TH N 89 DEG 35' 49" W 33';		X		Size % Good						
TH N 40 DEG 15' 19" W 309.07'; TH S 89 DEG 44' 57" E 234.38' TO POB, INCL ALSO 33' EASEMENT 61.42 AC M/L AND		X		Cash Value						
P1-19-9B SEC 19 T52N R34W S 1/2 OF SW 1/4 OF SE 1/4. 20 A. AND		X		Wood Frame						
P2-24-10 SEC 24 T52N R35W SE 1/4 OF SE 1/4. 40 A.		X		Wood Frame						
(61.42 + 20 + 40 = 121.42 ACRES TOTAL) COMBINED WITH 010-019-010-20 AND 010-074-004-00 (CONTIGUOUS ON CORNERS) FOR MBOR 2014		X		Total Estimated Land Improvements True Cash Value =						
***BALANCE OF DESCRIPTION ON FILE***		X		3,984						
Comments/Influences		Topography of Site								
		X Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	32,639	136,405	169,044		117,058C
		LP	08/26/2009	INSPECTED	2023	28,025	110,416	138,441		111,484C
		RVB	08/24/2010	INSPECTED	2022	28,025	101,401	129,426		106,176C
		SC	11/05/2010	DATA ENTER	2021	28,025	95,403	123,428		102,785C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
BICKINGS GREGORY A	BICKINGS GREGORY & ZURBRIGGEN ANN	0		10/18/2013	QC	03-ARM'S LENGTH		2013/06125	DEED	0.0					
BOLICK GEORGINA	BICKINGS GREGORY A	95,000		07/12/2012	WD	03-ARM'S LENGTH		2012/03813	DEED	100.0					
ABERCROMBIE JIM & NOREEN	BOLICK GEORGINA	50,000		02/11/2008	WD	03-ARM'S LENGTH		2009/03444	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status				
15496 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 07/12/2012													
Owner's Name/Address		MAP #:													
BICKINGS GREGORY & ZURBRIGGEN ANN		2024 Est TCV 112,653 TCV/TFA: 117.35													
15496 FISH HATCHERY RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
PELKIE MI 49958		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
Taxpayer's Name/Address					INLAND PROPERTIES							29,364			
BICKINGS GREGORY A					20.760 Acres							1,414	100	29,364	
PO BOX 342					20.76 Total Acres							Total Est. Land Value =		29,364	
HANCOCK MI 49930															
					Land Improvement Cost Estimates										
Tax Description					Description							Rate	Size %	Good	Cash Value
SEC 30 T52N R 34W P1-30-4A TH S 22.18 AC					Wood Frame							20.38	320	46	3,000
OF TH NE 1/4 OF TH FR NW 1/4 M/L.					Total Estimated Land Improvements							True Cash Value =		3,000	
EXC NE 1/4 OF NW 1/4; EXC. COM N 1/4 COR															
OF SEC 30; TH S 00 DEG 24' 11" W 588.63'															
ALG N-S 1/4 OF SEC 30 T POB; TH S 00 DEG															
24' 11" W 235.09' ALG N-S 1/4 OF SEC 30;															
TH N 89 DEG 35' 49" W 33'; TH N 40 DEG															
15' 19" W 309.07'; TH S 89 DEG 44' 57" E															
234.38' TO POB. 20.76 A.															
MORE PARTICULARLY DESCRIBED AS; A PARCEL															
OF LAND BEING A PART OF THE NE 1/4 OF THE															
FRAC NW 1/4 OF SEC 30; COM AT THE NORTH															
1/4 CORNER OF SEC 30; TH S 00 DEG 24' 11"															
W 823.72' ALONG THE NORTH AND SOUTH 1/4															
LINE OF SAID SEC TO THE POB; TH S 00 DEG															
24' 11" W 495.54' ALONG THE N AND S 1/4															
LINE; TH N 89 DEG 44' 57" W 1322.36'; TH															
N 00 DEG 26' 20" E 730.63'; TH S 89 DEG															
44' 57" E 1087.52'; TH S 40 DEG 15' 19" E															
309.07'; TH S 89 DEG 35' 49" E 33.00' TO															
***BALANCE OF DESCRIPTION ON FILE***															
		Who	When	What	2024	14,682	41,645	56,327				50,222C			
Comments/Influences		LP	08/26/2009	INSPECTED	2023	14,342	33,996	48,338				47,831C			
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Licensed To: Township of Portage, County		SC	11/05/2010	DATA ENTER	2021	15,304	29,284	44,588				44,588S			
of Houghton, Michigan															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Building Type	Utility Lean-Tos	Utility Lean-Tos			
Year Built	1941	1941			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 52	4 Wall, 68			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	10 x 16 = 160	20 x 14 = 280			
Cost New	\$ 1,632	\$ 2,565			
Phy./Func./Econ. %Good	41/100/100 41.0	41/100/100 41.0			
Depreciated Cost	\$ 669	\$ 1,052			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	41	41			
Est. True Cash Value	\$ 686	\$ 1,078			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1764 / All Cards: 1764					



Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
			1	05/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0			
Property Address			Class: AGRICULTURAL-VACAN		Zoning:	Building Permit(s)		Date	Number	Status		
16117 FISH HATCHERY RD			School: BARAGA AREA SCHOOL DISTRICT									
			P.R.E. 100% 05/24/2002 Qual. Ag.									
Owner's Name/Address			MAP #:									
KERANEN FARM LLC GREG KERANEN 16117 FISH HATCHERY RD PELKIE MI 49958			2024 Est TCV 36,315									
			Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND						
			Public Improvements		* Factors *							
Taxpayer's Name/Address			X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958				Gravel Road		AG LAND 10 A OR MORE			22.250 Acres		1,632 100	36,315
Tax Description				Paved Road					22.25 Total Acres		Total Est. Land Value =	36,315
P1-30-5 SEC 30 T52N R34W N 1/2 OF FRL SW 1/4 OF NW 1/4. 22.25 A.				Storm Sewer								
Comments/Influences				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
			Topography of Site									
			X	Level								
				Rolling								
				Low								
				High								
				Landscaped								
			X	Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2024	18,158	0	18,158			5,020C
			RVB	08/24/2010	INSPECTED	2023	13,900	0	13,900			4,781C
			SC	11/08/2010	DATA ENTER	2022	11,682	0	11,682			4,554C
						2021	13,350	0	13,350			4,409C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	12/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
15072 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		05/31/2007	07-106	FOUNDATION			
		P.R.E. 100% 05/24/2002											
Owner's Name/Address		MAP #:											
KERANEN BRIAN R & KERRIE L KERANEN K, B, E; LE 15072 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 272,719 TCV/TFA: 200.53											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES							34,000	
					20.00 Total Acres							34,000	
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
									6,499.14	1	70	4,549	
									24.46	192	46	2,160	
		X	Electric				Total Estimated Land Improvements					True Cash Value =	6,709

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Poultry Houses One-Story				
Year Built	1980				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 48				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	8 x 16 = 128				
Cost New	\$ 3,449				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 2,138				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	62				
Est. True Cash Value	\$ 2,192				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2192 / All Cards: 2192					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		1		05/01/2001	WD	03-ARM'S LENGTH		156:521	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
16120 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 04/30/2011 Qual. Ag.										
Owner's Name/Address		MAP #:										
KERANEN FARM LLC		2024 Est TCV 51,020										
16120 FISH HATCHERY RD			Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND						
PELKIE MI 49958		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					AG LAND 10 A OR MORE		34.000 Acres		1,501 100		51,020	
P1-30-6							34.00 Total Acres		Total Est. Land Value =		51,020	
SEC 30 T52N R34W												
SE 1/4 OF NW 1/4												
EXCEPT THE W 1/2 OF SW 1/4 OF SE 1/4 OF												
NW 1/4 &												
ALSO EXCEPT THE W 66' OF E 1/2 OF SW 1/4												
OF SE 1/4 OF NW 1/4												
CONTAINS 34 ACRES M/L												
Comments/Influences												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KERANEN BRIAN R & KERRIE L	KERANEN BENJAMIN M	56,000	06/06/2008	WD	03-ARM'S LENGTH		DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
15330 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 06/06/2008									
Owner's Name/Address		MAP #:									
KERANEN BENJAMIN M 15330 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 127,149 TCV/TFA: 109.61									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
P1-30-6A					INLAND PROPERTIES					23,600	
SEC 30 T52N R34W					11.000 Acres					2,145 100	
W 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4					11.00 Total Acres					Total Est. Land Value =	23,600
AND W 66' OF E 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4.					Land Improvement Cost Estimates						
11 ACRES M/L					Description			Rate	Size % Good	Cash Value	
Comments/Influences					Wood Frame			22.62	168 46	1,748	
					Sewer			22.91	160 46	1,686	
					Total Estimated Land Improvements True Cash Value =					3,434	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
STATE OF MICHIGAN PO BOX 30448 LANSING MI 48909-7948		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-30-7 SEC 30 T52N R34W N 33' OF N 1/2 OF SW 1/4 STATE FISH HATCHERY. 2 A.					STANDARD COMMERCIAL			2.000 Acres			47,000	100		94,000
Comments/Influences					2.00 Total Acres			Total Est. Land Value =			94,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		RVB 08/24/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		SC 11/08/2010 DATA ENTER			2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KERANEN FARM LLC	KERANEN FARM LLC	0		04/11/2013	QC	03-ARM'S LENGTH		2013/02147	DEED	0.0				
		1		12/01/2001	WD	03-ARM'S LENGTH		156:521	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status			
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 06/17/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
KERANEN FARM LLC		2024 Est TCV 93,013												
16117 FISH HATCHERY RD		Improved	X	Vacant	Land Value Estimates for Land Table AG.AG LAND									
PELKIE MI 49958		Public Improvements			* Factors *									
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
KERANEN FARM LLC					AG LAND 10 A OR MORE			69.030 Acres			1,347	100		93,013
GREG KERANEN					69.03 Total Acres			Total Est. Land Value =			93,013			
16120 FISH HATCHERY RD														
PELKIE MI 49958														
Tax Description		X												
P1-30-8 SEC 30 T52N R34W FRL N 1/2 OF FRL SW 1/4														
EXC N 33' PID 010-030-009-00 (LESS 2.0 A)														
ALSO EXC COM AT NW COR OF NE 1/4 OF SW 1/4 SEC 30, TH S 33' M/L TO SLY BDRY OF A CERTAIN ROAD, TH E 1177' TO POB, TH E 100' M/L TO WLY BDRY OF A CERTAIN ROAD, TH S'LY ALONG WLY BDRY OF SAID ROAD 100', TH W 100', TH NLY 100' M/L TO POINT OF BEGINNING LESS 0.26 A.														
AND EXCEPT COM AT THE W 1/4 CONER OF SEC 30; TH S 89 DEG 44' 26" E 2565.99' ALONG THE E & W 1/4 LINE; TH S 00 DEG 24' 11" W 33.00' TO THE NORTHERLY ROW OF FISH HATCHERY ROAD AND THE POB; TH CONTINUING S 00 DEG 24' 11" W 250'; TH S 89 DEG 44' 26" E 156.37' TO A POINT ON THE N & S LINE OF SEC 30; TH N 00 DEG 24' 11" E 250' ALONG THE N & S LINE OF SEC 30 T A POINT ON THE SOUTHERLY ROW OF FISH ***BALANCE OF DESCRIPTION ON FILE***														
Comments/Influences		RVB 08/24/2010 INSPECTED			2023	36,931	0	36,931				8,698C		
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					2021	34,287	0	34,287				8,020C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
31323 ALDER DR		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MERCIER VICKI LYNN 31323 ALDER DR PELKIE MI 49958		2024 Est TCV 89,073 TCV/TFA: 123.71									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-30-8B SEC 30 T52N R34W COM AT THE EXTREME SE COR OF NE 1/4 OF SW 1/4 OF SEC 30, TH W 707', TH N 462', TH E 707', TH S 462' TO POB. 7.5 A M/L & SUBJECT TO CO RD R/W.		X			Dirt Road			INLAND PROPERTIES			17,667
Comments/Influences		X			Gravel Road			7.50 Total Acres			Total Est. Land Value = 17,667
					Paved Road						
					Storm Sewer						
					Sidewalk						
					Water						
					Sewer						
		X			Electric						
					Gas						
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
					Topography of Site						
					Level						
		X			Rolling						
		X			Low						
					High						
					Landscaped						
					Swamp						
					Wooded						
		X			Pond						
		X			Waterfront						
					Ravine						
					Wetland						
					Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	8,834	35,703	44,537			16,047C
		RVB 08/25/2010 INSPECTED			2023	8,375	29,032	37,407			15,283C
		SC 11/08/2010 DATA ENTER			2022	8,375	26,669	35,044			14,556C
					2021	9,165	24,765	33,930			14,091C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: 1920 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 228 % Good: 41 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 59 Floor Area: 720 Total Base New : 128,687 Total Depr Cost: 57,060 Estimated T.C.V: 58,487		35 WGEF (1 Story) 220 Treated Wood 88 Treated Wood		
Building Style: 2		Trim & Decoration		Central Air Wood Furnace						E.C.F. X 1.025		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex X Ord Min		100 Amps Service								Carport Area: Roof:	
Condition: Good		Size of Closets		No./Qual. of Fixtures									
Room List		Doors: Solid X H.C.		(12) Electric									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		100 Ex. X Ord. Min							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement											
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Double Glass Patio Doors	(9) Basement Finish											
X	Storms & Screens												
(3) Roof				(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Siding Basement 240  
1 Story Siding Basement 480  
Total: 100,477 45,215  
Other Additions/Adjustments  
Water/Sewer  
1000 Gal Septic 1 4,453 2,004  
Water Well, 50 Feet 1 2,530 1,138  
Porches  
WGEF (1 Story) 35 4,620 1,894 \*4  
Deck  
Treated Wood 220 4,220 1,730 \*4  
Treated Wood 88 2,287 938 \*4  
Garages  
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 228 10,100 4,141 \*4  
Totals: 128,687 57,060  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 58,487

Building Type	Barn - General Purpose	Utility Lean-Tos	Utility Lean-Tos	Utility Lean-Tos	Utility Lean-Tos
Year Built	1900	1900	1900	1900	1900
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 88	4 Wall, 88	4 Wall, 110	4 Wall, 56	4 Wall, 60
Height	10	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	16 x 28 = 448	16 x 28 = 448	39 x 16 = 624	12 x 16 = 192	14 x 16 = 224
Cost New	\$ 11,724	\$ 3,745	\$ 4,911	\$ 1,899	\$ 2,153
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0	30/100/100 30.0	30/100/100 30.0	30/100/100 30.0
Depreciated Cost	\$ 3,517	\$ 1,124	\$ 1,473	\$ 570	\$ 646
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	X 1.025
% Good	30	30	30	30	30
Est. True Cash Value	\$ 3,605	\$ 1,152	\$ 1,510	\$ 584	\$ 662
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7513 / All Cards: 7513					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1	02/09/2012	QC	09-FAMILY	2012/00721	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
15495 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
WUORI GLEN TRUST		2024 Est TCV 98,706 TCV/TFA: 93.83										
15495 FISH HATCHERY RD		X		Improved		Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958				Vacant								
				Public Improvements		* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						INLAND PROPERTIES						3,975
						1.47 Total Acres						3,975
Tax Description												
P1-30-8A												
SEC 30 T52N R34W PART OF NE 1/4 OF SW 1/4												
SEC 30												
D/F,												
A PARCEL OF LAND IN THE NORTHEAST ¼ OF												
THE SOUTHWEST ¼ OF SECTION 30, T52N, R34W												
D/F; COMMENCING AT THE WEST ¼ CORNER OF												
SAID SECTION 30 THENCE S. 89° 44' 26" E.												
2465.99 FEET ALONG THE EAST AND WEST ¼												
LINE OF SAID SECTION 30; THENCE S. 00°												
24' 11" W. 33.00 FEET TO THE NORTHERLY												
RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD												
AND THE POINT OF BEGINNING OF THIS												
DESCRIPTION; THENCE CONTINUING S. 00° 24'												
11" W. 250.00 FEET; THENCE S. 89° 44' 26"												
E. 256.37 FEET TO A POINT ON THE NORTH												
AND SOUTH ¼ LINE OF SAID SECTION 30;												
THENCE N. 00° 24' 11" E. 250.00 FEET TO A												
POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE												
OF FISH HATCHERY ROAD; THENCE N. 89° 44'												
26" W. 256.37 FEET ALONG THE SOUTHERLY												
***BALANCE OF DESCRIPTION ON FILE***												
Comments/Influences												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
15374 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 08/31/2020											
Owner's Name/Address		MAP #:											
PHILLIPS DENNIS L & GRACE E 15374 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 273,820 TCV/TFA: 111.67											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			40.760	Acres	1,191	100		48,532
					40.76 Total Acres Total Est. Land Value = 48,532								
Tax Description		Dirt Road											
P1-30-9 SEC 30 T52N R34W		X	Gravel Road										
THAT PART OF FRL SW 1/4 OF FRL SW 1/4			Paved Road										
EAST OF SMALL BEAR CREEK			Storm Sewer										
EXEMPT SPLIT FOR 2020 ROLL AS PART OF			Sidewalk										
SALE CONTIGUOUS TO AND PART OF			Water										
010-075-012-25			Sewer										
WOULD REQUIRE A LAND DIVISION TO BE SOLD		X	Electric										
INDEPENDANTLY			Gas										
			Curb										
Comments/Influences		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,266	112,644	136,910			108,923C		
		RVB 08/25/2010 INSPECTED			2023	20,228	91,171	111,399			103,737C		
		SC 11/08/2010 DATA ENTER			2022	20,228	83,871	104,099			98,798C		
					2021	20,228	78,138	98,366			95,642C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G			Class: CD Effec. Age: 39 Floor Area: 1,980 Total Base New : 243,151 Total Depr Cost: 148,322 Estimated T.C.V: 152,030			E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH		Trim & Decoration		Ex		X	Ord	Min													
Yr Built 1920	Remodeled 1970	Size of Closets		Lg		X	Ord	Small													
Condition: Good		Doors:		Solid		X	H.C.														
Room List		(5) Floors		(12) Electric			Central Air Wood Furnace														
1	Basement			100			Amps Service														
6	1st Floor			No./Qual. of Fixtures			Ex.	X	Ord.	Min											
2	2nd Floor			No. of Elec. Outlets			Many	X	Ave.	Few											
3	Bedrooms			(13) Plumbing			Average Fixture(s)														
(1) Exterior		(6) Ceilings		1			3 Fixture Bath														
X	Wood/Shingle			2			Fixture Bath														
	Aluminum/Vinyl			1			Extra Sink														
	Brick			1			Separate Shower														
	Insulation			1			Ceramic Tile Floor														
(2) Windows		(7) Excavation		1			Ceramic Tile Wains														
X	Many	X	Large	Basement: 1584 S.F.			Ceramic Tub Alcove														
	Avg.		Avg.	Crawl: 0 S.F.			Vent Fan														
	Few		Small	Slab: 0 S.F.			(14) Water/Sewer														
				Height to Joists: 0.0			Public Water														
X	Wood Sash			(8) Basement			Public Sewer														
X	Metal Sash						Water Well														
	Vinyl Sash						1000 Gal Septic														
X	Double Hung						Lump Sum Items:														
	Horiz. Slide																				
	Casement																				
X	Double Glass																				
	Patio Doors																				
	Storms & Screens																				
(3) Roof		(9) Basement Finish																			
X	Gable		Gambrel																		
	Hip		Mansard																		
	Flat		Shed																		
Asphalt Shingle																					
X	Metal																				
Chimney: Block																					



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 5 Floor Area: 472 Total Base New : 55,600 Total Depr Cost: 52,820 Estimated T.C.V: 54,141		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: COLONIAL		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace									
Yr Built 1920		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service		No./Qual. of Fixtures							
(1) Exterior		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing		Average Fixture(s)							
Insulation				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(7) Excavation		(14) Water/Sewer									
Many Avg. Few		X Avg. Large Small		Basement: 0 S.F. Crawl: 416 S.F. Slab: 0 S.F. Height to Joists: 0.0									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish											
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
Chimney: Brick													

Building Type	Barn - General Purpose	Farm Utility Storage Shed	Farm Utility Storage Shed		
Year Built	1920	1920			
Class/Construction	D,Pole	D,Pole	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 244	4 Wall, 124	4 Wall, 74		
Height	14	14	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	22 x 100 = 2200	50 x 12 = 600	15 x 22 = 330		
Cost New	\$ 49,214	\$ 6,480	\$ 4,518		
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0	43/100/100 43.0		
Depreciated Cost	\$ 14,764	\$ 1,944	\$ 1,943		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025		
% Good	30	30	43		
Est. True Cash Value	\$ 15,133	\$ 1,993	\$ 1,991		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 19117 / All Cards: 19117					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
HILL KARL E & KATHLEEN F 24398 CLAYCO RD PELKIE MI 49958		MAP #:									
		2024 Est TCV 4,350									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES		1.620 Acres		2,685 100		4,350
					1.62 Total Acres		Total Est. Land Value =				4,350
Tax Description											
P1-30-9 SEC 30 T52N R34W THAT PARAT OF THE FRL SW 1/4 OF FRL SW 1/4 WEST OF SMALL BEAR CREEK		X									
EXEMPT SPLIT FOR 2020 ROLL FROM 010-030-012-00; PART OF LARGER PARENT PARCEL;											
REQUIRES LAND DIVISION TO BE SOLD INDEPENDANTLY		X									
Comments/Influences											
		Topography of Site									
		X									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
PUCCI DEBBIE ANN W8391 SWANSON RD IRON MOUNTAIN MI 49801		MAP #:										
		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INLAND PROPERTIES			20.000	Acres	1,700	100		34,000
							20.00	Total Acres			Total Est. Land Value =	34,000
Tax Description		X		Dirt Road								
P1-30-10 SEC 30 T52N R34W W 1/2 OF SE 1/4 OF FRL SW 1/4. 20 A.				Gravel Road								
Comments/Influences				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
		X		Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
		X		Level								
				Rolling								
		X		Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
		X		Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	17,000	0	17,000			7,954C		
RVB 08/24/2010 INSPECTED				2023	14,000	0	14,000			7,576C		
SC 11/08/2010 DATA ENTER				2022	14,000	0	14,000			7,216C		
				2021	15,000	0	15,000			6,986C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		35,000	07/01/2004	WD	03-ARM'S LENGTH	166:21	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
31189 ALDER DR		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
HAMM LEROY, ESTATE OF		MAP #:												
31189 ALDER DR		2024 Est TCV 97,651 TCV/TFA: 65.63												
PELKIE MI 49958		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
Taxpayer's Name/Address		Public Improvements			* Factors *									
TIOSH TERRI LEE		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
1787 38TH ST					INLAND PROPERTIES			10.000 Acres			2,200	100		22,000
SOMERSET WI 54025					10.00 Total Acres			Total Est. Land Value =			22,000			
Tax Description					Land Improvement Cost Estimates									
P1-30-10A SEC 30 T52N R34W NE 1/4 OF SE					Description			Rate		Size		% Good	Cash Value	
1/4 OF SW 1/4. 10 A. 166/021		Sauna			6,499.14		1		85	5,524				
Comments/Influences		Total Estimated Land Improvements			True Cash Value =				5,524					
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
			High											
			Landscaped											
		X	Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	11,000	37,826	48,826		20,709C				
		RVB	08/25/2010	INSPECTED	2023	10,000	19,129	29,129		19,723C				
		SC	11/08/2010	DATA ENTER	2022	10,000	17,424	27,424		18,784C				
					2021	10,905	16,330	27,235		18,184C				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1140 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 39,184 Total Depr Cost: 29,388 Estimated T.C.V: 30,123					
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Good		Ex X Ord Min		Size of Closets		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH Cls C Blt 0  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 288 12,269 9,202  
Class: C Exterior: Pole (Unfinished)  
Base Cost 1140 26,915 20,186  
Totals: 39,184 29,388  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 30,123

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:	
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Fair Effec. Age: 45 Floor Area: Total Base New : 44,318 Total Depr Cost: 15,512 Estimated T.C.V: 15,900		E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:	
	Duplex	0	Other Overhang												
X	Wood Frame	(4) Interior													
Building Style: PARK MODEL		Drywall	Plaster												
Yr Built		Paneled	Wood T&G												
0	Remodeled	Trim & Decoration													
0		Ex	X Ord												
Condition: Fair		Size of Closets													
Room List		Lg	X Ord												
		Small													
	Basement	Doors:	Solid X H.C.	Central Air											
	1st Floor	(5) Floors		(12) Electric											
	2nd Floor	Kitchen:		0 Amps Service											
	Bedrooms	Other:		No./Qual. of Fixtures											
(1) Exterior		Other:		Ex.		X	Ord.								
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets											
	Aluminum/Vinyl			Many		X	Ave.								
	Brick			(13) Plumbing											
	Insulation			Average Fixture(s)											
(2) Windows		(7) Excavation		1 3 Fixture Bath											
X	Many	X	Large	2 2 Fixture Bath											
	Avg.		Avg.	Softener, Auto											
	Few		Small	Softener, Manual											
	Wood Sash			Solar Water Heat											
	Metal Sash			No Plumbing											
	Vinyl Sash			Extra Toilet											
	Double Hung			Extra Sink											
	Horiz. Slide			Separate Shower											
	Casement			Ceramic Tile Floor											
	Double Glass			Ceramic Tile Wains											
	Patio Doors			Ceramic Tub Alcove											
	Storms & Screens			Vent Fan											
(3) Roof		(8) Basement		(14) Water/Sewer											
X	Gable		Recreation	Public Water											
	Hip		Living	Public Sewer											
	Flat		Walkout Doors (B)	Water Well											
	Asphalt Shingle		No Floor	1000 Gal Septic											
	Chimney: Brick		Walkout Doors (A)	2000 Gal Septic											
			(9) Basement Finish	Lump Sum Items:											
			(10) Floor Support												
			Joists:												
			Unsupported Len:												
			Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DUFFEK RALPH G	DUFFEK RALPH G & MCGINNIS	7,000	11/18/2015	WD	03-ARM'S LENGTH		DEED	100.0							
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
15835 FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 11/18/2015 Qual. Ag.													
Owner's Name/Address		MAP #: P1-30-12 & 11													
DUFFEK RALPH G & MCGINNIS MARY JO TRUST		2024 Est TCV 253,065 TCV/TFA: 160.17													
15835 FISH HATCHERY RD		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND									
PELKIE MI 49958		Public Improvements				* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						AG LAND 10 A OR MORE				33.000 Acres		1,506	100		49,690
						33.00 Total Acres				Total Est. Land Value =		49,690			
Tax Description						Land Improvement Cost Estimates									
SEC 30 T52N R34W						Description				Rate		Size % Good		Cash Value	
N 1/2 OF NE 1/4 OF SE 1/4 & W 1/2 OF N 1/2 OF N 1/2 OF SE 1/4						D/W/P: Asphalt Paving				3.19		800 84		2,144	
EXC THE W 275' OF THE N 225'. 13 A M/L						Wood Frame				28.79		120 46		1,589	
PARCELS 010-030-015-00 & 010-030-017-10						Total Estimated Land Improvements				True Cash Value =		3,733			
COMBINED INTO THIS PARCEL FOR 2017 ROLL															
Comments/Influences															

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub 1 Oven 1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 84 468	Type WGEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X Wood Frame		(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																						
Building Style: RANCH		Drywall Paneled																									
Yr Built 1982		Remodeled 0		X	Central Air Wood Furnace																						
Condition: Good		Trim & Decoration																									
Room List		Doors: Solid X H.C.		X	(12) Electric																						
1 Basement 6 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																									
(1) Exterior		Kitchen: Tile Other: Other:		X	200 Amps Service																						
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																									
Insulation				X	No./Qual. of Fixtures																						
(2) Windows		(7) Excavation																									
X Many Avg. Few		X Large Avg. Small		X	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		X Casement Double Glass																									
X Patio Doors		(8) Basement		X	(13) Plumbing																						
X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																									
(3) Roof		(9) Basement Finish		X	(14) Water/Sewer																						
X Gable Hip Flat		160 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
Asphalt Shingle X Metal		(10) Floor Support		X	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																									
Lump Sum Items:										Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1982 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1580 SF Floor Area = 1580 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Basement 1,580 Total: 225,959 160,431 Other Additions/Adjustments Recreation Room 160 3,027 1,846 Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Porches WGEP (1 Story) 84 8,413 5,973 Deck Treated Wood 468 7,076 5,024 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,660 21,059 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 2 1,070 760 Built-Ins Dishwasher 1 762 541 Oven 1 1,314 933 Microwave 1 414 294 Fireplaces Interior 1 Story 1 5,224 3,709 Totals: 287,681 203,951 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 169,687																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Farm Utility Storage Shed	Farm Utility Storage Shed	Farm Utility Buildings	Farm Utility Buildings
Year Built	1986	1986	1982	1986	1982
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 112	4 Wall, 180	4 Wall, 56	4 Wall, 244	4 Wall, 56
Height	14	14	14	14	14
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	24 x 32 = 768	18 x 72 = 1296	12 x 16 = 192	72 x 50 = 3600	14 x 14 = 196
Cost New	\$ 18,739	\$ 11,950	\$ 2,389	\$ 31,752	\$ 2,767
Phy./Func./Econ. %Good	44/100/100 44.0	49/100/100 49.0	49/100/100 49.0	41/100/100 41.0	49/100/100 49.0
Depreciated Cost	\$ 8,245	\$ 5,856	\$ 1,171	\$ 13,018	\$ 1,356
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	X 0.832
% Good	44	49	49	41	49
Est. True Cash Value	\$ 6,860	\$ 4,872	\$ 974	\$ 10,831	\$ 1,128
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 24665 / All Cards: 29955					

Building Type	Utility Lean-Tos				
Year Built	1986				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 212				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	16 x 90 = 1440				
Cost New	\$ 12,975				
Phy./Func./Econ. %Good	49/100/100 49.0				
Depreciated Cost	\$ 6,358				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	49				
Est. True Cash Value	\$ 5,290				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5290 / All Cards: 29955					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
31324 ALDER DR		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 03/11/2014 Qual. Ag.													
Owner's Name/Address		MAP #:													
ALLAN GERALD M & IDA L 31324 ALDER DR PELKIE MI 49958		2024 Est TCV 139,616 TCV/TFA: 178.99													
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-30-12A SEC 30 T52N R34W		AG LAND 10 A OR MORE				40.000 Acres			1,475	100	59,000				
S 1/2 OF N 1/2 OF SE 1/4 40A.		40.00 Total Acres				Total Est. Land Value =			59,000						
Comments/Influences															
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates									
		Description				Rate		Size % Good		Cash Value					
		Wood Frame				21.10		240 74		3,747					
		Total Estimated Land Improvements True Cash Value =						3,747							
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who				When	What	2024	29,500	40,308	69,808			11,412C	
		RVB 08/25/2010 INSPECTED				2023	21,400	33,088	54,488			10,869C			
		SC 11/08/2010 DATA ENTER				2022	20,000	30,361	50,361			10,352C			
					2021	20,500	20,469	40,969			10,022C				

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type		Year Built: 1995 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
						X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
						(4) Interior															
						Trim & Decoration															
X	Wood Frame		Drywall Paneled			X	Plaster Wood T&G														
Building Style: CAPE																					
Yr Built 1923	Remodeled 1973		Ex	X	Ord		Min														
Condition: Fair			Size of Closets																		
			Lg	X	Ord		Small														
Room List			Doors:				Solid		X	H.C.		Central Air Wood Furnace									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors						(12) Electric												
			Kitchen: Carpeted Other: Carpeted Other:						150 Amps Service												
(1) Exterior									No./Qual. of Fixtures												
									Ex.			X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings						No. of Elec. Outlets												
			X	Tile					Many			X	Ave.		Few						
Insulation									(13) Plumbing												
(2) Windows			(7) Excavation			1			Average Fixture(s)												
			Basement: 520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(8) Basement																		
X	Wood Sash Metal Sash Vinyl Sash																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
X	Storms & Screens		(9) Basement Finish																		
(3) Roof																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
Asphalt Shingle Metal			(10) Floor Support																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																		

Cost Est. for Res. Bldg: 1 Single Family CAPE										Cls CD		Blt 1923	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 520 SF Floor Area = 780 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1.5 Story		Siding		Basement		520							
						Total:		93,794		47,835			
Other Additions/Adjustments													
Water/Sewer													
						1000 Gal Septic		1		4,453		2,271	
						Water Well, 50 Feet		1		2,530		1,290	
Garages													
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)													
						Base Cost		720		22,774		11,615	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)													
						Base Cost		1008		29,524		15,057	
						No Concrete Floor		1008		-6,028		-3,074	
						Totals:		147,047		74,994			
Notes:													
ECF (SOUTH OF 283) 1.025 => TCV:										76,869			



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1		02/09/2012	QC	09-FAMILY		2012/00721	DEED	0.0			
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1		02/09/2012	QC	09-FAMILY		2012/00721	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 02/21/1996											
Owner's Name/Address		MAP #:											
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 3,850											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description					INLAND PROPERTIES			1.420 Acres	2,711	100		3,850	
P1-30-12B SEC 30 T52N R34W PART OF THE NW 1/4 OF SE 1/4 OF SEC 30 T52N R34W D/F, FROM THE CENTER OF SEC 30 THAT BEING THE CENTER OF THE INTERS OF THE CROSSROADS & POB, TH E 275', TH S 225', TH W 275', TH N 225' TO POB ALSO ALL THAT LAND LYING NW'LY OF CO RD 0113C IN THE NW 1/4 OF SE 1/4. 2 ACRES		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		1.42 Total Acres		Total Est. Land Value =			3,850	
		X			Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences		Topography of Site											
		X			Level Rolling								
		X			Low High Landscaped Swamp								
		X			Wooded Pond								
		X			Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who			When	What	2024	1,925	0	1,925			1,251C
		RVB			08/24/2010	INSPECTED	2023	1,775	0	1,775			1,192C
		SC			11/08/2010	DATA ENTER	2022	1,775	0	1,775			1,136C
							2021	1,789	0	1,789			1,100C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		1		07/01/2003	WD	03-ARM'S LENGTH		161:688	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
ALDER DR		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 06/17/1994												
Owner's Name/Address		MAP #:												
COPPLER JEREMY 31030 ALDER DR PELKIE MI 49958		2024 Est TCV 22,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-30-13 SEC 30 T52N R34W SW 1/4 OF SE 1/4 LESS S 30 ACRES OF SW 1/4 OF SE 1/4. 10 ACRES					INLAND PROPERTIES									
Comments/Influences					10.00 Total Acres Total Est. Land Value =									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,000	0	11,000			5,209C			
		RVB 08/24/2010 INSPECTED			2023	10,000	0	10,000			4,961C			
		SC 11/08/2010 DATA ENTER			2022	10,000	0	10,000			4,725C			
					2021	10,905	0	10,905			4,575C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	07/01/2003	WD	03-ARM'S LENGTH	161:688	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
31030 ALDER DR		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
COPPLER JEREMY		2024 Est TCV 152,577 TCV/TFA: 137.46											
31030 ALDER DR		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					INLAND PROPERTIES								
P1-30-13A SEC 30 T52N R34W S 30 ACRES OF					30.000 Acres 1,300 100 39,000								
SW 1/4 OF SE 1/4. 30 A					30.00 Total Acres Total Est. Land Value = 39,000								
Comments/Influences					Land Improvement Cost Estimates								
					Description			Rate	Size		% Good	Cash Value	
					Wood Frame			22.09	676		32	4,779	
					Sewer			31.62	80		32	810	
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,589								
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		X	Swamp										
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	19,500	56,789	76,289			49,764C		
		RVB	08/25/2010	INSPECTED	2023	16,200	46,464	62,664			47,395C		
		SC	11/08/2010	DATA ENTER	2022	16,200	42,633	58,833			45,139C		
					2021	16,200	40,098	56,298			43,697C		
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Licensed To: Township of Portage, County of Houghton, Michigan													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 196 CPP		Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 448 % Good: 61 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1974		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Large Avg. Few Small		Basement: 1110 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement		(13) Plumbing									
X Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Double Glass Patio Doors		X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:									
X Gable Hip Flat		Gambrel Mansard Shed											
Asphalt Shingle X Metal		(10) Floor Support											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1974 (11) Heating System: Forced Air w/ Ducts Ground Area = 1110 SF Floor Area = 1110 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,110 Total: 144,201 87,963 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches CPP 196 3,116 1,901 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 448 20,505 12,508 Common Wall: 1 Wall 1 -2,628 -1,603 Door Opener 1 535 326 Totals: 172,712 105,354 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 107,988													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HEMMILA KENNETH J & JANE L	HEMMILA JANE L	0	03/16/2011	OTH	21-NOT USED/OTHER	2011/01201	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
15784 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 12/02/2013											
Owner's Name/Address		MAP #:											
HEMMILA JANE L 15784 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 179,600 TCV/TFA: 153.77											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					INLAND PROPERTIES								
P1-30-14 SEC 30 T52N R34W SE 1/4 OF SE 1/4 40 ACRES					40.000 Acres 1,200 100								
Comments/Influences					40.00 Total Acres Total Est. Land Value = 48,000								
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.				8.00	480 73		2,803	
					Wood Frame				24.87	182 46		2,082	
		X	Electric		Wood Frame				22.09	400 46		4,065	
					Total Estimated Land Improvements				True Cash Value = 8,950				
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X	Wooded										
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	65,800	89,800			53,910C		
		LP	06/12/2009	DATA ENTER	2023	20,000	54,063	74,063			51,343C		
		RVB	08/25/2010	INSPECTED	2022	20,000	49,587	69,587			48,899C		
		SC	11/08/2010	DATA ENTER	2021	20,000	46,577	66,577			47,337C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			X	Gas			X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area 130 Treated Wood		Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
			X Insulation				Oil				Elec. Steam												
			0 Front Overhang				Coal				No Heating/Cooling												
			0 Other Overhang																				
X Wood Frame			(4) Interior																				
Building Style: RANCH			X Drywall			Plaster																	
			X Paneled			Wood T&G																	
			Trim & Decoration																				
			Ex			X Ord			Min														
Yr Built 1974		Remodeled 0		Size of Closets																			
Condition: Average			Lg			X Ord			Small														
Room List			Doors:			Solid			X H.C.			Central Air Wood Furnace											
1 Basement 4 1st Floor 2nd Floor 2 Bedrooms			(5) Floors									(12) Electric											
												100 Amps Service											
												No./Qual. of Fixtures											
												Ex.			X Ord.			Min					
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets																	
			X Drywall									Many			X Ave.			Few					
X Insulation																							
(2) Windows			(7) Excavation																				
X Many Avg. Few			X Large Avg. Small			Basement: 1152 S.F. Crawl: 0 S.F. Slab: 16 S.F. Height to Joists: 0.0			1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Fireplaces Wood Stove			Size 1,152 16 Total: 149,109 2,453 2,530 2,989 28,404 -2,628 1,070 2,103 188,030			Cost New 2,805 1,594 1,883 17,895 -1,656 674 1,325 118,458		
X Wood Sash Metal Sash Vinyl Sash			(8) Basement																				
X Double Hung Horiz. Slide Casement						Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																	
X Double Glass Patio Doors																							
X Storms & Screens			(9) Basement Finish																				
(3) Roof																							
X Gable Hip Flat			Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X Asphalt Shingle Metal																							
Chimney: Metal																							

Building Type	Greenhouses Straight-Wall				
Year Built	2010				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 54				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	13 x 14 = 182				
Cost New	\$ 1,936				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 1,200				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	62				
Est. True Cash Value	\$ 1,230				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1230 / All Cards: 1230					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
AHO KEVIN E & BRADLEY PAUL	FORD RIVER LAND COMPANY LLC	50,000		09/15/2017	WD	03-ARM'S LENGTH		2017/05013	DEED	100.0		
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status	
LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE				06/01/2020	2018-999-011	FOUNDATION	
Owner's Name/Address		P.R.E. 0%										
FORD RIVER LAND COMPANY LLC PO BOX 47 SAGOLA MI 49881		MAP #:										
					2024 Est TCV 0							
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-31-1 SEC 31 T52N R34W S 1/2 OF NE 1/4 OF NE 1/4 20 A. & THE N 990' OF THE SE 1/4 OF NE 1/4 30 A. SPLIT IN 2015 INTO 031-001-20 & 031-001-30 COMBINED FROM 031-001-20 FOR 2018 ROLL DNR CFR REFERENCE # 2018-38-31		X	Dirt Road			STANDARD 20+						59,500
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	0	0	0				0
		LP	08/06/2009	DATA ENTER	2023	0	0	0				0
		RVB	08/03/2010	INSPECTED	2022	0	0	0				0
		SC	11/05/2010	DATA ENTER	2021	0	0	0				0
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas  Class: CD Effec. Age: 57 Floor Area: 1,284 Total Base New : 149,661 Total Depr Cost: 67,347 Estimated T.C.V: 69,031				Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame			(4) Interior	X	Drywall Paneled		Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling  Central Air Wood Furnace  (12) Electric  60 Amps Service  No./Qual. of Fixtures Ex. X Ord. Min  No. of Elec. Outlets Many X Ave. Few  (13) Plumbing  Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan  (14) Water/Sewer  Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic  Lump Sum Items:					1				WGEP (1 Story) Treated Wood   <												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WARREN VERNON & DOROTHY	WARREN VERNA, KAREN, ETAL	0		08/01/2006	WD	03-ARM'S LENGTH		169/115	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
30971 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
WARREN VERNON KAREN ETAL 47283 S HURON ST ATLANTIC MINE MI 49905		MAP #:											
		2024 Est TCV 34,645											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WARREN VERNON KAREN ETAL KAREN WARREN 453 W HUDSON MADISON HEIGHTS MI 48071		X			INLAND PROPERTIES			19.750 Acres		1,711	100		33,800
					19.75 Total Acres			Total Est. Land Value =					33,800
Tax Description		X			Land Improvement Cost Estimates								
P1-31-1A SEC 31 T52N R34W THE N 1/2 OF THE NE 1/4 OF NE 1/4 EXCEPTING A PARCEL OF LAND 16 1/2' ALONG N LINE OF N 1/2 OF NE 1/4 OF NE 1/4 CONVEYED TO PORTAGE TWP. 19.75 A.					Description			Rate		Size % Good		Cash Value	
Comments/Influences					Wood Frame			36.71		50 46		845	
					Total Estimated Land Improvements			True Cash Value =		845			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
PUCCI DEBBIE ANN W8391 SWANSON RD IRON MOUNTAIN MI 49801		MAP #:										
		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-31-2 SEC 31 T52N R34W NW 1/4 OF NE 1/4. 40 A.		X Gravel Road		INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
Comments/Influences		X Paved Road		40.00 Total Acres					Total Est. Land Value =		48,000	
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000			4,162C	
		RVB 08/03/2010 INSPECTED			2023	20,000	0	20,000			3,964C	
		SC 11/05/2010 DATA ENTER			2022	20,000	0	20,000			3,776C	
					2021	20,000	0	20,000			3,656C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LUOTO FRANCIS E & PATRICIA G 18260 FIRESTEEL RD ONTONAGON MI 49953		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-31-3 SEC 31 T52N R34W SW 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level												
		X	Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		RVB 08/03/2010 INSPECTED			2023	23,800	0	23,800			4,159C			
		SC 11/05/2010 DATA ENTER			2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
15341 HOROSCOPE RD			School: BARAGA AREA SCHOOL DISTRICT											
			P.R.E. 100% 05/18/1994											
Owner's Name/Address			MAP #:											
SAARI JIM 15341 HOROSCOPE RD PELKIE MI 49958			2024 Est TCV 176,727 TCV/TFA: 162.73											
			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
			Public Improvements			* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-31-4 SEC 31 T52N R34W NE 1/4 OF FRL NW 1/4. 40 A.						INLAND PROPERTIES			40.000 Acres		1,200	100		48,000
Comments/Influences						40.00		Total Acres		Total Est. Land Value =		48,000		
						Land Improvement Cost Estimates								
						Description			Rate		Size		% Good	Cash Value
						Wood Frame			27.89		108		46	1,386
						Total Estimated Land Improvements			True		Cash Value =		1,386	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X No Heating/Cooling		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 24,278 Total Depr Cost: 19,422 Estimated T.C.V: 19,908		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 2004 GARA0		Ex X Ord Min		Trim & Decoration									
Condition: Average		Size of Closets											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls C Blt 2004  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 576 24,278 19,422  
Totals: 24,278 19,422  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 19,908



Building Type	Barn - General Purpose	Utility Lean-Tos			
Year Built	1949	1950			
Class/Construction	D,Frame	D,Pole			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 140	4 Wall, 40			
Height	14	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	40 x 30 = 1200	12 x 8 = 96			
Cost New	\$ 45,552	\$ 1,112			
Phy./Func./Econ. %Good	38/100/100 38.0	38/100/100 38.0			
Depreciated Cost	\$ 17,310	\$ 423			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	38	38			
Est. True Cash Value	\$ 17,743	\$ 433			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 18176 / All Cards: 18176					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		11,500	07/01/1999	WD	03-ARM'S LENGTH	147:496	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
HILL KARL E & KATHLEEN F		MAP #:											
24398 CLAYCO RD		2024 Est TCV 49,456											
PELKIE MI 49958		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
Tax Description		Public Improvements			* Factors *								
P1-31-5 SEC 31 T52N R34W FRL NW 1/4 OF		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FRL NW 1/4 LESS PARCEL OWNED BY SAARI					INLAND PROPERTIES		42.080 Acres		1,175	100			49,456
(P1-31-6). 42.08 A.					42.08 Total Acres		Total Est. Land Value =				49,456		
Comments/Influences													
		Topography of Site											
		X Level Rolling X Low High Landscaped X Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	24,728	0	24,728			9,740C		
					2023	20,624	0	20,624			9,277C		
					2022	20,624	0	20,624			8,836C		
					2021	20,624	0	20,624			8,554C		
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Licensed To: Township of Portage, County of Houghton, Michigan													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MASTERS MICHAEL, JOHN & MA	WAINEO NATGHAN & BRYAN	60,000		10/20/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #: P1-31-6										
WAINEO NATGHAN & BRYAN 2137 PHEASANT RUN CT, APT K APPLETON WI 54914		2024 Est TCV 47,226										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			39.140 Acres		1,207	100	47,226
							39.14	Total Acres		Total Est. Land Value =		47,226
Tax Description												
SEC 31 T52N R34W FRL SW 1/4 OF FRL NW 1/4 LESS PAR D/F, COM AT NE COR OF SW 1/4 OF NW 1/4 TH W 700' TH S 300' TH E 700'TH N 300' TO POBALSO PT OF THE NW 1/4 OF NW 1/4 D/F,COMMAT THE SE COR OF NW 1/4 OF NW 1/4 OF SEC31,TH W'LY ALG S'LY BDRY OF SD DESC 230' M/L, TH NE'LY 273' TO E BDRY OF SD DESC 148'N OF SE COR, TH S'LY 148' M/L TO POB ALSO ROW FOR 15' WIDE RD ALG E SIDE OF NW 1/4 OF NW 1/4. LESS 1.48 ACRES SOLD TO MAP CODE P1-31-6A. 39.14 ACRES		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
Comments/Influences		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond									
		X	Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	23,613	0	23,613				23,613S
		RVB	08/03/2010	INSPECTED	2023	19,673	0	19,673				3,588C
		SC	11/05/2010	DATA ENTER	2022	19,673	0	19,673				3,418C
					2021	19,673	0	19,673				3,309C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #: P1-31-6A									
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					STANDARD COMMERCIAL		1.480 Acres		48,054 100		71,120
					1.48 Total Acres Total Est. Land Value = 71,120						
Tax Description		X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level X Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain									
SEC 31 T52N R34W											
COM AT SW COR OF SW 1/4 OF NW 1/4, TH N 60', TH E 90', TH N 140', TH E 130', TH S 100', TH E 270', TH S 40', TH E 100', TH S 60', TO E-W CENTERLINE OF SEC. 31, TH W 590' M/L TO POB. 1.48 A LESS EXISTING ROW OF .45 ACRES.											
Comments/Influences											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2022	0	0	0			0			
		2021	0	0	0			0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
AHO RUTH MARIE & ALAN E 37962 PIKE RIVER RD CHASSELL MI 49916		MAP #:									
		2024 Est TCV 11,868									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			4.830	Acres	2,457 100	11,868
					4.83 Total Acres Total Est. Land Value = 11,868						
Tax Description		X Dirt Road									
P1-31-7 SEC 31 T52N R34W BEG AT NE COR OF SW 1/4 OF NW 1/4 TH W 700' TH S 300' TH E 700' TH N 300' TO POB. 4.83 A. (86% RUTH AHO & 4% ALAN AHO)		X Gravel Road									
Comments/Influences		X Paved Road									
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	5,934	0	5,934			1,533C
		RVB 08/03/2010 INSPECTED			2023	5,813	0	5,813			1,460C
		SC 11/05/2010 DATA ENTER			2022	5,813	0	5,813			1,391C
					2021	6,084	0	6,084			1,347C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
SAARI JIM		MAP #:											
15341 HOROSCOPE RD		2024 Est TCV 102,699 TCV/TFA: 193.77											
PELKIE MI 49958		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-31-8 SEC 31 T52N R34W N 3/4 OF SE 1/4 OF FRL NW 1/4. 30 A MOL		X	Dirt Road		INLAND PROPERTIES		30.000 Acres		1,300		100		39,000
SPLIT INTO 010-031-009-25 FOR 2020 ROLL			Gravel Road		30.00 Total Acres		Total Est. Land Value =		39,000				
Comments/Influences			Paved Road										
			Storm Sewer										
		X	Sidewalk		Land Improvement Cost Estimates								
			Water		Description		Rate		Size		% Good		Cash Value
			Sewer		Sauna		5,204.57		1		70		3,643
			Electric		Wood Frame		28.11		80		46		1,035
		X	Gas		Wood Frame		22.18		180		46		1,836
			Curb		Total Estimated Land Improvements True Cash Value = 6,514								
			Street Lights										
			Standard Utilities										
		Underground Utils.											
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
		X	Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Ravine		2024	19,500	31,850	51,350			16,873C		
			Wetland		2023	16,200	26,182	42,382			16,070C		
			Flood Plain		2022	16,200	24,508	40,708			15,305C		
					2021	16,200	23,038	39,238	39,238J		14,817C		
		Who	When	What	2024	19,500	31,850	51,350			16,873C		
		RVB	08/03/2010	INSPECTED	2023	16,200	26,182	42,382			16,070C		
		SC	11/05/2010	DATA ENTER	2022	16,200	24,508	40,708			15,305C		
					2021	16,200	23,038	39,238	39,238J		14,817C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		X Drywall Paneled		Plaster Wood T&G									
Yr Built 2007		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Concrete Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle Metal		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: Space Heater

Ground Area = 480 SF Floor Area = 530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	200		
1 Story	Siding	Slab	280		
Total:				61,308	55,790

Other Additions/Adjustments

Totals: 61,308 55,790

Notes: CABIN

ECF (SOUTH OF 283) 1.025 => TCV: 57,185

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SAARI ANN ET AL	SPELICH TIMOTHY J & SUSAN	24,000	06/25/2020	WD	03-ARM'S LENGTH	2020/03236	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
15235 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT		HOUSE		06/01/2019		2019-999-030		FOUNDATION		
Owner's Name/Address		P.R.E. 0%		STORAGE		04/05/2007		07-017		FOUNDATION		
SPELICH TIMOTHY J & SUSAN M 23510 WOODSIDE LN HANCOCK MI 49930		MAP #:										
		2024 Est TCV 44,177 TCV/TFA: 306.78										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES							22,000
					10.00 Total Acres							22,000



\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
BESONEN DARRELL R & KIMBER	PIGGE CHRISTOPHER & ELIZABETH A T-68 LAREDO CT	48,000		08/24/2021	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0				
BURCAR JAMES F	BESONEN DARRELL R & KIMBER	35,000		01/12/2007	WD	03-ARM'S LENGTH		2009/00399	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PIGGE CHRISTOPHER & ELIZABETH A T-68 LAREDO CT		2024 Est TCV 48,560												
IOWA CITY IA 52246		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-31-9 SEC 31 T52N R34W					STANDARD 20+			40.000	Acres	1,214	100			48,560
NE 1/4 OF FRL SW 1/4. 40 A. 850-032							40.00	Total Acres		Total Est. Land Value =				48,560
Comments/Influences		X												
		X												
		X												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GESNER JACK & DALE	PIGGE FRED C & ELIZABETH A T	80,500	08/05/2020	WD	03-ARM'S LENGTH	2020/04573	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
15129 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PIGGE FRED C & ELIZABETH A T 68 LAREDO COURT IOWA CITY IA 52246		2024 Est TCV 95,455 TCV/TFA: 220.96										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES							
					40.000 Acres 1,200 100 48,000							
					40.00 Total Acres Total Est. Land Value = 48,000							
P1-31-10 SEC 31 T52N R34W FRL NW 1/4 OF FRL SW 1/4, EXC COM AT NW COR NW 1/4 OF SW 1/4, TH E 550' POB, TH E 200', TH SWLY 300', TH W 140', TH N 300' TO POB. ALSO EXCEPT PAR. COMM. AT NW COR. OF NW 1/4 OF SW 1/4, TH E 590', TH S 60', TH W 100', TH S 25', TH W 400', TH S 70', TH W 90', TH N 155', TO POB. (1.24 ACRES LESS ROW OF .45 ACRES) CONTAINS 40.29 ACRES. Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,000	23,728	47,728				41,135C
		RVB	08/03/2010	INSPECTED	2023	20,000	19,177	39,177				39,177S
		SC	11/05/2010	DATA ENTER	2022	20,000	17,635	37,635				37,635S
					2021	20,000	16,610	36,610				36,610S
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type 143 WCP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame				(4) Interior							Central Air Wood Furnace				Class: CD Effec. Age: 12 Floor Area: 432 Total Base New : 52,610 Total Depr Cost: 46,298 Estimated T.C.V: 47,455				E.C.F. X 1.025				Bsmnt Garage:									
Building Style: CABIN			Drywall Paneled			Plaster Wood T&G																											
			Trim & Decoration																														
			Yr Built 2009	Remodeled 0			Ex	X	Ord		Min																						
Condition: Average				Size of Closets																													
					Lg	X	Ord		Small																								
Room List				Doors:							Solid	X	H.C.																				
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors						(12) Electric																							
Kitchen: Other: Other:						0 Amps Service																											
						No./Qual. of Fixtures																											
							Ex.	X	Ord.		Min																						
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings						No. of Elec. Outlets																							
							Many	X	Ave.		Few																						
						(13) Plumbing																											
						Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat																											
(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 432 S.F. Height to Joists: 0.0																																	
												(8) Basement																					
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(2) Windows				(9) Basement Finish																													
(3) Roof																																	
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
X	Asphalt Shingle			(10) Floor Support																													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																													

Cost Est. for Res. Bldg: 1 Single Family CABIN										Cls CD		Blt 2009	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 432 SF Floor Area = 432 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88													
Building Areas													
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
1 Story	Siding	Slab	182										
1 Story	Siding	Slab	250										
			Total:	46,526	40,944								
Other Additions/Adjustments													
Porches													
WCP (1 Story)			143	5,584	4,914								
Local Cost Items													
PRIVVY			1	500	440								
			Totals:	52,610	46,298								
Notes: CABIN													
ECF (SOUTH OF 283) 1.025 => TCV: 47,455													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					STANDARD COMMERCIAL						0.790 Acres	50,000 100	39,500	
					0.79 Total Acres						Total Est. Land Value =	39,500		
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.												
P1-31-10B SEC 31 T52N R34W PAR COMM AT NW COR OF NW 1/4 OF SW 1/4, THE E 590', TH S 60', TH W 100', TH S 25', TH W 400', TH S 70', TH W 90', TH N 155', TO POB .79 ACRES(1.24 A. LESS ROW OF .45 A M/L.														
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp												
		X Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value							Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What							2024	EXEMPT	EXEMPT	EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT				
					2022	0	0	0		0				
					2021	0	0	0		0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
PALO KENNETH A & CYNTHIA L 8701 WILSON AVE RODNEY MI 49342		MAP #:													
		2024 Est TCV 3,225													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-31-10A SEC 31 T52N R34W PART OF NW 1/4 OF SW 1/4 D/F, COM AT NW COR OF NW 1/4 OF SW 1/4, TH S 40', TH E ALONG CO ROAD 550' POB, TH E 200', TH SLY 300', TH W 140', TH N 300' TO POB. 1.17 A. Comments/Influences					INLAND PROPERTIES					1.170	Acres	2,756	100		3,225
					1.17 Total Acres		Total Est. Land Value =						3,225		
</															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1	02/09/2012	QC	09-FAMILY	2012/00721	DEED	0.0						
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1	02/09/2012	QC	09-FAMILY	2012/00721	DEED	0.0						
LUOTO FREDERIC ET AL	WUORI GLEN	17,000	03/15/2007	WD	03-ARM'S LENGTH	2007/01288	DEED	100.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status						
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-31-11 SEC 31 T52N R34W FRL SW 1/4 OF FRL SW 1/4. 42.91 A.			Gravel Road		STANDARD 20+			42.910	Acres	1,206	100		51,744	
Comments/Influences			Paved Road		42.91 Total Acres Total Est. Land Value = 51,744									
			Storm Sewer											
			Sidewalk											
		X	Water											
			Sewer											
			Electric											
			Gas											
			Curb											
		X	Street Lights											
			Standard Utilities											
			Underground Utils.											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
		X	Wetland											
			Flood Plain											
		X												
		X												
		X												
		X												
		X												
		X												
		X												
		X												
		X												
		X												
		X												

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
30445 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT				STORAGE		07/12/2006	06-185	FOUNDATION					
		P.R.E. 100% 12/14/2010													
Owner's Name/Address		MAP #:													
LARAMORE DONNA L 30445 LUOTO RD PELKIE MI 49958		2024 Est TCV 145,402 TCV/TFA: 116.51													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-31-13 SEC 31 T52N R34W NE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES				40.000 Acres	1,200	100				48,000
Comments/Influences					40.00 Total Acres		Total Est. Land Value =								48,000
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates										
					Description			Rate			Size	% Good	Cash Value		
					Sauna			6,499.14			1	0	6,499		
		X	Gas Metal Prefab		Wood Frame			27.00			130	64	2,246		
					Metal Prefab			17.74			112	64	1,272		
					Total Estimated Land Improvements True Cash Value =					10,017					
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	24,000	48,701	72,701			31,105C				
					2023	20,000	40,328	60,328			29,624C				
		RVB	08/03/2010 INSPECTED		2022	20,000	36,955	56,955			28,214C				
					2021	20,000	34,736	54,736			27,313C				
		SC	11/05/2010 DATA ENTER												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
LUOTO PATRICIA 18260 FIRESTEEL RD ONTONAGON MI 49953		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P1-31-14 SEC 31 T52N R34W NW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100	48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C		
		RVB 08/03/2010 INSPECTED			2023	23,800	0	23,800			4,159C		
		SC 11/05/2010 DATA ENTER			2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	11/01/1995	WD	03-ARM'S LENGTH	133:229	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
LUOTO FRANCIS & PATRICIA 18260 FIRESTEEL RD ONTONAGON MI 49953		MAP #:												
		2024 Est TCV 62,170												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LUOTO FRANCIS & PATRICIA 18260 FIRESTEEL RD ONTONAGON MI 49953					STANDARD 20+			53.000 Acres			1,173	100		62,170
								53.00 Total Acres			Total Est. Land Value =			62,170
Tax Description														
P1-31-15 SEC 31 T52N R34W S 1/2 OF SE 1/4 EXC THE E 20 A THEREOF &EXC, COM AT PT ON S BDRY OF SEC 31, 660' W OF SE COR, TH W 660' TH N 462', TH E 660', TH S 462' TO POB. (7 A) 53 ACRES														
Comments/Influences		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2024	31,085	0	31,085			4,962C			
					2023	30,414	0	30,414			4,726C			
					2022	30,025	0	30,025			4,501C			
					2021	30,260	0	30,260			4,358C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WUOLLE LEROY R LE ET AL	GORCOWSKI BRIAN & SCHREINE	140,000	07/22/2013	WD	03-ARM'S LENGTH	2013/04223	DEED	100.0		
WUOLLE LEROY R	WUOLLE LEROY R LE ET AL	0	09/06/2012	CD	09-FAMILY	2012/05042	DEED	0.0		
		90,000	12/01/1999	WD	03-ARM'S LENGTH	149:596	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
30245 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT								
		P.R.E. 100% 01/02/2020								
Owner's Name/Address		MAP #:								
GORCOWSKI BRIAN & SCHREINER KATHLEE PO BOX 439 CHASSELL MI 49916		2024 Est TCV 186,809 TCV/TFA: 233.51								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				INLAND PROPERTIES		27.000 Acres		656 100 17,700		
						27.00		Total Acres Total Est. Land Value = 17,700		
Tax Description				Land Improvement Cost Estimates						
P1-31-15A SEC 31 T52N R34W PART OF THE S 1/2 OF SE 1/4 D/F, TH EAST 20 ACRES OF S 1/2 OF SE 1/4. 20 A.				Description		Rate		Size % Good Cash Value		
&				Wood Frame		24.46		192 46 2,160		
COM AT A PT ON S BDRY SEC 31 660' W OF SE COR OF SEC; TH 90 DEGS W ALONG SAID BOUNDARY LINE 660',TH 90 DEGS N 462'; TH 90 DEGS E 660'; TH S 462' TO POB 7 A. (27 A. TOTAL)				Total Estimated Land Improvements		True Cash Value =		2,160		
Comments/Influences										
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X	Wooded							
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2024	8,850	84,555	93,405		79,899C
		RVB 08/03/2010 INSPECTED			2023	16,230	68,652	84,882		76,095C
		SC 11/05/2010 DATA ENTER			2022	16,230	63,043	79,273		72,472C
					2021	16,680	59,320	76,000		70,157C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 64 320 336	WGEP (1 Story) CPP Treated Wood		Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 29 Floor Area: 800 Total Base New : 229,693 Total Depr Cost: 162,877 Estimated T.C.V: 166,949		E.C.F. X 1.025		Bsmnt Garage: Carport Area: 288 Roof: Aluminum										
				X	Drywall		Plaster														Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic						
					Paneled		Wood T&G																				
				Trim & Decoration																							
					Ex	X	Ord																			Min	
				Size of Closets																							
					Lg	X	Ord																			Small	
				Doors: X Solid X H.C.																							
				(5) Floors																							
				Kitchen: Linoleum Other: Carpeted Other:																							
				(6) Ceilings																							
				X	Drywall																						
				(7) Excavation																							
Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
(8) Basement																											
Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																											
(9) Basement Finish																											
(10) Floor Support																											
Joists: Unsupported Len: Cntr.Sup:																											
Room List																											
Doors: X Solid X H.C.																											
(5) Floors																											
Kitchen: Linoleum Other: Carpeted Other:																											
(6) Ceilings																											
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(7) Excavation																											
Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
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Room List																											
Doors: X Solid X H.C.																											
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Room List																											
Doors: X Solid X H.C.																											
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(7) Excavation																											
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Room List																											
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Doors: X Solid X H.C.																											
(5) Floors																											
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X Drywall																											
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Room List																											
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(6) Ceilings																											
X Drywall																											
(7) Excavation																											
Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
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(9) Basement Finish																											
(10) Floor Support																											
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X Drywall																											
(7) Excavation																											
Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status					
30827 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT				04/05/2023	2021-999-169	FOUNDATION					
Owner's Name/Address		P.R.E. 100% 12/01/2013 Qual. Ag.											
HAAPALA ARTHUR & KRYSTINA TRUST 335 MILL GIN RD CAMPOBELLO SC 29322		MAP #:											
		2024 Est TCV 59,000 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-32-1 SEC 32 T52N R34W NE 1/4 OF NE 1/4. 40 A.		X			AG LAND 10 A OR MORE			40.000	Acres	1,475	100		59,000
Comments/Influences							40.00	Total Acres				Total Est. Land Value =	59,000
		X			Dirt Road								
					Gravel Road								
					Paved Road								
					Storm Sewer								
					Sidewalk								
					Water								
					Sewer								
		X			Electric								
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
					Topography of Site								
		X			Level								
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who		When	What	2024	29,500	0	29,500			15,928C			
RB		07/28/2010	INSPECTED	2023	21,400	0	21,400			15,170C			
TH		11/09/2010	DATA ENTER	2022	20,000	0	20,000			14,448C			
				2021	20,500	0	20,500			13,987C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Unsound		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Totals: 0 0

Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 0

Cls CD Blt 1900



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
HAAPALA ARTHUR & KRYSTINA TRUST 335 MILL GIN RD CAMPOBELLO SC 29322		MAP #:										
		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-32-2 SEC 32 T52N R34W NW 1/4 OF NE 1/4. 40 A.				INLAND PROPERTIES		40.000 Acres		1,200	100	48,000		
Comments/Influences				40.00 Total Acres		Total Est. Land Value =		48,000				
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	24,000	0	24,000				4,962C
		RVB	07/28/2010	INSPECTED	2023	21,400	0	21,400				4,726C
		TH	11/09/2010	DATA ENTER	2022	20,000	0	20,000				4,501C
					2021	20,500	0	20,500				4,358C

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LEWIS NORMAN C	SCALES MARK H & PATRICIA A	48,000	09/19/2005	WD	03-ARM'S LENGTH	167:2624	DEED	0.0	
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:	Building Permit(s)		Date	Number	Status
SHORT RD		School: BARAGA AREA SCHOOL DISTRICT							
		P.R.E. 100% 01/18/2016 Qual. Fr. PA 42							
Owner's Name/Address		MAP #:							
SCALES MARK H & PATRICIA A 1780 SUNNYVIEW LIBERTYVILLE IL 60048		2024 Est TCV 45,467							
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502				
		Public Improvements		* Factors *					
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
P1-32-3 SEC 32 T52N R34W SW 1/4 OF NE 1/4 LESS PAR D/F, COM AT SECOR OF SW 1/4 OF NE 1/4 TH W 208' TH N 624' TH E 208' TH S 624' TO POB. 37 A. (167/2623)				STANDARD 20+			37.000 Acres	1,229 100	45,467
Comments/Influences							37.00 Total Acres	Total Est. Land Value =	45,467

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEWIS NORMAN C	SCALES MARK H & PATRICIA A	48,000	09/19/2005	WD	03-ARM'S LENGTH	167/2624	DEED	100.0		
		1	05/01/1999	WD	03-ARM'S LENGTH	147:5	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
16728 SHORT RD		School: BARAGA AREA SCHOOL DISTRICT								
		P.R.E. 100% 05/18/1994								
Owner's Name/Address		MAP #:								
WANHAAHO KEITH & SHIRLEY		2024 Est TCV 124,680 TCV/TFA: 204.39								
16728 SHORT RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
PELKIE MI 49958		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				INLAND PROPERTIES		3.000 Acres		2,550 100 7,650		
						3.00 Total Acres		Total Est. Land Value = 7,650		
Tax Description				Land Improvement Cost Estimates						
P1-32-4 SEC 32 T52N R34W COM AT SE COR OF SW 1/4 OF NE 1/4 TH W 208' TH N 624' TH E 208' TH S 624' TO POB. 3 A.		X	Dirt Road	Description		Rate		Size % Good Cash Value		
Comments/Influences		X	Gravel Road	Sauna		6,499.14		1 70 4,549		
			Paved Road	Wood Frame		24.46		192 76 3,569		
		X	Storm Sewer	Total Estimated Land Improvements		True Cash Value =		8,118		
			Sidewalk							
			Water							
			Sewer							
		X	Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
		X	High							
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
		Who	When	What	2024	3,825	58,515	62,340		36,243C
		RVB	08/02/2010	INSPECTED	2023	3,675	47,889	51,564	0M	0
		TH	11/09/2010	DATA ENTER	2022	3,675	43,918	47,593	0M	0
					2021	3,779	41,297	45,076	0M	0
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 128 40	Type WGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1998		Trim & Decoration												
Condition: Good			Ex	X	Ord		Min							
Room List			Lg	X	Ord		Small							
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms	Doors:		Solid	X	H.C.								
(1) Exterior		(5) Floors												
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Linoleum Other: Carpeted Other:												
	Insulation	(6) Ceilings												
(2) Windows		X	Drywall											
	Many Avg. Few													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation												
(3) Roof		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Gable Hip Flat	(8) Basement												
	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Asphalt Shingle Metal	(9) Basement Finish												
Chimney: Brick		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		Average Fixture(s)												
		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 1 Single Family CAPE												
		(11) Heating System: Forced Air w/ Ducts												
		Ground Area = 560 SF Floor Area = 610 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1 Story Siding Crawl Space 360												
		1.25 Story Siding Crawl Space 200												
		Total: 81,668 64,519												
		Other Additions/Adjustments												
		Water/Sewer												
		1000 Gal Septic 1 4,761 3,761												
		Water Well, 50 Feet 1 2,629 2,077												
		Porches												
		WGEP (1 Story) 40 5,402 4,268												
		WGEP (1 Story) 128 11,167 8,822												
		Deck												
		Treated Wood 40 1,564 1,236												
		Garages												
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)												
		Base Cost 768 26,772 21,150												
		Door Opener 1 535 423												
		Totals: 134,498 106,256												
		Notes:												
		ECF (SOUTH OF 283) 1.025 => TCV: 108,912												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
BUCKNER DENISE ET AL	BISHOP JAMES & HOLLY	27,000	09/07/2010	WD	03-ARM'S LENGTH	2010/4752	DEED	100.0										
BUCKNER DENISE	BUCKNER DENISE ET AL	0	03/01/2010	QC	09-FAMILY	2010/00914	DEED	0.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status									
30519 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT																
		P.R.E. 0%																
Owner's Name/Address		MAP #:																
PAAVOLA JACOB PAUL 30519 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 39,070 TCV/TFA: 42.28																
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS												
		Public Improvements			* Factors *													
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value					
					INLAND PROPERTIES			5.000 Acres		2,450	100		12,250					
								5.00 Total Acres		Total Est. Land Value =			12,250					
Tax Description		X	Dirt Road		Land Improvement Cost Estimates													
P1-32-5A SEC 32 T52N R34W PAR IN SE 1/4			Gravel Road															
OF NE 1/4 COM AT E 1/4 COR TH N 33' ALONG			Paved Road															
CO RD P651, TH W 33' TO POB. TH N 208',			Storm Sewer															
TH W 1040', TH S 208', TH E 1040' TO POB.			Sidewalk															
CONTAINS 5 ACRES M/L		X	Water		Description									Rate	Size	% Good	Cash Value	
Comments/Influences			Sewer											Sauna	6,499.14	1	70	4,549
			Electric											Metal Prefab	18.05	100	22	397
			Gas											Metal Prefab	20.22	80	22	356
			Curb											Total Estimated Land Improvements True Cash Value =				5,302
		Street Lights																
		Standard Utilities																
		Underground Utils.																
		Topography of Site																
		X	Level															
			Rolling															
			Low															
			High															
			Landscaped															
		X	Swamp															
			Wooded															
			Pond															
			Waterfront															
			Ravine															
			Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value							
			Flood Plain		2024	6,125	13,410	19,535			17,796C							
					2023	6,000	11,091	17,091			16,949C							
					2022	6,000	10,142	16,142			16,142S							
					2021	6,298	9,523	15,821			15,821S							
		Who	When	What	2024	6,125	13,410	19,535			17,796C							
		LP	07/29/2009	DATA ENTER	2023	6,000	11,091	17,091			16,949C							
		RVB	08/02/2010	INSPECTED	2022	6,000	10,142	16,142			16,142S							
		TH	11/09/2010	DATA ENTER	2021	6,298	9,523	15,821			15,821S							
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:												
	X	Wood Frame		(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Fair Effec. Age: 25 Floor Area: Total Base New : 59,980 Total Depr Cost: 20,993 Estimated T.C.V: 21,518				84	Treated Wood	E.C.F. X 1.025															
Building Style: PARK MODEL				Drywall		Plaster												Trim & Decoration														
			X	Paneled		Wood T&G																										
Yr Built 1983	Remodeled 1990		Ex	X	Ord													Min	Size of Closets													
Condition: Average				Lg	X	Ord																	Small									
			Room List			Doors:													Solid				X	H.C.	Central Air Wood Furnace							
4	Basement 1st Floor 2nd Floor 2 Bedrooms					(5) Floors												(12) Electric														
			Kitchen: Carpeted Other: Carpeted Other:			60 Amps Service																										
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures												Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas					Cls Fair Blt 1983									
																											Ex.	X	Ord.		Min	
X	Wood/Shingle Aluminum/Vinyl Brick		X	Tile		No. of Elec. Outlets			Type						Ext. Walls			Roof/Fnd.					Size			Cost New			Depr. Cost			
	Insulation																															
(2) Windows			(7) Excavation			(13) Plumbing			Other Additions/Adjustments						Water/Sewer			Deck					Fireplaces			Notes:						
X	Many Avg.	X	Large Avg.	Small								Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									1								3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 50 Feet
	X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Treated Wood			Interior 1 Story			Totals:			59,980			20,993						
X		Casement		(9) Basement Finish			(14) Water/Sewer																						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:
	X	Double Glass Patio Doors		(10) Floor Support						1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:													
X		Storms & Screens					(10) Floor Support															1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:	
	(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:													
X	Gable Hip Flat		Gambrel Mansard Shed				(10) Floor Support															1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:	
	Asphalt Shingle			(10) Floor Support						1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:													
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:				1															1000 Gal Septic			2000 Gal Septic			Lump Sum Items:				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LAHTI JAMES A & MARGARET L	HAATAJA NORMAN E	14,000	06/14/2005	WD	03-ARM'S LENGTH	167:1540	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
16764 SHORT RD		School: BARAGA AREA SCHOOL DISTRICT		GARAGE		08/07/2024		2023-031-265		FOUNDATION
		P.R.E. 100% 02/25/2013		HOUSE		07/21/2011		11-134		COMPLETE
Owner's Name/Address		MAP #:								
HAATAJA NORMAN E JR & MARIA A		2024 Est TCV 173,248 TCV/TFA: 150.39								
16764 SHORT RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
PELKIE MI 49958		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Tax Description				INLAND PROPERTIES			9.950	Acres	2,202	100 21,913
P1-32-5C SEC 32 T52N R34W				9.95 Total Acres Total Est. Land Value = 21,913						
A PAR OF LAND IN TH W 1/2 OF TH W 1/2										
OFTH SE 1/4 OF TH NE 1/4; D/F COM @ TH NW										
COR OF TH SE 1/4 OF TH NE 1/4; TH E										
330'TH S 1079', TH W 83', TH S 241', TH W										
247, TH N 1320' TO POB.										
9.53 AC M/L										
ALSO W 33' OF SE 1/4 OF NE 1/4 OF SEC 32;										
EXC ANY OVERLAP DESC AS COM W 1/4 COR										
COMMON STO SEC 32 & 33; TH N 33' ALG CO										
RD P651; TH W 33' TO POB; TH N 208'; TH W										
1040' TH S 208'; TH E 1040' TO POB; AND										
ALSO EXC THE CO RD P651W R/W.										
9.95 A										
Comments/Influences										

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 86 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame				(4) Interior																						
Building Style: RANCH					Drywall Paneled			Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 5 Floor Area: 1,152 Total Base New : 182,537 Total Depr Cost: 130,702 Estimated T.C.V: 133,970				E.C.F. X 1.025				Bsmnt Garage:  Carport Area: Roof:					
				Trim & Decoration																							
					Ex	X	Ord		Min																		
				Size of Closets																							
Yr Built 2011	Remodeled 0				Ex	X	Ord		Min																		
Condition: Good					Lg	X	Ord		Small																		
				Doors:			Solid	X	H.C.																		
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors					(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/75/100/71.25 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 168,293 120,960  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,428 Water Well, 50 Feet 1 2,629 1,893 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 240 12,569 8,107 Common Wall: 2 Wall 1 -5,715 -3,686 Totals: 182,537 130,702  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 133,970				Cls C Blt 2011				*9						
Kitchen: Other: Other:					0 Amps Service																						
No./Qual. of Fixtures																											
Ex. X Ord. Min																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(6) Ceilings					No. of Elec. Outlets																		
										Many	X	Ave.		Few													
(13) Plumbing																											
Average Fixture(s)																											
(2) Windows				(7) Excavation					1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Many Avg.	X	Large Avg.	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
	Few	Small																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																							
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																						
				(9) Basement Finish																							
				(3) Roof																							
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Asphalt Shingle			(10) Floor Support					1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:																		



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					
Building Style: RANCH			Drywall Paneled			Plaster Wood T&G							
Yr Built 2023			Ex	X	Ord		Min						
Condition: Good Part. Construct.: 40%			Lg	X	Ord		Small						
Room List		Doors:		Solid	X	H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric								
			Kitchen:			0 Amps Service							
			Other:			No./Qual. of Fixtures							
			Other:				Ex.	X	Ord.		Min		
(1) Exterior		(6) Ceilings			No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick						Many	X	Ave.		Few		
	Insulation				(13) Plumbing								
(2) Windows		(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish			Lump Sum Items:								
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support											
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener 2 1,070 1,059

Base Cost 1200 41,712 41,295

Totals: 42,782 42,354

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 43,413

40% Completed => Est. True Cash Value 2024 =

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
NORTH BLUFF LLC	ELO HUNT CLUB, LLC	15,000	05/31/2006	WD	03-ARM'S LENGTH	168/1947	DEED	100.0						
		1	07/01/2003	WD	03-ARM'S LENGTH	161:924	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ELO HUNT CLUB LLC		2024 Est TCV 66,564 TCV/TFA: 130.52												
MIKE BISHOP		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
17841 ASKEL RD		Public Improvements			* Factors *									
PELKIE MI 49958					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			INLAND PROPERTIES					20.000 Acres	1,700	100	34,000	
P1-32-6 SEC 32 T52N R34W W 1/2 OF NE 1/4 OF NW 1/4. 20 A.					20.00 Total Acres					Total Est. Land Value =			34,000	
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	16,282	33,282			19,213C			
		RVB	07/28/2010	INSPECTED	2023	14,000	13,073	27,073			18,299C			
		TH	11/09/2010	DATA ENTER	2022	14,000	12,009	26,009			17,428C			
					2021	15,000	6,892	21,892			16,872C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 59 Floor Area: 360 Total Base New : 38,229 Total Depr Cost: 17,202 Estimated T.C.V: 17,632						
Building Style: CAMP		Drywall Paneled			Plaster Wood T&G		X		Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Trim & Decoration				
Yr Built 1940	Remodeled 0	Ex	X	Ord		Min					Size of Closets				
Condition: Average		Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		0 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few									
	Insulation			(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAMP

(11) Heating System: Forced Air w/ Ducts

Ground Area = 150 SF Floor Area = 150 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	150		
Total:				16,368	13,230

Other Additions/Adjustments

Totals:				16,368	14,568
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Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

14,932

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 48 WGEP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																											
Building Style: 1 1/2				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built		Remodeled		Ex				X		Ord				Min																	
1965 2005 0																															
Condition: Good																															
				Lg				X		Ord				Small																	
Room List				Doors:						Solid		X		H.C.																	
Basement 5 1st Floor 1 2nd Floor 2 Bedrooms				(5) Floors																											
				Kitchen: Hardwood																											
				Other:																											
				Other:																											
(1) Exterior				(6) Ceilings																											
X Wood/Shingle Aluminum/Vinyl Brick																															
Insulation																															
(2) Windows				(7) Excavation																											
Many		Large		Basement: 0 S.F.																											
X Avg.		X Avg.		Crawl: 768 S.F.																											
Few		Small		Slab: 192 S.F.																											
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Height to Joists: 0.0																											
				(8) Basement																											
				Conc. Block																											
				Poured Conc.																											
				Stone																											
				Treated Wood																											
				Concrete Floor																											
(3) Roof				(9) Basement Finish																											
X Gable		Gambrel		Recreation SF																											
Hip		Mansard		Living SF																											
Flat		Shed		Walkout Doors (B)																											
				No Floor SF																											
				Walkout Doors (A)																											
Asphalt Shingle				(10) Floor Support																											
X Metal																															
Chimney: Block				Joists:																											
				Unsupported Len:																											
				Cntr.Sup:																											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2				Cls CD				Blt 1965			
(11) Heating System: Forced Air w/ Ducts											
Ground Area = 960 SF Floor Area = 1184 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61											
Building Areas											
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost						
1.5 Story	Siding	Crawl Space	448								
1 Story	Siding	Crawl Space	320								
1 Story	Siding	Slab	192								
Total:				126,165	76,961						
Other Additions/Adjustments											
Plumbing											
3 Fixture Bath			1	3,778	2,305						
Water/Sewer											
1000 Gal Septic			1	4,453	2,716						
Water Well, 50 Feet			1	2,530	1,543						
Porches											
WGEP (1 Story)			48	5,340	3,257						
Totals:				142,266	86,782						
Notes:											
ECF (SOUTH OF 283) 1.025 => TCV: 88,952											

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 62				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 12 = 240				
Cost New	\$ 6,259				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 2,191				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	35				
Est. True Cash Value	\$ 2,245				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2245 / All Cards: 2245					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
LARAMORE ROBERT JR PO BOX 22 COPPER CITY MI 49917		MAP #:											
		2024 Est TCV 17,667											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 32 T52N R34W N 1/2 OF NW 1/4 OF NW 1/4, LYING E OF W 825' OF N 1/2 OF NW 1/4 OF NW 1/4, BEING 495' M/L IN E-W LENGTH. 7.5 A.					INLAND PROPERTIES					7.500 Acres	2,356	100	
Comments/Influences					7.50 Total Acres			Total Est. Land Value =			17,667		
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2024	8,834		0		8,834		3,568C	
		RVB	07/28/2010	INSPECTED	2023	8,375		0		8,375		3,399C	
		TH	11/09/2010	DATA ENTER	2022	8,375		0		8,375		3,238C	
					2021	9,165		0		9,165		3,135C	



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
LARAMORE JOSEPH 30455 LUOTO RD PELKIE MI 49958		MAP #:										
		2024 Est TCV 17,667										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 32 T52N R34W E 495' OF W 825' OF N 1/2 OF NW 1/4 OF NW 1/4. 7.5 A.				INLAND PROPERTIES		7.500 Acres		2,356		100		17,667
Comments/Influences				7.50 Total Acres		Total Est. Land Value =		17,667				
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	8,834	0	8,834			3,568C	
		RVB 07/28/2010 INSPECTED			2023	8,375	0	8,375			3,399C	
		TH 11/09/2010 DATA ENTER			2022	8,375	0	8,375			3,238C	
					2021	9,165	0	9,165			3,135C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
30910 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MAKI JOEL K 323 E BROAD ST LANSE MI 49946		2024 Est TCV 22,436 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 32 T52N R34W					INLAND PROPERTIES			5.000 Acres		2,450	100		12,250	
W 330' OF N 1/2 OF NW 1/4 OF NW 1/4. 5 A					5.00 Total Acres			Total Est. Land Value =					12,250	
Comments/Influences					Land Improvement Cost Estimates									
					Description				Rate	Size		% Good	Cash Value	
					Wood Frame				24.22	198		96	4,604	
					Total Estimated Land Improvements True Cash Value =									4,604

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
		0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X	No Heating/Cooling						Central Air Wood Furnace	(12) Electric  0 Amps Service  No./Qual. of Fixtures  Ex.      Ord.      Min  No. of Elec. Outlets  Many      Ave.      Few  (13) Plumbing  Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G			Trim & Decoration		Size of Closets		Doors:      Solid      H.C.		
Yr Built    Remodeled 1980 UTIL 0		Ex	Ord	Min	Size of Closets		Lg      Ord      Small		Doors:      Solid      H.C.		(5) Floors		
Condition: Average		Lg      Ord      Small		X		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures	
Room List		Doors:      Solid      H.C.		X		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures	
Basement 6 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.      Ord.      Min	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many      Ave.      Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many      Ave.      Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath	
Insulation		(6) Ceilings		No. of Elec. Outlets		Many      Ave.      Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	
Many      Large Avg.      Avg. Few      Small		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	
(3) Roof		(9) Basement Finish		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer	
X Gable      Gambrel Hip      Mansard Flat      Shed		(9) Basement Finish		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer		(14) Water/Sewer	
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:	

Cost Est. for Res. Bldg: 1 Single Family RANCH      Cls CD      Blt 1980  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF      Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78  
Building Areas  
Stories      Exterior      Foundation      Size      Cost New      Depr. Cost  
Other Additions/Adjustments  
Water/Sewer      1      4,453      3,473  
1000 Gal Septic      1      2,530      1,973  
Water Well, 50 Feet      Totals:      6,983      5,446  
Notes:      ECF (SOUTH OF 283) 1.025 => TCV:      5,582

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LARAMORE SCOTT 30636 LUOTO RD PELKIE MI 49958		2024 Est TCV 78,476 TCV/TFA: 64.54												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 32 T52N R34W					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
S 1/2 OF NW 1/4 OF NW 1/4.					20.00 Total Acres			Total Est. Land Value =			34,000			
20 A.														
Comments/Influences														
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	17,000	22,238	39,238			34,081C			
		RVB	07/28/2010	INSPECTED	2023	14,000	18,459	32,459			32,459S			
		TH	11/09/2010	DATA ENTER	2022	14,000	16,961	30,961			30,961S			
					2021	15,000	15,958	30,958			30,958S			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air			Appliance Allow.		2nd/Same Stack				Class:
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior:
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.:
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.:
Building Style: MANUFACTURED		Drywall	Plaster					Vent Fan		Prefab 1 Story				Common Wall:
		Paneled						Wood T&G	Hot Tub		Prefab 2 Story			Foundation:
Yr Built 1980		Trim & Decoration						Unvented Hood		Heat Circulator				Finished ?:
		Size of Closets						Vented Hood		Raised Hearth				Auto. Doors:
Condition: Good		Ex	X		Ord		Min	Intercom		Wood Stove				Mech. Doors:
		Lg			X	Ord		Small	Jacuzzi Tub		Direct-Vented Gas			Area:
Room List		Doors:		Solid	X	H.C.	Central Air		Microwave		Class: Good		% Good:	
	Basement	(5) Floors		(12) Electric			Standard Range		Effec. Age: 22		Floor Area:		Storage Area:	
	1st Floor	Kitchen:		0 Amps Service			Self Clean Range		Total Base New : 85,079		E.C.F.		Bsmnt Garage:	
	2nd Floor	Other:		No./Qual. of Fixtures			Sauna		Total Depr Cost: 43,391		X 1.025		Carport Area:	
	Bedrooms	Other:		Ex. X Ord. Min			Trash Compactor		Estimated T.C.V: 44,476				Roof:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Central Vacuum							
X	Wood/Shingle			Many X Ave. Few			Security System							
	Aluminum/Vinyl			(13) Plumbing										
	Brick			Average Fixture(s)										
	Insulation			2 3 Fixture Bath										
(2) Windows		(7) Excavation		2 3 Fixture Bath										
X	Many	X	Large	Basement: 0 S.F.										
	Avg.		Avg.	Crawl: 0 S.F.										
	Few		Small	Slab: 0 S.F.										
	Wood Sash			Height to Joists: 0.0										
	Metal Sash			(8) Basement										
	Vinyl Sash													
	Double Hung			Conc. Block										
	Horiz. Slide			Poured Conc.										
	Casement			Stone										
	Double Glass			Treated Wood										
	Patio Doors			Concrete Floor										
	Storms & Screens			(9) Basement Finish										
(3) Roof				(14) Water/Sewer										
X	Gable		Gambrel	Recreation SF										
	Hip		Mansard	Living SF										
	Flat		Shed	Walkout Doors (B)										
X	Asphalt Shingle			No Floor SF										
				Walkout Doors (A)										
Chimney: Brick				(10) Floor Support										
				Joists:										
				Unsupported Len:										
				Cntr.Sup:										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KORPI LARRY W & NANCY F	KORPI LOREN D	25,000	09/12/2014	QC	09-FAMILY	2014/04829	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
30560 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KORPI LOREN D PO BOX 144 ATLANTIC MINE MI 49905		2024 Est TCV 41,481 TCV/TFA: 86.42												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-32-8 SEC 32 T52N R34W S 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4. 10 A.					INLAND PROPERTIES		10.000 Acres		2,200		100		22,000	
Comments/Influences					10.00		Total Acres		Total Est. Land Value =		22,000			
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates									
					Description	Rate		Size		% Good		Cash Value		
					Wood Frame	22.18		392		46		4,000		
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Wood Frame	23.24		288		46		3,079		
					Total Estimated Land Improvements True Cash Value = 7,079									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		RVB	07/28/2010	INSPECTED	2024	11,000	9,741	20,741			9,377C			
		TH	11/09/2010	DATA ENTER	2023	10,000	8,364	18,364			8,931C			
					2022	10,000	7,628	17,628			8,506C			
					2021	10,905	7,100	18,005			8,235C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
	X	Wood Frame		(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																										
Building Style: PARK MODEL			Drywall Paneled		Plaster Wood T&G											Trim & Decoration																		
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	Size of Closets																												
Condition: Average			Lg	X	Ord																Small													
Room List			Doors:													Solid	X				H.C.	Central Air Wood Furnace			Class: Fair Effec. Age: 25 Floor Area: Total Base New : 31,199 Total Depr Cost: 10,919 Estimated T.C.V: 11,192			E.C.F. X 1.025			Bsmnt Garage:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric											0 Amps Service																		
		Kitchen: Other: Other:			No./Qual. of Fixtures																													
(1) Exterior			(6) Ceilings			Ex.										X	Ord.				Min	Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 480 Total: 29,096 10,183  Other Additions/Adjustments Fireplaces 1 2,103 736 Wood Stove Totals: 31,199 10,919  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 11,192												
X	Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets										Many					X										Ave.	Few		
	Insulation					(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(2) Windows			(7) Excavation																															
X	Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																															
	Few	Small																																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																															
(3) Roof			(9) Basement Finish																															
X	Gable Hip	Gambrel Mansard	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
	Flat	Shed																																
X	Asphalt Shingle		(10) Floor Support																															
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Greenhouses Straight-Wall				
Year Built	1970				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 56				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	16 x 12 = 192				
Cost New	\$ 2,035				
Phy./Func./Econ. %Good	58/100/100 58.0				
Depreciated Cost	\$ 1,180				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	58				
Est. True Cash Value	\$ 1,210				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1210 / All Cards: 1210					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
LUDWIG RENEE & GLENN	LARAMORE JOSEPH L & SCOTT	140,000	11/13/2020	WD	03-ARM'S LENGTH	2020/06546	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
30636 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT				09/02/2020	2020-999-078	FOUNDATION							
		P.R.E. 100% 12/07/2020													
Owner's Name/Address		MAP #:													
LARAMORE JOSEPH L & SCOTT L		2024 Est TCV 200,495 TCV/TFA: 149.18													
30636 LUOTO RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
PELKIE MI 49958		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-32-8B SEC 32 T52N R34W					INLAND PROPERTIES						10.000	Acres	2,200	100	22,000
N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4											10.00	Total Acres		Total Est. Land Value =	22,000
Comments/Influences					Land Improvement Cost Estimates										
					Description								Rate		Size % Good
					Wood Frame					27.08		128 46	1,594		
					Total Estimated Land Improvements True Cash Value =								1,594		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	11,000	89,248	100,248			83,572C				
		RVB	07/28/2010	INSPECTED	2023	10,000	72,309	82,309			79,593C				
		TH	11/09/2010	DATA ENTER	2022	10,000	66,413	76,413			75,803C				
					2021	10,905	62,477	73,382			73,382S				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Equestrian Lean-Tos				
Year Built	1970				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 28				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	7 x 7 = 49				
Cost New	\$ 691				
Phy./Func./Econ. %Good	56/100/100 56.0				
Depreciated Cost	\$ 387				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	56				
Est. True Cash Value	\$ 397				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 397 / All Cards: 397					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ANDERSON GLEN A	LUCAS EVAN G	45,000	11/05/2021	WD	03-ARM'S LENGTH	2021/07096	PROPERTY TRANSFER	100.0					
ANDERSON GLEN	ROBINS TERESA J	53,000	07/31/2019	LC	03-ARM'S LENGTH	2019/03862	DEED	100.0					
BEACH STEVEN T	ANDERSON GLEN	50,000	02/26/2007	WD	03-ARM'S LENGTH	2007/01280	DEED	100.0					
		45,000	06/01/2003	WD	03-ARM'S LENGTH	161:627	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
30718 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
LUCAS EVAN G 740 HANCOCK ST HANCOCK MI 49930		2024 Est TCV 76,621 TCV/TFA: 82.92											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-32-8A SEC 32 T52N R34W N 1/4 OF SW 1/4 OF NW 1/4. 10 A.			Gravel Road		INLAND PROPERTIES		10.000 Acres		2,200		100		22,000
Comments/Influences			Paved Road		10.00		Total Acres		Total Est. Land Value =				22,000
		X	Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description		Rate		Size		% Good		Cash Value
			Water		Sauna		5,204.57		1		75		3,904
		X	Sewer		Wood Frame		25.69		96		49		1,208
			Electric		Wood Frame		24.36		120		49		1,432
			Gas		Total Estimated Land Improvements True Cash Value = 6,544								
		X	Curb										
			Street Lights										
			Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
			Level										
		X	Rolling										
			Low										
			High										
		X	Landscaped										
			Swamp										
			Wooded										
		X	Pond										
			Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
		Who	When	What	2024	11,000	27,311	38,311				31,991C	
		LP	03/30/2007	DATA ENTER	2023	10,000	22,468	32,468				30,468C	
		RVB	07/28/2010	INSPECTED	2022	10,000	19,018	29,018				29,018S	
		TH	11/09/2010	DATA ENTER	2021	10,905	17,210	28,115				28,099C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose				
Year Built	2005				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 100				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 30 = 600				
Cost New	\$ 23,034				
Phy./Func./Econ. %Good	68/100/100 68.0				
Depreciated Cost	\$ 15,663				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	68				
Est. True Cash Value	\$ 16,055				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16055 / All Cards: 16055					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	08/01/1996	WD	03-ARM'S LENGTH	136:87	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
16464 SHORT RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 04/16/2012									
Owner's Name/Address		MAP #:									
HEIKKILA PAUL M 16464 SHORT RD PELKIE MI 49958		2024 Est TCV 92,710 TCV/TFA: 110.37									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P1-32-9 SEC 32 T52N R34W SE 1/4 OF NW 1/4. 40 A.			Gravel Road		INLAND PROPERTIES		40.000 Acres		1,200	100	48,000
Comments/Influences			Paved Road		40.00 Total Acres		Total Est. Land Value =		48,000		
		X	Storm Sewer		Land Improvement Cost Estimates						
			Sidewalk		Description	Rate		Size % Good		Cash Value	
			Water		Wood Frame	24.36		120 46		1,345	
		X	Sewer		Total Estimated Land Improvements True Cash Value =						
			Electric								
			Gas								
		X	Curb								
			Street Lights								
			Standard Utilities								
		X	Underground Utils.								
			Topography of Site								
			Level								
		X	Rolling								
			Low								
			High								
		X	Landscaped								
			Swamp								
			Wooded								
		X	Pond								
			Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2024	24,000	22,355	46,355		
		RVB	08/02/2010	INSPECTED	2023	20,000	17,965	37,965			29,032C
		TH	11/09/2010	DATA ENTER	2022	20,000	16,489	36,489			27,650C
					2021	20,000	14,419	34,419			26,767C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1940		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1940 (11) Heating System: Space Heater Ground Area = 560 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 560 Total: 87,032 39,166 Other Additions/Adjustments Water/Sewer 1 4,453 2,004 1000 Gal Septic 1 2,530 1,138 Water Well, 50 Feet 1 2,530 1,138 Totals: 94,015 42,308 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 43,365													



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By		Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date		Number	Status			
16481 SHORT RD		School: BARAGA AREA SCHOOL DISTRICT								06/01/2020		2019-999-007	FOUNDATION			
		P.R.E. 100% 05/18/1994														
Owner's Name/Address		MAP #:														
MUKKA JEFFREY A & NATALIE M		2024 Est TCV 199,854 TCV/TFA: 141.74														
16481 SHORT RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
PELKIE MI 49958		Public Improvements			* Factors *											
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-32-10 SEC 32 T52N R34W NE 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES				40.000 Acres	1,200	100			48,000		
Comments/Influences					40.00 Total Acres		Total Est. Land Value =						48,000			
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates											
					Description		Rate		Size		% Good	Cash Value				
					D/W/P: Flagstone/Sand		20.56		32		83	546				
					Sauna		6,499.14		1		75	4,874				
					Wood Frame		31.62		80		48	1,214				
					Wood Frame		27.08		128		73	2,530				
					Total Estimated Land Improvements		True Cash Value =		9,164							
					Topography of Site											
					X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
								2024	24,000	75,927	99,927			22,841C		
		2023	20,000	62,307				82,307			21,754C					
		2022	20,000	57,158				77,158			20,719C					
		2021	20,000	53,751				73,751			20,058C					
		Who When What		2024				24,000	75,927	99,927			22,841C			
		RVB 08/02/2010 INSPECTED		2023	20,000	62,307	82,307			21,754C						
		TH 11/09/2010 DATA ENTER		2022	20,000	57,158	77,158			20,719C						
				2021	20,000	53,751	73,751			20,058C						
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type 80 WCP (1 Story) 32 WCP (1 Story) 20 WPP 32 Treated Wood 152 Treated Wood		Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
X Drywall Paneled				Plaster Wood T&G																					
Trim & Decoration																									
Building Style: CAPE		Ex		X	Ord		Min																		
Yr Built 1955		Remodeled 1990		Size of Closets				Central Air Wood Furnace				X													
Condition: Good																									
Room List				Doors:					Solid	X	H.C.	(12) Electric				60 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.		Min
				(5) Floors																					
				Kitchen: Pergo Other: Other:																					
(1) Exterior				(6) Ceilings				X Drywall																	
X	Wood/Shingle Aluminum/Vinyl Brick				Insulation			X																	
(2) Windows				(7) Excavation				2				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few		X	Large Avg. Small		Basement: 940 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				10) Floor Support				Joists: Unsupported Len: Cntr.Sup:									
X Gable Hip Flat				Gambrel Mansard Shed																					
Asphalt Shingle																									
X Metal																									
Chimney: Brick																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARSHALL KENNETH & CHRISTI	MUKKA JEFFERY A & NATALIE	19,000	12/07/2018	WD	22-OUTLIER		DEED	100.0			
GREENE TRUST WILLIAM & BAR	MARHSALL KEN & CHRISTINE	18,000	03/27/2014	WD	03-ARM'S LENGTH	2014/01441	DEED	100.0			
GREENE WILLIAM R & BARBARA	GREENE TRUST WILLIAM & BAR	0	09/30/2013	QC	03-ARM'S LENGTH	2013/05929	DEED	0.0			
		1	07/01/1999	WD	03-ARM'S LENGTH	147:674	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)	Date	Number	Status		
LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 12/18/2018									
Owner's Name/Address		MAP #:									
MUKKA JEFFERY A & NATALIE M 16481 SHORT RD PELKIE MI 49958		2024 Est TCV 34,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				INLAND PROPERTIES		20.000 Acres		1,700	100		34,000
				20.00 Total Acres		Total Est. Land Value =		34,000			
Tax Description		X	Dirt Road								
P1-32-11 SEC 32 T52N R34W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.			Gravel Road								
Comments/Influences			Paved Road								
			Storm Sewer								
		X	Sidewalk								
			Water								
			Sewer								
			Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
		X	Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			14,700C
		RVB	07/28/2010	INSPECTED	2023	14,000	0	14,000			14,000S
		TH	11/09/2010	DATA ENTER	2022	14,000	0	14,000			14,000S
					2021	15,000	0	15,000			15,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PERRY BRADY E	MARSHALL KENNETH & BONDE C	102,000	06/19/2006	WD	03-ARM'S LENGTH	168/2035	DEED	100.0					
		85,000	08/01/2003	WD	03-ARM'S LENGTH	162:331	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
30476 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MARSHALL KENNETH & CHRISTINE 211 CHARLIES LANE LENORE ID 83541		2024 Est TCV 208,586 TCV/TFA: 120.15											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-32-11A SEC 32 T52N R34W N 1/2 OF NW			Gravel Road		INLAND PROPERTIES		20.000 Acres		1,700		100		34,000
1/4 OF SW 1/4. 20 A.			Paved Road		20.00		Total Acres		Total Est. Land Value =				34,000
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description		Rate		Size		% Good		Cash Value
			Water		Wood Frame		38.41		32		46		565
		X	Sewer		Wood Frame		27.40		120		46		1,512
			Electric		Total Estimated Land Improvements True Cash Value =								
			Gas										
		X	Curb										
			Street Lights										
			Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
			Level										
		X	Rolling										
			Low										
			High										
		X	Landscaped										
			Swamp										
			Wooded										
		X	Pond										
			Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
		X											
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
STATE BUILDING AUTHORITY	STATE OF MICHIGAN	1		01/02/2014	QC	03-ARM'S LENGTH		2014/01695	DEED	100.0		
		40,000		12/01/2000	WD	03-ARM'S LENGTH		153:347	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status	
30270 LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
STATE OF MICHIGAN CAPITOL BUIDING LANSING MI 48909					2024 Est TCV 0							
			Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					STANDARD COMMERCIAL			40.000	Acres	9,000	100	360,000
P1-32-12 SEC 32 T52N R34W SW 1/4 OF SW 1/4; BEGINNING AT THE SW CORNER OF SEC 32; TH N 01 DEG 17' 41" E 1317.38' ALONG THE WEST LINE OF SEC; TH S 88 DEG 36' 47" E 1324.93' ALONG THE NORTH LINE OF THE SW 1/4 OF SW 1/4 OF SAID SEC; TH S 01 DEG 17' 24" W 1317.76' ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SEC; TH N 88 DEG 35' 48" W 1325.04' ALONG THE SOUTH LINE OF SAID SECTION TO POB. 40 A. MSP PHASE 5 TOWER SITE 8802		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			40.00		Total Acres	Total Est. Land Value =		360,000	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value
		Who	When	What		2024	EXEMPT		EXEMPT		EXEMPT	EXEMPT
		RVB	07/28/2010	INSPECTED		2023	EXEMPT		EXEMPT		EXEMPT	EXEMPT
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						2021	0		0		0	0

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		25,000		05/01/1997	WD	03-ARM'S LENGTH		139:582	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status		
LUOTO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
CLISCH THOMAS W & DEBORAH 13470 HIGHWAY M38 PELKIE MI 49958		MAP #:											
		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
CLISCH THOMAS W & DEBORAH 13470 HIGHWAY M38 PELKIE MI 49958					STANDARD 20+			40.000 Acres	1,214	100			48,560
Tax Description							40.00	Total Acres		Total Est. Land Value =			48,560
P1-32-13 SEC 32 T52N R34W SE 1/4 OF SW 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-023													
Comments/Influences		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0				0	
		RVB	08/02/2010	INSPECTED	2023	0	0	0				0	
		TH	11/09/2010	DATA ENTER	2022	0	0	0				0	
					2021	0	0	0				0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
30417 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 06/17/1994											
Owner's Name/Address		MAP #:											
HURST PAUL H JR & LYNN 30417 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 182,979 TCV/TFA: 177.31											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		77.800 Acres		1,029		100		80,020
					77.80 Total Acres		Total Est. Land Value =						80,020
Tax Description													
P1-32-14 SEC 32 T52N R34W N 1/2 OF SE 1/4 EXC S 135' OF N 1307.77' OF E 356'. EXC 010-032-017-20. 77.8 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk										
Comments/Influences			Water Sewer										
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
			Topography of Site										
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	40,010	51,480	91,490					38,949C
		RVB	08/02/2010	INSPECTED	2023	35,232	42,346	77,578					37,095C
		TH	11/09/2010	DATA ENTER	2022	35,232	38,834	74,066					35,329C
					2021	35,232	36,515	71,747					34,201C



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Gas		Area Type 35 WGEP (1 Story) 48 WGEP (1 Story) 56 WGEP (1 Story) 105 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 39 Floor Area: 1,032 Total Base New : 152,919 Total Depr Cost: 93,280 Estimated T.C.V: 95,612		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/4		Trim & Decoration		Size of Closets		Central Air Wood Furnace							
Yr Built 1925		Remodeled 0		Ex X Ord Min		X							
Condition: Average		Lg X Ord Small		Doors: Solid X H.C.		(5) Floors							
Room List		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:		(12) Electric							
Basement 8 1st Floor 2 2nd Floor 3 Bedrooms						100 Amps Service							
(1) Exterior						No./Qual. of Fixtures							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min							
Insulation						Many X Ave. Few							
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Avg. Large Small		Basement: 720 S.F. Crawl: 0 S.F. Slab: 132 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Double Glass Patio Doors		(9) Basement Finish		(14) Water/Sewer									
X Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:							
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:									
Chimney: Brick													
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls CD Blt 1925 (11) Heating System: Wall/Floor Furnace Ground Area = 852 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 720 1 Story Siding Slab 42 1 Story Siding Slab 90 Total: 123,364 75,252 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 35 4,620 2,818 WGEP (1 Story) 48 5,340 3,257 WGEP (1 Story) 56 5,870 3,581 Deck Treated Wood 105 2,536 1,547 Fireplaces Wood Stove 2 4,206 2,566 Totals: 152,919 93,280 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 95,612													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PESOLA BRUCE W	MILLER DAVID R	80,000	05/15/2019	WD	03-ARM'S LENGTH	2019/02565	DEED	100.0				
SUPERIOR NATIONAL BANK	PESOLA BRUCE W	42,500	12/24/2013	CD	03-ARM'S LENGTH	2013/07348	DEED	100.0				
CHARLES CHAD A	SUPERIOR NATIONAL BANK	68,109	08/29/2013	SD	10-FORECLOSURE	2013/05142	DEED	100.0				
CRAWFORD JAMES & NANCY	CHARLES CHAD A.	0	08/17/2011	WD	09-FAMILY	2011/05326	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
30259 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT						06/01/2020	2019-999-035	FOUNDATION		
		P.R.E. 100% 06/10/2019										
Owner's Name/Address		MAP #:										
MILLER DAVID R PO BOX 324 BARAGA MI 49908		2024 Est TCV 130,951 TCV/TFA: 125.91										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					INLAND PROPERTIES		1.100 Acres		2,773		100	3,050
P1-32-14A SEC 32 T52N R34W PART OF N 1/2 OF SE 1/4; COM E SEC LINE AT A PT S 1172.77' FORM E 1/4 COR OF SEC 32; TH S 135' TO PT N 10' FROM SE COR OF N 1/2 OF SE 1/4; TH PERP W 356'; TH PERP N 135'; TH PERP E 356' TO POB. 1.1 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			1.10 Total Acres		Total Est. Land Value =		3,050		
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	1,525	63,951	65,476				50,166C
		RVB	08/02/2010	INSPECTED	2023	1,375	51,831	53,206				47,778C
		TH	11/09/2010	DATA ENTER	2022	1,375	47,613	48,988				45,503C
					2021	1,386	44,806	46,192				44,050C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 700		Type Treated Wood		Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 32 Floor Area: 1,040 Total Base New : 183,503 Total Depr Cost: 124,781 Estimated T.C.V: 127,901				E.C.F. X 1.025				Bsmnt Garage:																															
Building Style: RANCH				X Drywall Paneled				Plaster Wood T&G				Central Air Wood Furnace				(12) Electric				100 Amps Service				No./Qual. of Fixtures																											
Yr Built 1986		Remodeled 0		Ex		X		Ord				Min		No. of Elec. Outlets				Many				X		Ave.		Few																									
Condition: Average				Size of Closets				(13) Plumbing				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,040 Total: 136,517				Depr. Cost 92,831																															
Room List				Doors:				Solid				X		H.C.		(14) Water/Sewer				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Finished) Base Cost Totals: 183,503				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 127,901																											
5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Laminate Other: Other:				(6) Ceilings				(7) Excavation				(8) Basement				(9) Basement Finish				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:																							
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows				Many				X		Large		Avg.		Small		(3) Roof				X Gable				Hip		Flat		Gambrel		Mansard		Shed		X Asphalt Shingle				Chimney: Brick			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT																
Owner's Name/Address		P.R.E. 0%																
HURST PAUL H JR & LYNN 30417 TAPIOLA RD PELKIE MI 49958		MAP #:																
		2024 Est TCV 75,543 TCV/TFA: 188.86																
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS												
		Public Improvements				* Factors *												
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P1-32-15 SEC 32 T52N R34W SW 1/4 OF SE 1/4. 40 A.							INLAND PROPERTIES			40.000	Acres	1,200	100		48,000			
Comments/Influences								40.00	Total Acres			Total Est. Land Value =		48,000				
						Land Improvement Cost Estimates												
						Description					Rate		Size	% Good	Cash Value			
						Wood Frame					22.62		168	46	1,748			
						Total Estimated Land Improvements True Cash Value =					1,748							
		Topography of Site																
		X	Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain															
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What		2024	24,000	13,772	37,772			11,999C						
		LP	05/01/2009	DATA ENTER		2023	20,000	11,141	31,141			11,428C						
		RVB	08/02/2010	INSPECTED		2022	20,000	10,219	30,219			10,884C						
		TH	11/09/2010	DATA ENTER		2021	20,000	9,282	29,282			10,537C						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 56 Floor Area: 400 Total Base New : 55,921 Total Depr Cost: 25,166 Estimated T.C.V: 25,795					
Building Style: CABIN		Drywall Paneled			Plaster Wood T&G		X		Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Trim & Decoration			
Yr Built 1900	Remodeled 0	Ex	X	Ord		Min					Size of Closets			
Condition: Good		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		0 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few								
	Insulation			(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KEDZIOR SANDRA J	BAILLARGEON THOMAS	120,000	07/20/2021	WD	03-ARM'S LENGTH	2021/04640	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
30747 TAPIOLA RD 30653		School: BARAGA AREA SCHOOL DISTRICT		GARAGE		05/28/2010		10-118		COMPLETE			
		P.R.E. 100% 08/02/2021		GARAGE		12/18/2009		09-295		FOUNDATION			
Owner's Name/Address		MAP #:											
BAILLARGEON THOMAS 30747 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 150,915 TCV/TFA: 145.11											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES			25.490 Acres		274 100	6,979		
								25.49 Total Acres		Total Est. Land Value =	6,979		
Tax Description		X	Dirt Road		Land Improvement Cost Estimates								
P1-32-5B			Gravel Road										
SEC 32 T52N R34W PART OF SE 1/4 OF NE 1/4			Paved Road										
COM AT THE E 1/4 COR OF SEC 32, TH N			Storm Sewer										
1098.77', TH W 242', TH N 209', TH E 242'		X	Sidewalk		Description						Rate	Size % Good	Cash Value
TH S 209' TOPOB. SUBJECT TO ROW OF CO.			Water										
RD. P-651 & ANY OTHER ROW OR EASEMENTS OF			Sewer										
RECORDS. CONTAINS 1.61 ACRES M/L			Electric										
AND		X	Gas		Description						Rate	Size % Good	Cash Value
SEC 32 T52N R34W			Curb										
SE 1/4 OF NE 1/4; EXC COM E SEC LINE N			Street Lights										
1098.77' FOR E 1/4 OF SEC 32, TH W 242';			Standard Utilities										
TH N 209'; TH E 242' TO E SEC LINE S 10'		X	Underground Utils.		Total Estimated Land Improvements True Cash Value =								8,877
FROM NE COR OF SE 1/4 OF NE 1/4; RTH S													
209' TO POB, ALSO EXC COM 1/4 CO R COMMON													
TO SEC 32 & 33, TH 33' N ALG CO RD P651;													
TH 33' W TO POB; TH 208' N TH 1040' W; TH		X	Level										
208' S; TH 1040' E TO POB, ALSO EXC W			Rolling										
330' OF SE 1/4 OF NE /14.			Low										
23.88 A.			High										
PARCELS 010-032-005-20 AND		X	Landscaped										
***BALANCE OF DESCRIPTION ON FILE***			Swamp										
			Wooded										
			Pond										
Comments/Influences		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		LP	12/18/2009	INSPECTED	2024	3,490	71,968	75,458			63,456C		
		RVB	08/02/2010	INSPECTED	2023	16,245	59,044	75,289			60,435C		
		TH	11/09/2010	DATA ENTER	2022	16,245	38,538	54,783	70,551M		57,558C		
					2021	0	0	0			0		

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 120		Type Treated Wood		Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame				(4) Interior																									
Building Style: RANCH				X	Drywall Paneled		Plaster Wood T&G																							
				Trim & Decoration																										
Yr Built 1986		Remodeled 0			Ex	X	Ord		Min																					
Condition: Average				Size of Closets																										
					Lg	X	Ord		Small																					
Room List				Doors:				Solid	X	H.C.																				
5	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																										
				Kitchen: Linoleum Other: Carpeted Other:																										
(1) Exterior				(6) Ceilings																										
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																									
Insulation																														
(2) Windows				(7) Excavation																										
X	Many Avg.		X	Large Avg. Few Small		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																								
X	Wood Sash			(8) Basement																										
X	Metal Sash																													
X	Vinyl Sash																													
X	Double Hung																													
X	Horiz. Slide Casement																													
	Double Glass																													
X	Patio Doors																													
X	Storms & Screens																													
(3) Roof																														
X	Gable		Gambrel Mansard Shed	Recreation SF																										
	Hip			Living SF																										
X	Flat			Walkout Doors (B)																										
				No Floor SF																										
Asphalt Shingle				(10) Floor Support																										
Chimney: Brick				Joists:																										
				Unsupported Len:																										
				Cntr.Sup:																										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ROCK BERNICE & KEMPPAINEN	ROCK BERNICE ET AL	0		09/10/2012	QC	09-FAMILY		2012/05064	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #: P1-32-16										
ROCK BERNICE ET AL 1134 S SUPERIOR AVE BARAGA MI 49908		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 32 T52N R34W N 1/2 OF SE 1/4 OF SE 1/4.		X			INLAND PROPERTIES			20.000 Acres	1,700	100	34,000	
FOR 2023 PARCEL 010-032-019-00 SPLIT INTO 010-032-404-00 & 010-032-404-50						20.00	Total Acres		Total Est.	Land Value =	34,000	
Comments/Influences												
		X			Dirt Road							
					Gravel Road							
					Paved Road							
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
		X			Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X			Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	17,000	0	17,000				2,081C
		RVB	08/02/2010	INSPECTED	2023	14,000	0	14,000				1,982C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ROCK BERNICE & KEMPPAINEN	ROCK BERNICE ET AL	0		09/10/2012	QC	09-FAMILY		2012/05064	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #: P1-32-16										
ROCK BERNICE ET AL 1134 S SUPERIOR AVE BARAGA MI 49908		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 32 T52N R34W S 1/2 OF SE 1/4 OF SE 1/4.		X			INLAND PROPERTIES			20.000	Acres	1,700	100	34,000
FOR 2023 PARCEL 010-032-019-00 SPLIT INTO 010-032-404-00 & 010-032-404-50						20.00	Total Acres	Total Est. Land Value =				34,000
Comments/Influences												
		X			Dirt Road							
					Gravel Road							
					Paved Road							
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
		X			Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X			Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	17,000	0	17,000				2,081C
		RVB	08/02/2010	INSPECTED	2023	14,000	0	14,000				1,982C
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Licensed To: Township of Portage, County of Houghton, Michigan					2021	0	0	0				0

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
JOHNSON RD		School: BARAGA AREA SCHOOL DISTRICT				10/29/2018	2018-999-008					
		P.R.E. 100% 12/07/2020										
Owner's Name/Address		MAP #:										
ZAYCHECK MADELIN 30970 TAPIOLA RD PELKIE MI 49958-9002		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
						40.00	Total Acres		Total Est. Land Value =			48,000
Tax Description		Dirt Road										
P1-33-1 SEC 33 T52N R34W NW 1/4 OF NE 1/4. 40 A.		Gravel Road										
EXEMPT SPLIT IN 2018 FROM 010-033-001-00 FOR 2019 ROLL		Paved Road										
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	24,000	0	24,000			21,000C		
				2023	20,000	0	20,000			20,000S		
				2022	20,000	0	20,000			20,000S		
				2021	20,000	0	20,000			20,000S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 10/29/2015 Qual. Ag.											
Owner's Name/Address		MAP #:											
HEIKKINEN MICHAEL, ELMA, LOREN & DAVIN 30614 HAATAJA RD PELKIE MI 49958		2024 Est TCV 36,247 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-2 SEC 33 T52N R34W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.					AG LAND 10 A OR MORE			20.000 Acres	1,675	100			
Comments/Influences					20.00 Total Acres			Total Est. Land Value =			33,500		
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Wood Frame					23.64		140 83	2,747
					Total Estimated Land Improvements			True Cash Value =			2,747		
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	16,750	1,374	18,124			4,053C		
		RVB	07/20/2010	INSPECTED	2023	13,000	1,310	14,310			3,860C		
		TH	11/09/2010	DATA ENTER	2022	10,500	1,179	11,679			3,677C		
					2021	12,000	1,098	13,098			3,560C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
30614 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
HEIKKINEN MICHAEL,ELMA,LOREN &DAVIN		2024 Est TCV 200,285 TCV/TFA: 178.83										
30614 HAATAJA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-3 SEC 33 T52N R34W		Gravel Road		INLAND PROPERTIES		20.000 Acres		1,700		100		34,000
S 1/2 OF SW 1/4 OF NE 1/4. 20 A.		Paved Road				20.00		Total Acres		Total Est. Land Value =		34,000
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good		Cash Value
		Water		D/W/P: 4in Ren. Conc.		7.19		52		73		273
		Sewer		D/W/P: 4in Concrete		6.35		54		73		250
		X	Electric	D/W/P: 5in Ren. Conc.		7.82		270		83		1,752
		Gas		Sauna		5,204.57		1		95		4,945
		Curb		Wood Frame		21.75		192		63		2,631
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description		Rate		Size		% Good		Cash Value
		Underground Utils.		ROLL OFF / SF		10.00		160		93		1,488
				SEMI BOX		10.00		448		93		4,166
		Topography of Site		Total Estimated Land Improvements True Cash Value =								15,505
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	83,143	100,143			50,689C	
		RVB	07/20/2010	INSPECTED	2023	14,000	68,778	82,778			48,276C	
		TH	11/09/2010	DATA ENTER	2022	14,000	63,347	77,347			45,978C	
					2021	15,000	59,602	74,602			44,510C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Farm Implement/Equipment	Farm Implement/Equipment			
Year Built					
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	Lean-To, 88	4 Wall, 88			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	24 x 20 = 480	24 x 20 = 480			
Cost New	\$ 2,534	\$ 3,466			
Phy./Func./Econ. %Good	53/100/100 53.0	58/100/100 58.0			
Depreciated Cost	\$ 1,343	\$ 2,010			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	53	58			
Est. True Cash Value	\$ 1,377	\$ 2,061			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3438 / All Cards: 3438					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status					
KARVAKKO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
VANDENLANGENBERG JAMIE & JEFFREY W305 CIRCLE DR GENOA CITY WI 53128		MAP #:											
		2024 Est TCV 48,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-4 SEC 33 T52N R34W SE 1/4 OF NE 1/4. 40 A.				Gravel Road	INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
Comments/Influences				Paved Road	40.00 Total Acres					Total Est. Land Value =		48,000	
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
		X		Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000			21,000C		
		RVB 07/20/2010 INSPECTED			2023	20,000	0	20,000			20,000S		
		TH 11/08/2010 DATA ENTER			2022	20,000	0	20,000			20,000S		
					2021	20,000	0	20,000			3,835C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HECK SILAS W & HALEY L	ZAYCHECK MADELIN	175,000	11/12/2020	WD	03-ARM'S LENGTH	2020/06551	DEED	100.0					
HILL GLENN	HECK SILAS W & HALEY L	130,000	05/08/2017	WD	03-ARM'S LENGTH	2017/02547	DEED	100.0					
HILL JESSICA	HILL GLENN	1	03/02/2012	QC	03-ARM'S LENGTH	2012/01062	DEED	100.0					
HEIKKINEN MICHAEL G & ELMA	HILL JESSICA	115,000	11/01/2011	WD	03-ARM'S LENGTH	2011/05604	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
30970 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT			ADDITION		06/22/2012	12-116	COMPLETE				
		P.R.E. 100% 12/07/2020											
Owner's Name/Address		MAP #:											
ZAYCHECK MADELIN 30970 TAPIOLA RD PELKIE MI 49958-9002		2024 Est TCV 222,930 TCV/TFA: 168.63											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		80.000 Acres		1,025		100		82,000
							80.00		Total Acres		Total Est. Land Value =		82,000
Tax Description					Land Improvement Cost Estimates								
P1-33-5 SEC 33 T52N R34W					Description			Rate		Size		% Good	Cash Value
N 1/2 OF NW 1/4. 80 A.					Sauna			6,499.14		1		75	4,874
					Wood Frame			38.41		36		64	885
Comments/Influences					Wood Frame			31.62		80		64	1,619
					Total Estimated Land Improvements True Cash Value =								7,378
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	41,000	70,465	111,465				96,297C	
		RVB	07/20/2010	INSPECTED	2023	36,200	57,859	94,059				91,712C	
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					2021	36,200	48,355	84,555				84,555S	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood			Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X Wood Frame		(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric		60 Amps Service		Class: CD Effec. Age: 47 Floor Area: 1,322 Total Base New : 165,799 Total Depr Cost: 87,872 Estimated T.C.V: 90,069		E.C.F. X 1.025		Bsmnt Garage:						
Building Style: CAPE		Trim & Decoration		X Drywall Paneled		X Plaster Wood T&G																	
Yr Built 1906	Remodeled 2012	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg	X	Ord		Small																	
Room List		Doors:		Solid		X	H.C.																
2 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Tile Other: Carpeted																			
(1) Exterior		(6) Ceilings		X Plaster																			
Wood/Shingle Aluminum/Vinyl Brick																							
X	Hardboard Insulation																						
(2) Windows		(7) Excavation		Basement: 468 S.F. Crawl: 620 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Many Avg.	X	Large Avg.																				
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																				
X	Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Double Glass Patio Doors																						
X	Storms & Screens		(9) Basement Finish																				
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
X	Gable Hip Flat	Gambrel Mansard Shed				1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Asphalt Shingle Metal				(10) Floor Support																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Bank (2 Story) - G	Barn - Bank (2 Story) - G	Farm Utility Storage Shed	Farm Utility Storage Sheds	
Year Built	1910	1950			
Class/Construction	D,Frame	D,Frame	D,Frame	D,Frame	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 188	4 Wall, 152	4 Wall, 52	4 Wall, 58	
Height	24	24	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	30 x 50 = 1500	40 x 22 = 880	16 x 10 = 160	16 x 16 = 256	
Cost New	\$ 65,430	\$ 40,973	\$ 2,419	\$ 3,264	
Phy./Func./Econ. %Good	38/100/100 38.0	38/100/100 38.0	35/100/100 35.0	35/100/100 35.0	
Depreciated Cost	\$ 24,863	\$ 15,570	\$ 847	\$ 1,142	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	38	38	35	35	
Est. True Cash Value	\$ 25,485	\$ 15,959	\$ 868	\$ 1,171	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 43483 / All Cards: 43483					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
STRANG STEVEN W	HEIKKINEN MICHAEL & ELMA	115,000		10/25/2010	WD	03-ARM'S LENGTH		2010/5516	DEED	100.0		
		72,000		01/01/1995	WD	03-ARM'S LENGTH		152:405	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 10/25/2010										
Owner's Name/Address		MAP #:										
HEIKKINEN MICHAEL,ELMA,LOREN &DAVIN		2024 Est TCV 21,190										
30614 HAATAJA RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
PELKIE MI 49958		Public Improvements			* Factors *							
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P1-33-6 SEC 33 T52N R34W		Gravel Road			INLAND PROPERTIES		22.100 Acres		959		100	21,190
N 733' OF SW 1/4 OF NW 1/4. 22.21 A.		Paved Road					22.10 Total Acres		Total Est. Land Value =			21,190
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	10,595	0	10,595			10,595S	
		RVB	07/27/2010	INSPECTED	2023	14,945	0	14,945			14,945S	
		TH	11/09/2010	DATA ENTER	2022	14,945	0	14,945			14,945S	
					2021	15,840	0	15,840			15,840S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		37,000	12/01/2001	WD	03-ARM'S LENGTH	156:620	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
30576 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SCHULTZ RAYMOND L 30576 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 77,264 TCV/TFA: 212.26												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value				
					INLAND PROPERTIES					16.290 Acres	1,905 100	31,032		
										16.29 Total Acres	Total Est. Land Value =	31,032		
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates									
P1-33-7 SEC 33 T52N R34W S 587' OF SW 1/4 OF NW 1/4. LESS PARCEL FROM POB AT SW COR OF SW 1/4 OF NW 1/4 OF SEC 33, TH N 50' TH E 1320', TH S 50'TH W 1320' TO POB. 16.29 ACRES M/L					Description	Rate		Size % Good		Cash Value				
					Wood Frame	28.22		100 46		1,298				
					Total Estimated Land Improvements True Cash Value =						1,298			
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
			Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	15,516	23,116	38,632			31,704C			
		RVB	07/27/2010	INSPECTED	2023	11,960	18,644	30,604			30,195C			
		TH	11/09/2010	DATA ENTER	2022	11,960	17,204	29,164			28,758C			
					2021	13,331	15,611	28,942			27,840C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 63	Type WGEF (1 Story)	Year Built: 1960 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 266 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 1/4		X	Drywall		Plaster									
Yr Built 1920		Remodeled 0	X	Paneled		Wood T&G								
Condition: Average		Trim & Decoration		X										
		Ex	X	Ord		Min								
		Size of Closets												
		Lg		Ord	X	Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
Basement 2 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen:		60		Amps Service								
		Other:		No./Qual. of Fixtures										
		Other:		Ex.		X	Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets										
Insulation					Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing										
		Average Fixture(s)		1		3 Fixture Bath								
				2		Fixture Bath								
				Softener, Auto										
				Softener, Manual										
				Solar Water Heat										
				No Plumbing										
				Extra Toilet										
				Extra Sink										
				Separate Shower										
				Ceramic Tile Floor										
				Ceramic Tile Wains										
				Ceramic Tub Alcove										
				Vent Fan										
(3) Roof		(8) Basement		(14) Water/Sewer										
		Conc. Block		Public Water										
		Poured Conc.		Public Sewer										
		Stone		1		Water Well								
		Treated Wood		1		1000 Gal Septic								
		Concrete Floor				2000 Gal Septic								
(9) Basement Finish				Lump Sum Items:										
(10) Floor Support														
Joists:														
Unsupported Len:														
Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family 1 1/4  
(11) Heating System: Space Heater  
Ground Area = 320 SF Floor Area = 364 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Siding Crawl Space 144  
1.25 Story Siding Crawl Space 176  
Total: 43,647 19,640  
Other Additions/Adjustments  
Water/Sewer  
1000 Gal Septic 1 4,172 1,877  
Water Well, 50 Feet 1 2,445 1,100  
Porches  
WGEF (1 Story) 63 5,879 2,646  
Garages  
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 266 11,728 5,278  
Totals: 67,871 30,541  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 31,304



Building Type	Barn - General Purpose	Utility Lean-Tos			
Year Built	1920	1920			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 100	4 Wall, 90			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	30 x 20 = 600	30 x 15 = 450			
Cost New	\$ 20,658	\$ 3,758			
Phy./Func./Econ. %Good	56/100/100 56.0	46/100/100 46.0			
Depreciated Cost	\$ 11,568	\$ 1,729			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	56	46			
Est. True Cash Value	\$ 11,858	\$ 1,772			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13630 / All Cards: 13630					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HAATAJA JUNE M & ETAL	HAATAJA ERNEST JR & KEMPPA	0	06/25/2010	QC	09-FAMILY	2010/03233	DEED	100.0					
		1	01/01/2001	WD	03-ARM'S LENGTH	153:358	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
30603 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
HAATAJA ERNEST JR KEMPAINEN ERIC A; LB 30603 HAATAJA RD PELKIE MI 49958		2024 Est TCV 120,304 TCV/TFA: 115.68											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		INLAND PROPERTIES			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					10.000 Acres			2,200	100				
P1-33-9		X			10.00 Total Acres			Total Est. Land Value =			22,000		
SEC 33 T52N R34W													
N 1/2 OF S 1/2 OF SE 1/4 OF NW 1/4. 10 A.		X			Land Improvement Cost Estimates								
Comments/Influences					Description								
		X			Wood Frame			28.11		80		58	1,304
					Wood Frame			23.49		144		73	2,470
		X			Residential Local Cost Land Improvements								
					Description			Rate		Size		% Good	Cash Value
		X			TRUCK BOX			8.00		320		88	2,253
					Total Estimated Land Improvements			True Cash Value =		6,027			
		Topography of Site											
		X	Level	Rolling									
			Low										
			High	Landscaped									
			Swamp										
		X	Wooded	Pond									
			Waterfront										
			Ravine	Wetland									
			Flood Plain										
		Who	When	What	2024	11,000	49,152	60,152				45,766C	
		RVB	07/28/2010	INSPECTED	2023	10,000	40,486	50,486				43,587C	
		TH	11/09/2010	DATA ENTER	2022	10,000	37,250	47,250				41,512C	
		TH	02/23/2011	DATA ENTER	2021	10,905	35,108	46,013				40,186C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type 25 CPP		Year Built: 1975 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame			(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 47 Floor Area: 1,040 Total Base New : 168,778 Total Depr Cost: 90,026 Estimated T.C.V: 92,277				E.C.F. X 1.025		Bsmnt Garage: Carport Area: 140 Roof: Comp.Shingle											
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 136,517 72,352  Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CPP 25 666 353 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 520 18,044 9,563 Common Wall: 1 Wall 1 -2,002 -1,061 Fireplaces Wood Stove 1 2,103 1,115 Carports Comp.Shingle 140 2,052 780 Aluminum 336 4,415 3,223 Totals: 168,778 90,026  Notes: RANCH  ECF (SOUTH OF 283) 1.025 => TCV: 92,277																			
Yr Built 1975	Remodeled 0			Ex	X	Ord		Min		No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:					
Condition: Average				Size of Closets				Doors: Solid X H.C.				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Room List				Doors: Solid X H.C.				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
6	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(1) Exterior				(6) Ceilings				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Insulation				(6) Ceilings				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(2) Windows				(7) Excavation				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Many Avg.	X	Large Avg.	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Storms & Screens			(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(3) Roof				(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X	Gable Hip Flat	Gambrel Mansard Shed		(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Asphalt Shingle Metal				(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Chimney: Block				(8) Basement				Kitchen: Other: Hardwood Other:				(12) Electric 100 Amps Service				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KILPELA ESTHER & KARPPINEN	ROSE ACCEPTANCE INC	16,014	04/15/2015	SD	10-FORECLOSURE	2015/02258	DEED	100.0									
RAYMOND SAM & KILPELA & KA	KILPELA ESTHER & KARPPINEN	0	05/15/2014	QC	03-ARM'S LENGTH	2014/02440	DEED	0.0									
RAYMOND SAM & KILPELA JESS	RAYMOND SAM & KILPELA & KA	0	04/11/2014	QC	03-ARM'S LENGTH	2014/02128	DEED	0.0									
KILPELA GEORGE & SANDRA M	RAYMOND SAM & KILPELA JESS	0	04/17/2012	OTH	09-FAMILY	2012/07001	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status								
17410 MAPLE DR		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
KASTER JOSEPH KILPELA RANDAL & DILLON & JESSICA 30484 HAATAJA RD PELKIE MI 49958		2024 Est TCV 50,863 TCV/TFA: 90.50															
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
					INLAND PROPERTIES									22,000			
					10.000 Acres									2,200	100		
					10.00 Total Acres									Total Est. Land Value =		22,000	
					Land Improvement Cost Estimates												
					Description									Rate	Size	% Good	Cash Value
					Sauna									4,172.86	1	45	1,878
					Wood Frame									21.98	112	10	246
					Total Estimated Land Improvements									True Cash Value =		2,124	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
BRODBECK RICHARD C & JOSEPH	HULTMAN JAMES P & MELISSA	32,000	10/12/2005	WD	03-ARM'S LENGTH	167/2909	DEED	100.0							
		29,900	12/01/2001	WD	03-ARM'S LENGTH	156:772	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
17421 MAPLE DR		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
PUURI THOMAS 49936 12TH AVE ATLANTIC MINE MI 49905		2024 Est TCV 55,991 TCV/TFA: 60.99													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-33-11 SEC 33 T52N R34W N 1/2 OF NE 1/4 OF SW 1/4. 20 A.					INLAND PROPERTIES				20.000 Acres	1,700	100				34,000
Comments/Influences					20.00 Total Acres		Total Est. Land Value =							34,000	
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	17,000	10,996	27,996			23,938C				
The Equalizer. Copyright (c) 1999 - 2009.		LP	08/10/2009	DATA ENTER	2023	14,000	8,799	22,799			22,799S				
Licensed To: Township of Portage, County of Houghton, Michigan		RVB	07/27/2010	INSPECTED	2022	14,000	8,081	22,081			22,081S				
		TH	11/10/2010	DATA ENTER	2021	15,000	7,606	22,606			22,606S				



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type		Year Built: 1990 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 560 % Good: 68 Storage Area: 0 No Conc. Floor: 560	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CABIN		Drywall X Paneled Plaster Wood T&G											
Yr Built 1903		Remodeled 0		Ex Ord Min									
Condition: Poor		Size of Closets											
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Wood		Ex. Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Few X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CABIN

(11) Heating System: Space Heater

Ground Area = 420 SF Floor Area = 630 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5

Functional Depreciation because of: GUTTED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Piers	420		
Total:				59,888	13,475

Other Additions/Adjustments

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	560	14,252	4,846	*6
No Concrete Floor	560	-3,349	-2,277	
Fireplaces				
Wood Stove	1	2,103	473	
Totals:		72,894	16,517	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 16,930

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:					
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:				
	Town Home	0	Front Overhang	X	Forced Warm Air			Appliance Allow.		2nd/Same Stack				Class:					
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior:					
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.:					
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.:					
		Drywall	Plaster					Vent Fan		Prefab 1 Story				Common Wall:					
		Paneled	Wood T&G					Hot Tub		Prefab 2 Story				Foundation:					
Building Style:		Trim & Decoration						Unvented Hood		Heat Circulator				Finished ?:					
TAG-A-LONG								Vented Hood		Raised Hearth				Auto. Doors:					
Yr Built	Remodeled	Ex	X		Ord		Min	Intercom			Wood Stove				Mech. Doors:				
1999	0							Jacuzzi Tub			Direct-Vented Gas				Area:				
Condition: Fair		Size of Closets					Oven			Class: Low				% Good:					
		Lg	X	Ord		Small	Microwave			Effec. Age: 30				Storage Area:					
Room List		Doors:		Solid	X	H.C.	Standard Range			Floor Area:				No Conc. Floor:					
	Basement	(5) Floors					Self Clean Range			Total Base New : 28,218		E.C.F.		Bsmnt Garage:					
	3 1st Floor	Kitchen:		(12) Electric			Sauna			Total Depr Cost: 4,938		X 1.025		Carport Area:					
	2nd Floor	Other:		0 Amps Service			Trash Compactor			Estimated T.C.V: 5,061				Roof:					
	1 Bedrooms	Other:		No./Qual. of Fixtures			Central Vacuum												
(1) Exterior		Ex.	X	Ord.		Min	Security System												
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Mobile Home TAG-A-LONG			Cls Low		Blt 1999							
	Aluminum/Vinyl						(11) Heating System: Wall Furnace												
	Brick						Ground Area = 288 SF Floor Area = 288 SF.												
	Insulation						Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5												
		Many	X	Ave.		Few	Building Areas												
(2) Windows		(7) Excavation		(13) Plumbing			Type			Ext. Walls		Roof/Fnd.		Size	Cost New	Depr. Cost			
							Average Fixture(s)			Main Home			Ribbed		Metal		288		
							1 3 Fixture Bath			Expando							45		
							2 Fixture Bath										Total:	21,601	3,780
							Softener, Auto												
							Softener, Manual												
							Solar Water Heat										1	4,172	730
							No Plumbing										1	2,445	428
							Extra Toilet										Totals:	28,218	4,938
							Extra Sink												
							Separate Shower												
							Ceramic Tile Floor												
							Ceramic Tile Wains												
							Ceramic Tub Alcove												
							Vent Fan												
(3) Roof		(8) Basement		(14) Water/Sewer			Notes:							ECF (SOUTH OF 283) 1.025 => TCV:		5,061			
							Public Water												
							Public Sewer												
							1 Water Well												
							1 1000 Gal Septic												
							2000 Gal Septic												
							Lump Sum Items:												
X	Gable		Gambrel																
	Hip		Mansard																
	Flat		Shed																
X	Asphalt Shingle	(10) Floor Support																	
Chimney: Brick		Joists:																	
		Unsupported Len:																	
		Cntr.Sup:																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 50% 10/09/2019 Qual. Ag.										
Owner's Name/Address		MAP #:										
HEIKKINEN MICHAEL,ELMA,LOREN &DAVIN 30614 HAATAJA RD PELKIE MI 49958		2024 Est TCV 83,521 TCV/TFA: 133.85										
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					AG LAND 10 A OR MORE			18.500 Acres	1,699	100	31,438	
					18.50 Total Acres Total Est. Land Value =						31,438	
Tax Description					Land Improvement Cost Estimates							
P1-33-12 SEC 33 T52N R34W S 1/2 OF NE 1/4 OF SW 1/4 LESS PAR D/F, COM AT NW COR OF S 1/2 OF NE 1/4 OF SW 1/4 OF SD SEC, TH E 416' TO POB, TH E 313.13', TH S 208.75', TH W 313.13', TH N 208.75' TO POB (-1.5 A). 18.50 A		X	Dirt Road									
		X	Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value
		Who	When	What	2024	15,719	26,042	41,761				12,272C
		RVB	07/27/2010	INSPECTED	2023	12,025	24,383	36,408				11,688C
		TH	11/10/2010	DATA ENTER	2022	9,713	23,804	33,517				11,132C
					2021	11,400	22,389	33,789				10,777C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEIKKINEN MICHAEL & ELMA	HAATAJA LESLIE	0	07/11/2013	QC	03-ARM'S LENGTH	2013/04544	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
30369 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
HAATAJA LESLIE BARNHARD CASEY M; LB 30369 HAATAJA RD PELKIE MI 49958		2024 Est TCV 88,990 TCV/TFA: 78.20										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES							4,050
					1.50 Total Acres							4,050
					Land Improvement Cost Estimates							
					Description			Rate		Size % Good	Cash Value	
					D/W/P: Patio Blocks							1,353
					Sauna							3,383
					Wood Frame							2,079
					Metal Prefab							1,265
					Total Estimated Land Improvements True Cash Value =							8,080
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	2,025	42,470	44,495				28,180C
		RVB 07/27/2010 INSPECTED			2023	1,875	34,546	36,421				26,839C
		TH 11/10/2010 DATA ENTER			2022	1,875	31,671	33,546				25,561C
					2021	1,890	29,712	31,602				24,745C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area	Type 120 WCP (1 Story) 24 CPP 14 Treated Wood		Year Built: 2000 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 812 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X Wood Frame				(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric 60 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 812 SF Floor Area = 1138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Mich Bsmnt. 435 1 Story Siding Mich Bsmnt. 377 Total: 126,902 60,375		E.C.F. X 1.025		Cls CD Blt 1909										
Building Style: COLONIAL				X Drywall Paneled Plaster Wood T&G		Trim & Decoration		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) 120 4,870 Foundation: Shallow 120 -983 CPP 24 230 103 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 812 24,815 Common Wall: 1 Wall 1 -2,002		Totals: 163,531 73,588		ECF (SOUTH OF 283) 1.025 => TCV: 75,428											
Yr Built 1909		Remodeled 0		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors: Solid X H.C.		(5) Floors Kitchen: Other: Other:		(6) Ceilings X Drywall		(7) Excavation Basement: 812 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			
Condition: Good																											
Room List				Doors:		Solid X H.C.																					
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 812 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:					
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		Wood Sash Metal Sash Vinyl Sash		Double Hung Horiz. Slide Casement		Double Glass Patio Doors		Storms & Screens		(3) Roof					
X Gable		Hip		Flat		Gambrel Mansard Shed																					
Asphalt Shingle		Metal		Chimney: Block																							

Building Type	Farm Implement/Equipment				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 108				
Height	18				
Heating System	No Heating/Cooling				
Length/Width/Area	31 x 16 = 496				
Cost New	\$ 3,249				
Phy./Func./Econ. %Good	43/100/100 43.0				
Depreciated Cost	\$ 1,397				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	43				
Est. True Cash Value	\$ 1,432				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1432 / All Cards: 1432					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROCK BERNICE & KEMPPAINEN	ROCK BERNICE ET AL	0	09/10/2012	QC	09-FAMILY	2012/05064	DEED	0.0					
JOHNSON MILDRED, ROCK BERN	ROCK BERNICE & KEMPPAINEN	0	03/25/2010	OTH	09-FAMILY	2010/01434	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
30456 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ROCK BERNICE ET AL 1134 S SUPERIOR AVE BARAGA MI 49908		2024 Est TCV 70,696 TCV/TFA: 95.02											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-13 SEC 33 T52N R34W NW 1/4 OF SW 1/4 EXCEPT N 130' THEREOF 36.06 AC M/L		X			INLAND PROPERTIES			36.060 Acres			1,233	100	44,454
Comments/Influences					36.06 Total Acres			Total Est. Land Value =			44,454		
					Land Improvement Cost Estimates								
					Description								
					Rate								
					Size								
					% Good								
					Cash Value								
					1,357								
					1,888								
					3,245								



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas WoodOil CoalElec. Steam			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 64		WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame			(4) Interior				Trim & Decoration	X	Drywall PaneledPlaster Wood T&G			Class: D Effec. Age: 57 Floor Area: 744 Total Base New : 99,711 Total Depr Cost: 22,436 Estimated T.C.V: 22,997				E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:																				
Building Style: CAPE				Trim & Decoration				Size of Closets				Doors:				Solid X H.C.				(5) Floors				(12) Electric				60 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE Cls D Blt 1920			
Yr Built 1920				Remodeled 0				Ex X Ord Min				Lg X Ord Small				Doors:				Solid X H.C.				Kitchen: Other: Hardwood Other:				No. of Elec. Outlets				Ground Area = 648 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5							
Condition: Poor				Size of Closets				Lg X Ord Small				Doors:				Solid X H.C.				Kitchen: Other: Hardwood Other:				No. of Elec. Outlets				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost							
Room List				Doors:				Solid X H.C.				(5) Floors				(12) Electric				60 Amps Service				No./Qual. of Fixtures				1 Story Siding Crawl Space 456											
2 Basement 4 1st Floor 1 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				60 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE Cls D Blt 1920																			
(1) Exterior				(6) Ceilings				X Plaster				No. of Elec. Outlets				Building Areas				1 Story Siding Crawl Space 456																			
X	Wood/Shingle Aluminum/Vinyl Brick Asphalt Insulation			(6) Ceilings				X Plaster				No. of Elec. Outlets				Building Areas				1 Story Siding Crawl Space 456																			
				(7) Excavation				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
(2) Windows				(7) Excavation				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 192 S.F. Crawl: 456 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors			(8) Basement				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
(9) Basement Finish				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																											
(10) Floor Support				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																											
(11) Heating/Cooling				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																											
X	Storms & Screens			(9) Basement Finish				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
(3) Roof				(10) Floor Support				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
X	Asphalt Shingle			(10) Floor Support				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments				Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story)																							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ROCK BERNICE & KEMPPAINEN	ROCK BERNICE ET AL	0		09/10/2012	QC	09-FAMILY		2012/05064	DEED	0.0		
PESOLA ARNOLD & SYLVIA	ROCK BERNICE & KEMPPAINEN	0		04/12/2012	QC	03-ARM'S LENGTH		2012/02220	DEED	100.0		
PESOLA ARNOLD	PESOLA ARNOLD	0		03/05/2012	QC	05-CORRECTING TITLE		2012/01736	DEED	0.0		
KEMPPAINEN RUTH & ETAL	PESOLA ARNOLD	0		04/15/2005	QC	03-ARM'S LENGTH		2007/04495	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #: P1-33-13A										
ROCK BERNICE ET AL 1134 S SUPERIOR AVE BARAGA MI 49908		2024 Est TCV 13,251										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			5.440 Acres		2,436	100	13,251
							5.44	Total Acres		Total Est. Land Value =		13,251
Tax Description												
SEC 33 T52N R34W N 130' OF NW 1/4 OF SW 1/4 AND A PAR IN S 50' OF SW 1/4 OF NW 1/4 D/F; COM AT TH SW COR OF SW 1/4 OF NW 1/4 TH N 50', TH E 1320', TH S 50'TH W 1320' TO POB. 3.94 AC M/L & 1.5 ACRES M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	6,626	0	6,626				4,049C
		RVB 07/27/2010 INSPECTED			2023	6,451	0	6,451				3,857C
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					2021	4,963	0	4,963				3,557C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KEMPPAINEN DENNIS 3100 E HIGHWAY M72 HARRISVILLE MI 48740		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-14 SEC 33 T52N R34W N 1/2 OF N 1/2 OF S 1/2 OF SW 1/4. 20 A.		Gravel Road		INLAND PROPERTIES			20.000	Acres	1,700	100		34,000
Comments/Influences		Paved Road		20.00 Total Acres					Total Est. Land Value =		34,000	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	0	17,000			5,950C	
					2023	14,000	0	14,000			5,667C	
					2022	14,000	0	14,000			5,398C	
					2021	15,000	0	15,000			5,226C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SUOJANEN HARRY S SR & ETAL	MARTIN GREGORY J.	137,500	12/17/2010	WD	03-ARM'S LENGTH	2010/6675	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
30172 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT		GARAGE		06/05/2020		2020-031-087		FOUNDATION					
		P.R.E. 100% 06/01/2021		GARAGE		10/30/2019		2019-010-043		FOUNDATION					
Owner's Name/Address		MAP #:													
MARTIN GREGORY J 30172 TAPIOLA RD PELKIE MI 49958		2024 Est TCV 278,253 TCV/TFA: 174.34													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
					INLAND PROPERTIES						15.000 Acres	2,000	100	30,000	
					15.00 Total Acres						Total Est. Land Value =		30,000		
Tax Description					Land Improvement Cost Estimates										
SEC 33 T52N R34W					Description							Rate	Size % Good	Cash Value	
N 1/2 OF S 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 &					D/W/P: 4in Ren. Conc.							8.00	431	94	3,241
N 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4. 15 A M/L					D/W/P: 4in Ren. Conc.							8.00	96	79	607
Comments/Influences					D/W/P: 4in Ren. Conc.							8.00	300	94	2,256
					Total Estimated Land Improvements True Cash Value =							6,104			

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type 228 WCP (1 Story) 151 WCP (1 Story) 228 Treated Wood			Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame				(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 21 Floor Area: 1,596 Total Base New : 291,130 Total Depr Cost: 236,243 Estimated T.C.V: 242,149				E.C.F. X 1.025			Bsmnt Garage:						
Building Style: CAPE					Trim & Decoration																					
Yr Built 2000	Remodeled 0				Ex	X	Ord		Min																	
Condition: Good				Size of Closets																						
					Lg	X	Ord		Small																	
Room List				Doors:					Solid	X	H.C.															
	Basement			(5) Floors																						
5	1st Floor			Kitchen: Vinyl Other: Carpeted Other:								(12) Electric														
1	2nd Floor											100				Amps Service										
2	Bedrooms																									
(1) Exterior																										
	Wood/Shingle			(6) Ceilings																						
	Aluminum/Vinyl			X	Drywall																					
	Brick																									
X	Log																									
	Insulation																									
(2) Windows				(7) Excavation																						
	Many		Large	Basement: 1064 S.F.																						
X	Avg.	X	Avg.	Crawl: 0 S.F.																						
	Few		Small	Slab: 0 S.F.																						
	Wood Sash			Height to Joists: 0.0																						
	Metal Sash																									
X	Vinyl Sash			(8) Basement																						
	Double Hung																									
	Horiz. Slide				Conc. Block																					
X	Casement				Poured Conc.																					
X	Double Glass				Stone																					
	Patio Doors				Treated Wood																					
X	Storms & Screens				Concrete Floor																					
(3) Roof				(9) Basement Finish																						
					Recreation SF																					
X	Gable		Gambrel		Living SF																					
	Hip		Mansard		Walkout Doors (B)																					
	Flat		Shed		No Floor SF																					
	Asphalt Shingle				Walkout Doors (A)																					
X	Metal			(10) Floor Support																						
Chimney:				Joists:																						
				Unsupported Len:																						
				Cntr.Sup:																						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
30084 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
SWANSON ROBERT R JR TRUST PO BOX 111 NISULA MI 49952		MAP #:									
		2024 Est TCV 48,492 TCV/TFA: 144.32									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-33-16 SEC 33 T52N R34W					INLAND PROPERTIES			10.000	Acres	2,200 100	22,000
N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.							10.00	Total Acres		Total Est. Land Value =	22,000
Comments/Influences											
		X	Dirt Road								
			Gravel Road								
		X	Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
			Level								
		X	Rolling								
		X	Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	11,000	13,246	24,246		8,948C	
		RVB	07/27/2010	INSPECTED	2023	10,000	10,649	20,649		8,522C	
		TH	11/10/2010	DATA ENTER	2022	10,000	9,783	19,783		8,117C	
					2021	10,905	9,204	20,109		7,858C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
30022 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LOCHER WILLIAM J 923 HALLIDAY ST LANSE MI 49946		2024 Est TCV 58,856 TCV/TFA: 81.07												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-33-17 SEC 33 T52N R34W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		INLAND PROPERTIES									22,000
Comments/Influences					10.00 Total Acres Total Est. Land Value =									22,000
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates									
					Description									
					Sauna					4,172.86		1 50	2,086	
					Wood Frame					19.26		196 46	1,736	
					Total Estimated Land Improvements True Cash Value =									3,822



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: 1988 Car Capacity: 1 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 294 % Good: 76 Storage Area: 0 No Conc. Floor: 0																
X Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 59 Floor Area: 726 Total Base New : 102,627 Total Depr Cost: 32,228 Estimated T.C.V: 33,034			156	WGEP (1 Story) WGEP (1 Story)	Bsmnt Garage: Carport Area: Roof:																				
Building Style: 1			X Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex.Ord.X Min No. of Elec. Outlets ManyAve.X Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			E.C.F. X 1.025																								
Yr Built 1918 Remodeled 1978			Ex		Ord		X Min		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Space Heater Ground Area = 411 SF Floor Area = 726 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/66/100/100/29.7 Building Areas Stories Exterior Foundation 2 Story Siding Slab 1 Story Siding Slab  Other Additions/Adjustments Plumbing 3 Fixture Bath Extra Toilet Porches WGEP (1 Story) WGEP (1 Story) Garages Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Sauna			Cls D Blt 1918			75,34022,376																			
Condition: Fair			Size of Closets			LgOrdX Small			Total: 102,627			X 1.025			Totals: 102,627																			
Room List			Doors:		Solid		X H.C.		Notes: CABIN			ECF (SOUTH OF 283) 1.025 => TCV: 33,034																						
Basement 2 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors			Kitchen: Hardwood Other: Plywood Other:			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627		
(1) Exterior		(6) Ceilings			X Drywall			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X Drywall			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627		
Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 411 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 411 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627		
Many Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 411 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
X Wood Sash Metal Sash Vinyl Sash		(8) Basement			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
(3) Roof		(9) Basement Finish			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
X Gable Hip Flat		Gambrel Mansard Shed			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
X Asphalt Shingle		(10) Floor Support			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			No. of Elec. Outlets			Ex.Ord.X Min			No. of Elec. Outlets			ManyAve.X Few			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 102,627			X 1.025			Totals: 102,627					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SWANSON ROBERT R JR TRUST PO BOX 111 NISULA MI 49952		MAP #:										
		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-18 SEC 33 T52N R34W S 1/2 OF SE 1/4 OF SW 1/4. 20 A.		Gravel Road		INLAND PROPERTIES			20.000	Acres	1,700	100		34,000
Comments/Influences		Paved Road		20.00 Total Acres					Total Est. Land Value =		34,000	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	0	17,000			2,374C	
		RVB 07/27/2010 INSPECTED			2023	14,000	0	14,000			2,261C	
		TH 11/10/2010 DATA ENTER			2022	14,000	0	14,000			2,154C	
					2021	15,000	0	15,000			2,086C	

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
CARMODY PETER E & PATRICIA	HEIKKINEN RICK	25,000		11/20/2020	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0					
CARMODY PETER & PATRICIA	CARMODY PETER ET AL	0		08/12/2011	QC	09-FAMILY		2011/04145	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
HEIKKINEN RICK 31256 STEPHEN AVE WESTLAND MI 48185		2024 Est TCV 26,520													
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *										
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					STANDARD 20+			20.000 Acres			1,326	100			26,520
					20.00 Total Acres			Total Est. Land Value =					26,520		
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp Wooded Pond												
X Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What			2024	13,260	0	13,260			13,260S						
RVB 07/21/2010 INSPECTED			2023	13,000	0	13,000			13,000S						
TH 11/10/2010 DATA ENTER			2022	12,500	0	12,500			12,500S						
			2021	13,000	0	13,000			13,000S						

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
HAATAJA LESLIE	HEIKKINEN MICHAEL G & ELMMA	0		07/18/2013	QC	03-ARM'S LENGTH		2013/04545	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 11/24/2019 Qual. Ag.										
Owner's Name/Address		MAP #:										
HEIKKINEN MICHAEL,ELMA,LOREN &DAVIN 30614 HAATAJA RD PELKIE MI 49958		2024 Est TCV 19,887										
		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					AG LAND 10 A OR MORE			7.100 Acres		2,539 100		18,025
P1-33-21 SEC 33 T52N R34W NW 1/4 OF NW 1/4 OF SE 1/4 EXCEPT # ONE - A PARCEL AT THE NW CORNER OF THE SE 1/4 BEING THE POINT OF ORIGIN, TH 300' DUE E; TH 200' DUE SOUTH; TH 300' DUE WEST; TH 200' DUE NORTH TO THE POB (-1.4 A.) EXCEPT # TWO - THE NE 1/4 OF THE NE 1/4 OF THE W 1/2 OF THE NW 1/4 OF THE SE 1/4 (-1.3 A.) EXCEPT #3; PART OF THE NW1/4 OF NW1/4 OF SE1/4 D/F; COM @ THE NW CORNER OF THE SE1/4, TH E 300' TO POB; TH E 195' MOL; TH S 200'; TH W 195' MOL; TH N 200' TO POB		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			7.10 Total Acres			Total Est. Land Value =		18,025	
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain									
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	9,013	931	9,944			3,138C	
		RVB	07/20/2010	INSPECTED	2023	7,000	881	7,881			2,989C	
		TH	11/10/2010	DATA ENTER	2022	5,250	878	6,128			2,847C	
					2021	6,034	728	6,762			2,757C	
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Building Type	Equestrian Lean-Tos				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	Lean-To, 80				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 20 = 400				
Cost New	\$ 3,391				
Phy./Func./Econ. %Good	66/100/100 66.0				
Depreciated Cost	\$ 2,238				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	66				
Est. True Cash Value	\$ 1,862				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1862 / All Cards: 1862					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HAATAJA LESLIE	HEIKKINEN MICHAEL G & ELMAR	0	07/18/2013	QC	03-ARM'S LENGTH	2013/04545	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KASTER JOSEPH 30484 HAATAJA RD PELKIE MI 49958		2024 Est TCV 55,429 TCV/TFA: 31.67												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES					0.895 Acres		2,800	100	2,506
					0.90 Total Acres					Total Est. Land Value =		2,506		
					Land Improvement Cost Estimates									
					Description						Rate	Size	% Good	Cash Value
					Sauna					5,204.57	1	70	3,643	
					Sewer					14.25	144	48	985	
					Metal Prefab					Total Estimated Land Improvements True Cash Value = 4,628				

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
	X	Wood Frame			0				36	WGEP (1 Story)																																	
(4) Interior																																											
Building Style: PARK MODEL				X	Drywall Paneled		X	Plaster Wood T&G																																			
Yr Built 1965 Remodeled 2000				Trim & Decoration				Ex				Ord	X												Min																		
Condition: Average				Size of Closets				Lg	X			Ord													Small																		
Room List				Doors: Solid X H.C.				Central Air Wood Furnace																																			
	Basement 1st Floor 2nd Floor 5 Bedrooms			(5) Floors				(12) Electric																																			
				Kitchen: Other: Other:				60 Amps Service																																			
(1) Exterior								No./Qual. of Fixtures																																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																																			
	Insulation							Many X Ave. Few																																			
(2) Windows				(7) Excavation				(13) Plumbing																																			
X	Many Avg. Few		Large Avg. Small	Basement: 252 S.F. Crawl: 854 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1750 SF Floor Area = 1750 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 896 Basement Block, 6" 252 Addition Siding Crawl 504 Addition Siding Crawl 350 Total: 123,339 43,170			Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 1,666 Water Well, 50 Feet 1 2,629 920 Porches WGEP (1 Story) 36 3,888 1,361 Totals: 134,617 47,117 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 48,295																												
	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																																						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																								
(3) Roof				(9) Basement Finish				(14) Water/Sewer																																			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1										Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																									
	(10) Floor Support																																										
Asphalt Shingle Comp. Roll				Joists: Unsupported Len: Cntr.Sup:																																							



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																		
KASTER JENNY	KASTER JENNY & JOSEPH	0	05/22/2013	QC	09-FAMILY	2013/03270	DEED	0.0																		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status																
30484 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT				MOBILE HOME		11/15/2011	11-05	COMPLETE																
		P.R.E. 100% 05/18/1994																								
Owner's Name/Address		MAP #:																								
KASTER JENNY & JOSEPH		2024 Est TCV 45,167 TCV/TFA: 36.08																								
30484 HAATAJA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS																				
PELKIE MI 49958						* Factors *																				
		Public Improvements				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value												
						INLAND PROPERTIES				1.380 Acres		2,717	100	3,750												
										1.38 Total Acres		Total Est. Land Value =		3,750												
Tax Description		X	Dirt Road		Land Improvement Cost Estimates																					
P1-33-21A SEC 33 T52N R34W A PARCEL OF			Gravel Road																							
LAND IN W 1/2 OF NW 1/4 OF SE 1/4, SEC 33			Paved Road																							
T52N R34W D/F, COM AT NW COR OF SE 1/4 OF			Storm Sewer																							
SEC 33 BEING POB, TH E 300', TH S 200',			Sidewalk																							
TH W 300', TH N 200' TO POB. 1.38 A.		X	Water											Description									Rate	Size	% Good	Cash Value
Comments/Influences			Sewer											D/W/P: 4in Concrete									6.35	40	63	160
			Electric											Wood Frame									25.69	96	83	2,047
			Gas											Total Estimated Land Improvements									True Cash Value =			2,207
			Curb																							
		Street Lights																								
		Standard Utilities																								
		Underground Utils.																								
		Topography of Site																								
		X	Level																							
			Rolling																							
			Low																							
			High																							
			Landscaped																							
		X	Swamp																							
			Wooded																							
			Pond																							
			Waterfront																							
			Ravine																							
		X	Wetland																							
			Flood Plain																							
		X																								
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		128	Treated Wood Treated Wood		Year Built: 2008 Car Capacity: 1 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 1020					
	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 30 Floor Area: Total Base New : 107,248 Total Depr Cost: 38,253 Estimated T.C.V: 39,210		E.C.F. X 1.025													
	X	Wood Frame										Drywall Paneled			Plaster Wood T&G							
		Trim & Decoration																				
Building Style: PARK MODEL		Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Doors: Solid X H.C.			(12) Electric 100 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min				
Condition: Fair																						
Room List			Doors: Solid X H.C.			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1252 SF Floor Area = 1252 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 1140 Addition Siding Crawl 48 Addition Siding Crawl 64 Total: 69,484 24,320 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 1,993 698 Water/Sewer 1000 Gal Septic 1 4,761 1,666 Water Well, 50 Feet 1 2,629 920 Deck Treated Wood 128 3,023 1,481 Treated Wood 72 2,094 1,026 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1020 26,326 No Concrete Floor 1020 -5,559 -1,946 Fireplaces Wood Stove 1 2,497 874 Totals: 107,248 38,253 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 39,210			Bsmnt Garage: Carport Area: Roof:										
6	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									Lump Sum Items:							
	Kitchen: Linoleum Other: Concrete Other:																					
	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few																		
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall																		
	Insulation			(7) Excavation																		
(2) Windows			(7) Excavation																			
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 112 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
	Wood Sash Metal Sash Vinyl Sash		(8) Basement																			
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone																		
	Double Glass Patio Doors			Treated Wood Concrete Floor																		
X Storms & Screens			(9) Basement Finish																			
(3) Roof																						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
	Asphalt Shingle Metal		(10) Floor Support																			
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KASTER JON & DEBRA	KASTER JOSEPH L	20,000		10/24/2011	WD	09-FAMILY		2011/05409	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
30498 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT							10/01/2019	2019-999-222	FOUNDATION	
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KASTER JOSEPH L 30498 HAATAJA RD PELKIE MI 49958					2024 Est TCV 1,750							
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements				* Factors *						
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-33-21B SEC 33 T52N R34W NE 1/4 OF NE 1/4 OF W 1/2 OF NW 1/4 OF SE 1/4.		X				INLAND PROPERTIES			0.625 Acres	2,800	100	1,750
Comments/Influences							0.63	Total Acres		Total Est. Land Value =		1,750

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STOKES PHILLIP J & TAMMY R	HAATAJA (STOKES) TAMMY R.	0	10/21/2010	SD	09-FAMILY		DEED	0.0				
		15,000	09/01/2004	WD	03-ARM'S LENGTH	166:365	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
30360 HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT		STORAGE		07/10/2006		06-178		FOUNDATION		
		P.R.E. 100% 10/19/2015										
Owner's Name/Address		MAP #:										
HAATAJA (STOKES) TAMMY R 30360 HAATAJA RD PELKIE MI 49958		2024 Est TCV 68,031 TCV/TFA: 115.70										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P1-33-21C SEC 33 T52N R34W SW 1/4 OF NW 1/4 OF SE 1/4 10.00 A 166/365					INLAND PROPERTIES			10.000 Acres		2,200 100	22,000	
Comments/Influences					10.00 Total Acres			Total Est. Land Value =		22,000		
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Water	30.53		64 68		1,329		
					Sewer	24.80		108 73		1,955		
		X	Electric				Total Estimated Land Improvements True Cash Value =					3,284
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	11,000	23,016	34,016			18,188C	
		RVB 07/20/2010 INSPECTED			2023	10,000	18,962	28,962			17,322C	
		TH 11/10/2010 DATA ENTER			2022	10,000	17,388	27,388			16,498C	
					2021	10,905	16,351	27,256			15,971C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
HAATAJA RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KEMPPAINEN DENNIS 3100 E HIGHWAY M72 HARRISVILLE MI 48740		2024 Est TCV 22,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-22 SEC 33 T52N R34W N 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4. 10 A.		Gravel Road		INLAND PROPERTIES			10.000	Acres	2,200	100		22,000
Comments/Influences		Paved Road		10.00 Total Acres Total Est. Land Value = 22,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	11,000	0	11,000		1,374C		
		RVB	07/27/2010	INSPECTED	2023	10,000	0	10,000		1,309C		
		TH	11/10/2010	DATA ENTER	2022	10,000	0	10,000		1,247C		
					2021	10,905	0	10,905		1,208C		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status	
30130 TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 02/01/2001											
Owner's Name/Address		MAP #:											
SUOJANEN HARRY S & WIFE ET AL		2024 Est TCV 249,841 TCV/TFA: 111.04											
30130 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-23 SEC 33 T52N R34W					INLAND PROPERTIES			15.000 Acres		2,000	100		30,000
S 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4					15.00 Total Acres					Total Est. Land Value =			30,000
& S 1/2 OF S 1/2 OF N 1/2 OF S 1/2 OF SW 1/4. 15 A M/L													
Comments/Influences		X	Electric	Land Improvement Cost Estimates									
					Description	Rate		Size		% Good	Cash Value		
					Metal Prefab	17.33		77		49	654		
					Wood Frame	24.07		128		69	2,126		
		X	Gas	Residential Local Cost Land Improvements									
					Description	Rate		Size		% Good	Cash Value		
					Curb	10.00		240		95	2,280		
					Street Lights	3.00		384		95	1,094		
					Standard Utilities	Total Estimated Land Improvements True Cash Value =							6,154
					Underground Utils.								
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
			High										
			Landscaped										
		X	Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	15,000	109,921	124,921				43,941C	
		LP	08/10/2009	DATA ENTER	2023	11,250	89,562	100,812				41,849C	
		RVB	07/27/2010	INSPECTED	2022	11,250	82,388	93,638				39,857C	
		TH	11/10/2010	DATA ENTER	2021	12,750	77,620	90,370				38,584C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 96 316	WGEP (1 Story) Treated Wood	Year Built: 1960 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 859 % Good: 0 Storage Area: 0 No Conc. Floor: 859		
X	Wood Frame		(4) Interior	Drywall Paneled		Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 898 Total Base New : 129,504 Total Depr Cost: 70,838 Estimated T.C.V: 72,609				E.C.F. X 1.025			Bsmnt Garage:	
Building Style: CAPE			Trim & Decoration																	
Yr Built 1970	Remodeled 0		Ex		Ord	X	Min													
Condition: Fair			Size of Closets																	
			Lg		Ord	X	Small													
Room List			Doors:			Solid	X	H.C.												
	Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors																	
			Kitchen:																	
			Other:																	
			Other:																	
(1) Exterior			(6) Ceilings																	
X	Wood/Shingle Aluminum/Vinyl Brick																			
Insulation																				
(2) Windows			(7) Excavation																	
X	Many Avg.	X	Large Avg.	Basement: 616 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0																
	Few		Small																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
			(9) Basement Finish																	
(3) Roof					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat		Gambrel Mansard Shed																	
Asphalt Shingle X Metal			(10) Floor Support																	
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SWANSON ROBERT R JR TRUST PO BOX 111 NISULA MI 49952		MAP #:										
		2024 Est TCV 26,520										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-24 SEC 33 T52N R34W		Gravel Road		STANDARD 20+			20.000	Acres	1,326	100		26,520
S 1/2 OF SW 1/4 OF SE 1/4. 20 A.		Paved Road		20.00 Total Acres					Total Est. Land Value =		26,520	
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	13,260	0	13,260			2,174C	
		RVB	07/27/2010	INSPECTED	2023	13,000	0	13,000			2,071C	
		TH	11/10/2010	DATA ENTER	2022	12,500	0	12,500			1,973C	
					2021	13,000	0	13,000			1,910C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
KARVAKKO RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
SWANSON ROBERT R JR TRUST PO BOX 111 NISULA MI 49952		MAP #:										
		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-33-25 SEC 33 T52N R34W		X		INLAND PROPERTIES			40.000	Acres	1,200	100		48,000
SE 1/4 OF SE 1/4. 40 A.							40.00	Total Acres			Total Est. Land Value =	48,000
Comments/Influences												
		X		Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
		X		Water Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2024	24,000	0	24,000				3,969C	
RVB 07/20/2010 INSPECTED				2023	20,000	0	20,000				3,780C	
TH 11/10/2010 DATA ENTER				2022	20,000	0	20,000				3,600C	
				2021	20,000	0	20,000				3,485C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ROCK BERNICE & KEMPPAINEN	ROCK BERNICE ET AL	0		09/10/2012	QC	09-FAMILY		2012/05064	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT			MOBILE HOME		05/03/1991		91-231	FOUNDATION		
Owner's Name/Address		P.R.E. 0%										
ROCK BERNICE ET AL 1134 S SUPERIOR AVE BARAGA MI 49908		MAP #: P1-33-13A										
		2024 Est TCV 9,859										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 33 T52N R34W					INLAND PROPERTIES			3.940	Acres	2,502	100	9,859
N 130' OF NW 1/4 OF SW 1/4 3.94 AC M/L								3.94	Total Acres	Total Est. Land Value =		9,859
Comments/Influences												

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
FLORA KAREN & DANIEL R 52510 BORDEAUX WAY UTICA MI 48315		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				STANDARD 20+			40.000	Acres	1,214	100		48,560
				40.00 Total Acres					Total Est. Land Value =		48,560	
Tax Description		X		Dirt Road								
P1-34-4 SEC 34 T52N R34W NE 1/4 OF NW 1/4. 40 A.				Gravel Road								
Comments/Influences				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Topography of Site								
				Level								
		X		Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
		X		Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	24,280	0	24,280			4,366C		
RVB 07/19/2010 INSPECTED				2023	23,800	0	23,800			4,159C		
SC 11/04/2010 DATA ENTER				2022	23,500	0	23,500			3,961C		
				2021	24,000	0	24,000			3,835C		



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
CABBAGE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SINTKOWSKI ADELE,TERRY,MARK &SCOTT 13875 JURMI RD BARAGA MI 49908		2024 Est TCV 83,033 TCV/TFA: 138.39												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-34-5 SEC 34 T52N R34W NW 1/4 OF NW 1/4. 40 A.					OFF ROAD 80			40.000 Acres			893	100		35,720
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			35,720			
					Land Improvement Cost Estimates									
					Description					Rate		Size % Good	Cash Value	
					Sauna					4,172.86		1 70	2,921	
					Total Estimated Land Improvements True Cash Value = 2,921									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,860	23,657	41,517			19,827C			
		RVB 07/10/2010 INSPECTED			2023	17,860	19,427	37,287			18,883C			
		SC 11/04/2010 DATA ENTER			2022	17,860	17,835	35,695			17,984C			
					2021	17,860	16,779	34,639			17,410C			

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood			Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	112 WCP (1 Story)		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 280						
X		Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 44 Floor Area: 600 Total Base New : 77,337 Total Depr Cost: 43,310 Estimated T.C.V: 44,392		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:											
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G		Trim & Decoration																					
		Ex		X		Ord														Min							
		Size of Closets				Lg												X		Ord				Small			
Yr Built 1920		Remodeled 2000				X		Ord																			
Condition: Good																											
Room List				Doors:						Solid		X		H.C.													
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Forced Air w/o Ducts Ground Area = 400 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Piers 400 Total: 62,296 34,886  Other Additions/Adjustments Porches 112 4,153 2,326 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 12,062 6,755 No Concrete Floor 280 -1,674 -937 Local Cost Items PRIVVY 1 500 280 Totals: 77,337 43,310  Notes: CABIN ECF (SOUTH OF 283) 1.025 => TCV: 44,392															
				Kitchen: Other: Other:				0 Amps Service																			
				No./Qual. of Fixtures				Ex. X Ord. Min																			
				No. of Elec. Outlets				Many X Ave. Few																			
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				(13) Plumbing																			
(2) Windows				(7) Excavation				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
(3) Roof				(9) Basement Finish				(14) Water/Sewer																			
X		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X		Asphalt Shingle		(10) Floor Support				Lump Sum Items:																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ACCIACCA PHILIP S	ACCIACCA FOREST PRODUCTS,	24,000	04/03/2019	WD	03-ARM'S LENGTH	2019/01979	PROPERTY TRANSFER	0.0		
MEDROW KENT	ACCIACCA PHILIP S	16,000	02/21/2014	WD	03-ARM'S LENGTH	2014/00698	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status		
		School: BARAGA AREA SCHOOL DISTRICT								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
MARTIN ISAAC 517 FOREST AVE CLARE MI 48617		2024 Est TCV 34,000								
		Improved	X Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements		* Factors *						
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				INLAND PROPERTIES		20.00 Acres		1,700	100	34,000
Tax Description						20.00 Total Acres		Total Est. Land Value =	34,000	
P1-34-6 SEC 34 T52N R34W E 1/2 OF SW 1/4 OF NW 1/4. 20 A.										
Comments/Influences										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp							
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2024	17,000	0	17,000			14,700C
				2023	14,000	0	14,000			14,000S
				2022	12,500	0	12,500			12,500S
				2021	13,000	0	13,000			12,399C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status					
KARVAKKO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
VANDENLANGENBERG JAMIE & JEFFREY W305 CIRCLE DR GENOA CITY WI 53128		MAP #:											
		2024 Est TCV 34,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-34-7 SEC 34 T52N R34W W 1/2 OF SW 1/4 OF NW 1/4. 20 A.				Gravel Road	INLAND PROPERTIES			20.000	Acres	1,700	100		34,000
Comments/Influences				Paved Road	20.00 Total Acres Total Est. Land Value = 34,000								
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
				X	Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
				X	Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who	When	What	2024	17,000	0	17,000			14,700C				
RVB	07/19/2010	INSPECTED	2023	14,000	0	14,000			14,000S				
SC	11/04/2010	DATA ENTER	2022	14,000	0	14,000			14,000S				
			2021	15,000	0	15,000			2,366C				

Parcel Number: 010-034-008-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SINTKOWSKI ADELE, TERRY, MARK&SCOTT 13875 JURMU RD BARAGA MI 49908		2024 Est TCV 48,000												
			Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						INLAND PROPERTIES		40.000 Acres		1,200	100			48,000
Tax Description		X	Dirt Road											
P1-34-8 SEC 34 T52N R34W SE 1/4 OF NW 1/4. 40 A.			Gravel Road											
Comments/Influences			Paved Road											
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
			Topography of Site											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000				3,969C		
		RVB 07/19/2010 INSPECTED			2023	20,000	0	20,000				3,780C		
		SC 11/04/2010 DATA ENTER			2022	20,000	0	20,000				3,600C		
					2021	20,000	0	20,000				3,485C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
TIGERTON LUMBER COMPANY PO BOX 70 TIGERTON WI 54486		2024 Est TCV 26,520											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-34-10 SEC 34 T52N R34W E 1/2 OF NW 1/4 OF SW 1/4. 20 A.				Gravel Road	STANDARD 20+			20.000	Acres	1,326	100		26,520
Comments/Influences				Paved Road	20.00 Total Acres					Total Est. Land Value =			26,520
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	13,260	0	13,260			5,949C		
		RVB 07/19/2010 INSPECTED			2023	13,000	0	13,000			5,666C		
		SC 11/04/2010 DATA ENTER			2022	12,500	0	12,500			5,397C		
					2021	13,000	0	13,000			5,225C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
KARVAKKO RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
VANDENLANGENBERG JAMIE & JEFFREY W305 CIRCLE DR GENOA CITY WI 53128		MAP #:										
		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-34-11 SEC 34 T52N R34W W 1/2 OF NW 1/4 OF SW 1/4. 20 A.		Gravel Road		INLAND PROPERTIES			20.000	Acres	1,700	100		34,000
Comments/Influences		Paved Road		20.00 Total Acres					Total Est. Land Value =		34,000	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	17,000	0	17,000			14,700C	
		RVB 07/19/2010 DATA ENTER			2023	14,000	0	14,000			14,000S	
		SC 11/04/2010 DATA ENTER			2022	14,000	0	14,000			14,000S	
					2021	15,000	0	15,000			2,434C	



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
KARVAKKO RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
SWANSON ROBERT R JR TRUST PO BOX 111 NISULA MI 49952		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-34-12 SEC 34 T52N R34W				Gravel Road	STANDARD 20+			40.000	Acres	1,214	100		48,560
SW 1/4 OF SW 1/4. 40 A.				Paved Road				40.00	Total Acres	Total Est. Land Value =			48,560
Comments/Influences				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C		
		RVB 07/19/2010 INSPECTED			2023	23,800	0	23,800			4,159C		
		SC 11/04/2010 DATA ENTER			2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HOLMAN JOSEPH III & BARBARA & JESSICA D 210 RIVERSIDE DR MARQUETTE MI 49855				2024 Est TCV 0										
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					STANDARD 20+					200.000	Acres	1,040	100	208,000
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			200.00 Total Acres      Total Est. Land Value =      208,000									
P1-35-1 SEC 35 T52N R34W NE 1/4 EXC SE 1/4, NW 1/4 OF SE 1/4, SE 1/4 OF NW 1/4 200.00 ACRES COMMERCIAL FOREST RESERVE 850-001-50														
Comments/Influences														
					Topography of Site									
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2024	0	0	0			0			
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					2022	0	0	0			0			
					2021	0	0	0			0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		5,800	12/01/1993	WD	03-ARM'S LENGTH	1427:524	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status						
		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
					STANDARD 20+			40.000 Acres	1,214	100		48,560		
					40.00 Total Acres				Total Est. Land Value =		48,560			
Tax Description														
P1-35-1A SEC 35 T52N R34W SE 1/4 OF NE 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-001-50														
Comments/Influences														
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		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
					Who When What			2024	0	0	0			0
								2023	0	0	0			0
								2022	0	0	0			0
								2021	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-35-2 SEC 35 T52N R34W NE 1/4 OF NW 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-001-50				STANDARD 20+			40.000	Acres	1,214	100			48,560
Comments/Influences							40.00	Total Acres		Total Est. Land Value =			48,560
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status						
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements		* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-35-3 SEC 35 T52N R34W W 1/2 OF NW 1/4. 80 A. COMMERCIAL FOREST RESERVE 850-001-50				STANDARD 20+			80.000	Acres	1,078	100			86,200	
Comments/Influences				80.00 Total Acres      Total Est. Land Value =      86,200										
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P1-35-5 SEC 35 T52N R34W N 1/2 OF SW 1/4. 80 A. COMMERCIAL FOREST RESERVE 850-001-50					STANDARD 20+			80.000 Acres			1,078 100				86,200
Comments/Influences								80.00 Total Acres			Total Est. Land Value =				86,200
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-35-6 SEC 35 T52N R34W SW 1/4 OF SW 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-001-50				STANDARD 20+			40.000	Acres	1,214	100			48,560
Comments/Influences							40.00	Total Acres		Total Est. Land Value =			48,560
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOUGHTON COUNTY				2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HOUGHTON COUNTY			Gravel Road			0.00 Total Acres Total Est. Land Value = 0							
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		RVB	07/19/2010	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		SC	10/29/2010	DATA ENTER	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2022	0	0	0			0		
					2021	0	0	0			0		



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-35-7 SEC 35 T52N R34W SE 1/4 OF SW				STANDARD 20+			40.000	Acres	1,214	100		48,560
1/4. 40 A. COMMERCIAL FOREST RESERVE							40.00	Total Acres		Total Est. Land Value =		48,560
850-001-50												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-35-9 SEC 35 T52N R34W SW 1/4 OF SE 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-001-50					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
CONNOR FOREST INDUSTRIES PO BOX 228 BESSEMER MI 49911		2024 Est TCV 86,200											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P1-35-10 SEC 35 T52N R34W E 1/2 OF SE 1/4. 80 A.				Gravel Road	STANDARD 20+			80.000	Acres	1,078	100		86,200
Comments/Influences				Paved Road	80.00 Total Acres Total Est. Land Value = 86,200								
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
				X	Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
				X	Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who	When	What	2024	43,100	0	43,100		8,150C					
RVB	07/19/2010	INSPECTED	2023	42,240	0	42,240		7,762C					
SC	10/29/2010	DATA ENTER	2022	41,500	0	41,500		7,393C					
			2021	41,600	0	41,600		7,157C					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MICHIGAN NATURE ASSOCIATION SUITE 100 2310 SCIENCE PKY OKEMOS MI 48864				2024 Est TCV 0									
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			27.750	Acres	830	100		23,025
Tax Description					27.75			Total Acres			Total Est. Land Value =		23,025
P1-36-1 SEC 36 T52N R34W GOV'T LOT 1. 27.75 A.													
Comments/Influences													
		Dirt Road											
		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
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					2021	0	0	0			0		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MICHIGAN NATURE ASSOCIATION SUITE 100 2310 SCIENCE PKY OKEMOS MI 48864				2024 Est TCV 0											
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					INLAND PROPERTIES									17,753	
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			7.55 Total Acres						Total Est. Land Value =	17,753			
P1-36-2 SEC 36 T52N R34W GOV'T LOT 2. 7.55 A.															
Comments/Influences															
					Topography of Site										
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
					2022	0	0	0			0				
					2021	0	0	0			0				

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
VIZINA TRUST & CLISCH ET AL	VIZINA TRUST & CLISCH ROLAND ET AL	0		11/18/2011	QC	09-FAMILY		2011/06287	DEED	0.0					
VIZINA TRUST & CLISCH ET AL	VIZINA TRUST & CLISCH ET AL	1		11/17/2011	QC	09-FAMILY		2011/06123	DEED	0.0					
VIZINA RUSSELL TRUST	VIZINA TRUST & CLISCH ET AL	0		10/21/2011	OTH	08-ESTATE		2011/05359	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
		MAP #:													
VIZINA TRUST & CLISCH ROLAND ET AL 1/2 INTERESTS 3924 W 58TH ST MINNEAPOLIS MN 55424		2024 Est TCV 20,289													
Tax Description  P1-36-3 SEC 36 T52N R34W GOV'T LOT 3. 6.75 A.  Comments/Influences			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements				* Factors *									
		X	Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road					1300.00	0.00	1.0000	0.0000	0	100*		0
			Paved Road				INLAND PROPERTIES 6.750 Acres 2,405 125 RIVER ACRES 20,289								
			Storm Sewer				* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk				1300 Actual Front Feet, 6.75 Total Acres Total Est. Land Value = 20,289									
		Water													
		Sewer													
		Electric													
Gas															
Curb															
Street Lights															
Standard Utilities															
Underground Utils.															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
		X	Landscaped												
			Swamp												
		X	Wooded												
			Pond												
		Waterfront													
Ravine															
Wetland															
Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who When What				2024	10,145	0	10,145			9,727C					
RVB 07/19/2010 INSPECTED				2023	9,742	0	9,742			9,264C					
SC 11/04/2010 DATA ENTER				2022	9,742	0	9,742			8,823C					
				2021	10,627	0	10,627			8,542C					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
KINNUNEN WILHO E & BETTY J 211 MIDWAY DR NEGAUNEE MI 49866		2024 Est TCV 42,168									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-36-4 SEC 36 T52N R34W GOV'T LOT 4. 33.80 A.		Gravel Road			STANDARD 20+			33.800	Acres	1,248 100	42,168
Comments/Influences		Paved Road			33.80 Total Acres Total Est. Land Value = 42,168						
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	21,084	0	21,084			6,182C
		RVB 07/19/2010 INSPECTED			2023	20,669	0	20,669			5,888C
		SC 11/04/2010 DATA ENTER			2022	20,090	0	20,090			5,608C
					2021	20,280	0	20,280			5,429C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KINNUNEN WILHO E & BETTY J 211 MIDWAY DR NEGAUNEE MI 49866		2024 Est TCV 28,013											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *									
Taxpayer's Name/Address		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KINNUNEN WILHO E & BETTY J 211 MIDWAY DR NEGAUNEE MI 49866			Gravel Road		INLAND PROPERTIES			21.900	Acres	1,023	125	RIVER ACRES	28,013
			Paved Road					21.90	Total Acres			Total Est. Land Value =	28,013
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	14,007	0	14,007			2,694C		
		RVB	07/19/2010	INSPECTED	2023	18,569	0	18,569			2,566C		
		SC	11/04/2010	DATA ENTER	2022	18,569	0	18,569			2,444C		
					2021	19,700	0	19,700			2,366C		



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
RHODD SUSAN K & LAMB GARRICK PO BOX 492 BARAGA MI 49908		2024 Est TCV 50,156									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P1-36-7 SEC 36 T52N R34W GOV'T LOT 7. 31.25 A.		Gravel Road			INLAND PROPERTIES			31.250	Acres	1,284 125 RIVER ACRES	50,156
Comments/Influences		Paved Road					31.25	Total Acres		Total Est. Land Value =	50,156
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	25,078	0	25,078			3,167C
		RVB 07/19/2010 INSPECTED			2023	20,844	0	20,844			3,017C
		SC 11/04/2010 DATA ENTER			2022	20,844	0	20,844			2,874C
					2021	20,844	0	20,844			2,783C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LATENDRESSE-BAGGALEY NANCY	BAGGALEY NANCY & LATENDRESSE	0		01/17/2020	QC	09-FAMILY		2020/01501	DEED	50.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
		MAP #:												
BAGGALEY NANCY & LATENDRESSE ALISON 1415 PACKARD AVE ANN ARBOR MI 48104		2024 Est TCV 10,338												
			Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						INLAND PROPERTIES		4.150 Acres		2,491	100			10,338
								4.15 Total Acres		Total Est. Land Value =				10,338
Tax Description		X	Dirt Road											
P1-36-8 SEC 36 T52N R34W GOV'T LOT 8. 4.15 A.			Gravel Road											
Comments/Influences			Paved Road											
			Storm Sewer											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
			Topography of Site											
	X	Level												
		Rolling												
		Low												
		High												
		Landscaped												
	X	Swamp												
		Wooded												
		Pond												
	X	Waterfront												
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What		2024	5,169	0	5,169			3,563C			
	RVB	07/19/2010	INSPECTED		2023	5,065	0	5,065			3,394C			
	SC	11/04/2010	DATA ENTER		2022	5,065	0	5,065			3,233C			
					2021	5,227	0	5,227			3,130C			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
HEARTWOOD FORESTLAND FUND	MWF NED LAKE LLC	1		08/26/2011	CD	33-TO BE DETERMINED		2011/04414	DEED	100.0						
		1		04/01/2001	WD	03-ARM'S LENGTH		154:146	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT														
		P.R.E. 0%														
		MAP #:														
LONGYEAR REALTY CORP 210 NORTH FRONT ST MARQUETTE MI 49855		2024 Est TCV 0														
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements				* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
						STANDARD 20+							120.000 Acres	1,040	100	124,800
						120.00 Total Acres							Total Est. Land Value =		124,800	
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
2024	0					0	0			0						
2023	0					0	0			0						
2022	0					0	0			0						
2021	0					0	0			0						
Who		When		What		2024	0	0	0		0					
RVB		07/19/2010		INSPECTED		2023	0	0	0		0					
SC		11/04/2010		DATA ENTER		2022	0	0	0		0					
						2021	0	0	0		0					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
RHODD SUSAN K & LAMB GARRICK PO BOX 492 BARAGA MI 49908		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-36-10 SEC 36 T52N R34W SE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres	1,214	100				48,560
Comments/Influences								40.00	Total Acres		Total Est. Land Value =			48,560
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		RVB 07/19/2010 INSPECTED			2023	23,800	0	23,800			4,159C			
		SC 11/05/2010 DATA ENTER			2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		5,800	12/01/1993	WD	03-ARM'S LENGTH	142:524	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status			
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
		MAP #:									
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				STANDARD 20+				40.000 Acres	1,214 100		48,560
						40.00 Total Acres	Total Est. Land Value =			48,560	
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
2024	0			0	0			0			
2023	0			0	0			0			
2022	0			0	0			0			
2021	0			0	0			0			
Who		When	What	2024	0	0	0			0	
RVB 07/19/2010 INSPECTED		2023		0	0	0			0		
SC 11/05/2010 DATA ENTER		2022		0	0	0			0		
		2021		0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		5,800	12/01/1993	WD	03-ARM'S LENGTH	142:524	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
HOLMAN JOSEPH III & BARBARA K 210 RIVERSIDE DR MARQUETTE MI 49855		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
					STANDARD 20+			80.000 Acres	1,078	100		86,200
								80.00 Total Acres	Total Est. Land Value =			86,200
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
2024	0				0	0			0			
2023	0				0	0			0			
2022	0				0	0			0			
2021	0				0	0			0			
Who		When	What	2024	0	0	0			0		
RVB 07/19/2010		INSPECTED	2023	0	0	0				0		
SC 11/05/2010		DATA ENTER	2022	0	0	0				0		
			2021	0	0	0				0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
CONNOR FOREST INDUSTRIES PO BOX 228 BESSEMER MI 49911		2024 Est TCV 86,200												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P1-36-12 SEC 36 T52N R34W N 1/2 OF SW 1/4. 80 A.					STANDARD 20+			80.000 Acres			1,078 100		86,200	
Comments/Influences					80.00 Total Acres			Total Est. Land Value =		86,200				
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	43,100	0	43,100			8,749C			
		RVB 07/19/2010 INSPECTED			2023	42,240	0	42,240			8,333C			
		SC 11/05/2010 DATA ENTER			2022	41,500	0	41,500			7,937C			
					2021	41,600	0	41,600			7,684C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
SIRARD MILES D	CONNOR FOREST INDUSTRIES	5,000		03/29/2013	WD	03-ARM'S LENGTH		2013/01738	DEED	100.0					
		3,500		03/01/1995	WD	03-ARM'S LENGTH		130:295	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
		MAP #:													
CONNOR FOREST INDUSTRIES PO BOX 228 BESSEMER MI 49911		2024 Est TCV 48,560													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					STANDARD 20+			40.000 Acres			1,214	100			48,560
					40.00 Total Acres			Total Est. Land Value =					48,560		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
2024	24,280				0	24,280			24,280S						
2023	23,800				0	23,800			23,800S						
2022	23,500				0	23,500			23,500S						
2021	24,000				0	24,000			23,609C						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	24,280	0	24,280			24,280S				
		RVB	07/19/2010	INSPECTED	2023	23,800	0	23,800			23,800S				
		SC	11/05/2010	DATA ENTER	2022	23,500	0	23,500			23,500S				
					2021	24,000	0	24,000			23,609C				

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.							
PRINCE FRED ESTATE	HOUGHTON COUNTY TREASURER	0		03/31/2014	SD	10-FORECLOSURE		2014/01663	DEED	100.0							
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status						
Owner's Name/Address		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 0%															
		MAP #:															
TANANA DAVID & AMY 46363 BURNING TREE LANE PLYMOUTH MI 48170		2024 Est TCV 36,800															
			Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements				* Factors *											
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
						RESTRICTED ACCESS				80		40.000	Acres	920	100		36,800
										40.00	Total Acres	Total Est. Land Value =				36,800	
		Tax Description															
		P1-36-14 SEC 36 T52N R34W NW 1/4 OF SE 1/4. 40 A.															
Comments/Influences																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HEALY JOHN	KEWEENAW LAND ASSOCIATION	1	03/01/2000	WD	03-ARM'S LENGTH	150:93	DEED	0.0							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0											
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			STANDARD 20+										
P2-1-1 SEC 1 T52N R35W					160.000 Acres							1,040	100		166,400
W 1/2 OF SW 1/4 S 1/2 OF NW 1/4. 160 A					160.00 Total Acres							Total Est. Land Value =		166,400	
COMMERCIAL FOREST RESERVE. 850-015															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					Who	When	What	2024	0	0	0			0	
								2023	0	0	0			0	
								2022	0	0	0			0	
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
BYRNE LAND CORPORATION 4670 ORMOND RD DAVISBURG MI 48350		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-1-1C SEC 1 T52N R35W NW 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		WK	10/04/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			STANDARD 20+			120.000 Acres		1,040	100	124,800
P2-1-2 SEC 1 T52N R35W								120.00 Total Acres		Total Est. Land Value =		124,800
S 1/2 OF FRL NE 1/4, NE 1/4 OF SE 1/4.												
120 A COMMERCIAL FOREST RESERVE.												
850-002												
Comments/Influences												
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					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
PERALA JEAN D	PERALA JEAN D & KAURALA PAUL M	0	01/20/2023	WD	03-ARM'S LENGTH	2023/00337	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PERALA JEAN D & KAURALA PAUL M 33728 TAPIOLA RD PELKIE MI 49958				2024 Est TCV 82,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-1-3 SEC 1 T52N R35W E 1/2 OF SW 1/4. 80 A.					INLAND PROPERTIES			80.000 Acres			1,025 100		82,000	
Comments/Influences					80.00 Total Acres			Total Est. Land Value =		82,000				
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	41,000	0	41,000			8,948C			
					2023	36,200	0	36,200			8,522C			
					2022	36,200	0	36,200			8,117C			
					2021	36,200	0	36,200			7,858C			
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03/26/2024

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEALY JOHN	CLISCH FAMILY	1		07/01/2003	WD	03-ARM'S LENGTH		162:86	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status		
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CLISCH FAMILY NO 1 LLC 13470 HIGHWAY M38 PELKIE MI 49958		MAP #:											
		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P2-2-1 SEC 2 T52N R35W NW 1/4 OF NE 1/4 & NE 1/4 OF NW 1/4 & S 1/2 OF NW 1/4, SW 1/4. 320.00 A COMMERCIAL FOREST RESERVE. 850-004-30					STANDARD 20+			319.820 Acres			1,040	100	332,613
Comments/Influences					319.82 Total Acres			Total Est. Land Value =			332,613		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What			2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEALY JOHN	KEWEENAW LAND ASSOCIATION	1	03/01/2000	WD	03-ARM'S LENGTH	150:93	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			STANDARD 20+			80.000 Acres		1,078	100	86,200
P2-2-1C SEC 2 T52N R35W S 1/2 OF NE 1/4 80 AC								80.00 Total Acres		Total Est. Land Value =		86,200
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MICHAELSON FAMILY TRUST	MICHAELSON STANLEY	0		11/02/2021	QC	09-FAMILY			PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
S RIVER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
MICHAELSON FAMILY TRUST 17194 S RIVER RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 47,919												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
MICHAELSON FAMILY TRUST MARIA SPENCER 4232 HEATHERWOOD DR MILFORD MI 48381					INLAND PROPERTIES							39.910 Acres	1,201 100	47,919
												39.91 Total Acres	Total Est. Land Value =	47,919
Tax Description														
P2-2-1A SEC 2 T52N R35W NW 1/4 OF NW 1/4. 39.91 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	23,960	0	23,960			7,206C			
					2023	19,966	0	19,966			6,863C			
					2022	19,966	0	19,966			6,537C			
					2021	19,966	0	19,966			6,329C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
		1		07/01/2003	WD	03-ARM'S LENGTH		162:104	DEED	0.0	
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CLISCH FAMILY NO 1 LLC 13470 HIGHWAY M38 PELKIE MI 49958		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P2-2-1B SEC 2 T52N R35W NE 1/4 OF NE 1/4. 39.91 A. COMMERCIAL FOREST RESERVE 850-023					STANDARD 20+			39.910 Acres	1,214	100	48,467
Comments/Influences					39.91 Total Acres Total Est. Land Value = 48,467						
		</									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-2-2 SEC 2 T52N R35W E 1/2 OF SE 1/4.					STANDARD 20+			80.000 Acres			1,078 100				86,200
80 A COMMERCIAL FOREST RESERVE. 850-015					80.00 Total Acres			Total Est. Land Value =						86,200	
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
		Who	When	What	2024	0	0	0			0				
		2023	0	0	0			0							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2022	0	0	0			0				
					2021	0	0	0			0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	10/01/2001	WD	03-ARM'S LENGTH	155:945	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
DONKEN-TAPIOLA RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/13/2023 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:											
STRIETER EQUITY LLC 448 S 4TH ST SEBEWAING MI 48759		2024 Est TCV 47,529											
		X	Improved		Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P2-2-3 SEC 2 T52N R35W NW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			39.000 Acres			1,219	100	47,529
SEE 010-052-005-01 QF GHOST PARCEL FOR IMPROVEMENTS & 1 A								39.00 Total Acres			Total Est. Land Value =		47,529
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	23,765	0	23,765			23,765S		
		WK	10/04/2010	INSPECTED	2023	23,800	9,400	33,200			33,200S		
		SC	10/28/2010	DATA ENTER	2022	23,500	8,787	32,287			20,040C		
					2021	24,000	0	24,000			11,967C		
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Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 128				
Height	26				
Heating System	No Heating/Cooling				
Length/Width/Area	40 x 24 = 960				
Cost New	\$ 46,137				
Phy./Func./Econ. %Good	49/0/100 0.0				
Depreciated Cost	\$ 0				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	49				
Est. True Cash Value	\$ 0				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 0 / All Cards: 0					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
JAASKO GARY M & PAULSON NA	STRIETER EQUITY LLC	64,000	12/21/2022	WD	03-ARM'S LENGTH	2022/06558	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
DONKEN-TAPIOLA RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 11/13/2023 Qual. Fr. PA 42													
Owner's Name/Address		MAP #:													
STRIETER EQUITY LLC 448 S 4TH ST SEBEWAING MI 48759		2024 Est TCV 25,972													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
LOCATED SEC 2 T52N R35W NW 1/4 OF SE 1/4. 010-052-005-00 QF GHOST PARCEL FOR IMPROVEMENTS					INLAND PROPERTIES					1.000	Acres	2,800	100		2,800
										1.00	Total Acres	Total Est. Land Value =			2,800
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,400	11,586	12,986			10,844C				
		WK	10/04/2010	INSPECTED	2023	0	0	0			0				
		SC	10/28/2010	DATA ENTER	2022	0	0	0			0				
					2021	0	0	0			0				
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Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D, Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 128				
Height	26				
Heating System	No Heating/Cooling				
Length/Width/Area	40 x 24 = 960				
Cost New	\$ 46,137				
Phy./Func./Econ. %Good	49/100/100 49.0				
Depreciated Cost	\$ 22,607				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	49				
Est. True Cash Value	\$ 23,172				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23172 / All Cards: 23172					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	10/01/2001	WD	03-ARM'S LENGTH	155:945	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 100% 11/13/2023 Qual. Fr. PA 42									
		MAP #:									
STRIETER EQUITY LLC 448 S 4TH ST SEBEWAING MI 48759		2024 Est TCV 48,560									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P2-2-4 SEC 2 T52N R35W SW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres	1,214	100	48,560
Comments/Influences		Topography of Site			40.00 Total Acres Total Est. Land Value = 48,560						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	24,280	0	24,280			21,000C
		Who	When	What	2024	24,280	0	24,280			21,000C
		WK	10/04/2010	INSPECTED	2023	20,000	0	20,000			20,000S
		SC	10/28/2010	DATA ENTER	2022	23,500	0	23,500			12,361C
					2021	24,000	0	24,000			11,967C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON COUNTY		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements		* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY				0.00 Total Acres Total Est. Land Value = 0							
Tax Description											
P2-2-5 SEC 2 T52N R35W MINERAL RIGHTS ONLY IN THE NE 1/4 N 1/2 OF NW 1/4 SE 1/4 OF NW 1/4 SW 1/4 W 1/2 OF SE 1/4.											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
		MAP #:													
LAKE SUPERIOR TIMBERLANDS LLC C/O MOLPUS TIMBERLANDS MGT LLC 654 NORTH STATES STREET JACKSON MS 39202		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					STANDARD 20+			638.720 Acres			1,040	100			664,269
					638.72 Total Acres			Total Est. Land Value =					664,269		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
2024	0				0	0			0						
2023	0				0	0			0						
2022	0				0	0			0						
2021	0				0	0			0						
Who		When	What												
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03/26/2024

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
		MAP #:												
LAKE SUPERIOR TIMBERLANDS LLC C/O MOLPUS TIMBERLANDS MGT LLC 654 NORTH STATES STREET JACKSON MS 39202		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					STANDARD 20+			640.000 Acres	1,040	100			665,600	
					640.00 Total Acres						Total Est. Land Value =			665,600
Topography of Site														
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who	When	What	2024	0	0	0			0					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			2023	0	0	0			0					
			2022	0	0	0			0					
			2021	0	0	0			0					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
PENEGOR INC JOHN & ARTHUR 32865 HIGHWAY M26 TOIVOLA MI 49965		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P2-10-1 SEC 10 T52N R35W ENTIRE SEC EXC NW 1/4, SW 1/4 OF SE 1/4, N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 435.00 ACRES					STANDARD 20+			435.000 Acres			1,040	100	452,400
COMMERCIAL FOREST RESERVE 850-021					435.00 Total Acres			Total Est. Land Value =			452,400		
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/01/2019		2019-999-105		FOUNDATION
Owner's Name/Address		P.R.E. 0%								
BOHTO AUGUST & PESOLA BRUCE & HILL ROGER & C JUKKALA 44959 11TH BALTIC ATLANTIC MINE MI 49905		MAP #:								
		2024 Est TCV 69,726 TCV/TFA: 103.14								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					INLAND PROPERTIES			5.000 Acres		2,450 100 12,250
								5.00 Total Acres		Total Est. Land Value = 12,250
					Land Improvement Cost Estimates					
					Description		Rate	Size	% Good	Cash Value
					Sauna		6,499.14	1	85	5,524
					Total Estimated Land Improvements True Cash Value = 5,524					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAKE SUPERIOR TIMBERLANDS LLC C/O MOLPUS TIMBERLANDS MGT LLC 654 NORTH STATES STREET JACKSON MS 39202		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-10-2 SEC 10 T52N R35W NW 1/4 160 ACRES COMMERCIAL FOREST RESERVE 850-003					STANDARD 20+			160.000 Acres			1,040	100		166,400
					160.00 Total Acres			Total Est. Land Value =			166,400			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PENEGOR INC JOHN & ARTHUR 32865 HIGHWAY M26 TOIVOLA MI 49965				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-10-4A SEC 10 T52N R35W SW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	07/01/2003	WD	03-ARM'S LENGTH	161:929	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
STRIETER EQUITY LLC				2024 Est TCV 0							
448 S 4TH ST		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
SEBEWAING MI 48759		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Tax Description					STANDARD 20+			80.000 Acres	1,078 100	86,200	
P2-11-2						80.00	Total Acres	Total Est. Land Value =		86,200	
SEC 11 T52N R35W SW 1/4 OF NE 1/4, NW 1/4 OF SE 1/4 80.00 ACRES COMMERCIAL FOREST RESERVE 850-020 AND AN EASEMENT TO INGRESS & EGRESS OVER ADJACENT PROPERTY											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	0	0	0			0
					2023	0	0	0			0
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	07/01/2003	WD	03-ARM'S LENGTH	162:95	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
S TAPOILA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
CLISCH FAMILY NO 2 LLC 13470 HWY M38 PELKIE MI 49958		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-11-2A SEC 11 T52N R35W NW 1/4 OF NE 1/4 COMMERCIAL FOREST RESERVE 40 AC 850-023					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		7,500		05/01/1995	WD	03-ARM'S LENGTH		131:683	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
43599 LEHTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/26/2022 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
STRIETER EQUITY LLC														
448 S 4TH ST														
SEBEWAING MI 48759														
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-11-3 SEC 11 T52N R35W SE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000	Acres	1,214	100			48,560
AND AN EASEMENT TO INGRESS & EGRESS OVER ADJACENT PROPERTY								40.00	Total Acres			Total Est. Land Value =		48,560
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			24,280S			
		WK	10/04/2010	INSPECTED	2023	23,800	0	23,800			23,800S			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			23,500S			
					2021	24,000	0	24,000			5,947C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		1	12/01/2003	WD	03-ARM'S LENGTH	163:783	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
CLISCH FAMILY NO 1 LLC 13470 HIGHWAY M38 PELKIE MI 49958		MAP #:								
		2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502					
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
P2-11-4 SEC 11 T52N R35W E 1/2 OF NW 1/4. 80 A. COMMERCIAL FOREST RESERVE 850-023					STANDARD 20+			80.000 Acres	1,078 100	86,200
Comments/Influences					80.00 Total Acres Total Est. Land Value = 86,200					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000		06/19/2006	WD	03-ARM'S LENGTH		168/2063	DEED	100.0			
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931					2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements				* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road				STANDARD 20+						86,200	
P2-11-5 SEC 11 T52N R35W W 1/2 OF NW 1/4.		Gravel Road				80.000 Acres						1,078 100	
80 A COMMERCIAL FOREST RESERVE. 850-002		Paved Road				80.00 Total Acres						Total Est. Land Value =	86,200
Comments/Influences		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0			0		
						2023	0	0	0			0	
						2022	0	0	0			0	
						2021	0	0	0			0	
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
				35,000	07/01/2004	WD	03-ARM'S LENGTH			165:978	DEED	0.0		
Property Address				Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)			Date	Number	Status	
TAPIOLA RD				School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address				P.R.E. 0%										
CLISCH FAMILY NO 2 LLC 13470 HIGHWAY M38 PELKIE MI 49958				MAP #:										
				2024 Est TCV 0										
				Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
				Public Improvements			* Factors *							
Tax Description				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-11-5A SEC 11 T52N R35W W 1/2 OF SW 1/4, EXC SE 1/4 OF SW 1/4 OF SW 1/4. 70 A. COMMERCIAL FOREST RESERVE. 165/978							STANDARD 20+			70.000 Acres	1,104	100		77,300
Comments/Influences							70.00 Total Acres      Total Est. Land Value =      77,300							
				Topography of Site										
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				Who      When      What			2024	0	0	0			0	
							2023	0	0	0			0	
							2022	0	0	0			0	
							2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEFORGE ALEX J JR	DEFORGE ALEX J JR & MARY ANN	0	05/10/2023	WD	03-ARM'S LENGTH	2023/01956	PROPERTY TRANSFER	0.0				
HEALY JOHN D & GRETCHEN H	MIKKOLA VIRINGIA A & DEFORGE ALEX J JR	3,300	02/01/1996	WD	03-ARM'S LENGTH	134:167	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DEFORGE ALEX J JR & MARY ANN DUNSTAN GINA M; LB PO BOX 148 TOIVOLA MI 49965		MAP #:										
		2024 Est TCV 42,794 TCV/TFA: 124.40										
Taxpayer's Name/Address		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
DEFORGE ALEX J JR & MARY ANN PO BOX 24 TOIVOLA MI 49965		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-11-5B SEC 11 T52N R35W SE 1/4 OF SW 1/4 OF SW 1/4. 10 A.				INLAND PROPERTIES			10.000	Acres	2,200	100		22,000
Comments/Influences							10.00	Total Acres			Total Est. Land Value =	22,000
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who				When	What	2024	11,000	10,397	21,397			9,777C
WK				10/04/2010	INSPECTED	2023	10,000	8,316	18,316			9,312C
SC				10/29/2010	DATA ENTER	2022	10,000	7,659	17,659			8,869C
						2021	10,905	7,221	18,126			8,586C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 56 WCP (1 Story) 32 WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Trim & Decoration									
Condition: Fair		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		X No Heating/Cooling									
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.		Central Air Wood Furnace									
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service									
Insulation		No./Qual. of Fixtures											
		Ex. X Ord. Min											
		No. of Elec. Outlets											
		Many X Ave. Few											
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 344 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: No Heating/Cooling

Ground Area = 344 SF Floor Area = 344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	344		
Total:				36,981	16,641

Other Additions/Adjustments

Porches			
WCP (1 Story)	56	2,664	1,199
Foundation: Shallow	56	-644	-290
WPP	32	1,384	623
Foundation: Shallow	32	-486	-219
Water/Sewer			
Water Well, 50 Feet	1	2,445	1,100
Fireplaces			
Wood Stove	1	1,741	783
Local Cost Items			
PRIVVY	2	1,000	450
Totals:		45,085	20,287

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 20,794

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	12/01/2003	WD	03-ARM'S LENGTH	163:783	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
CLISCH FAMILY NO 1 LLC 13470 HIGHWAY M38 PELKIE MI 49958		MAP #:										
		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P2-11-6 SEC 11 T52N R35W NE 1/4 OF SW 1/4. 40 A. COMMERCIAL FOREST RESERVE 850-023					STANDARD 20+			40.000 Acres			1,214 100	48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560	
		Topography of Site										
		Level Rolling Low High Landsaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PENEGOR INC JOHN & ARTHUR 32865 HIGHWAY M26 TOIVOLA MI 49965				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-11-7 SEC 11 T52N R35W SE 1/4 OF SW 1/4. 40 A. COMMERCIAL FOREST RESERVE					STANDARD 20+			40.000 Acres			1,214	100		48,560
					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HYRKAS RODGER & AMY ET AL	HYRKAS SHERRILL A.	0		01/06/2011	QC	09-FAMILY		2011/00507	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HYRKAS SHERRILL A LADY BIRD RADKE ANTHONY M & JESSE T 17805 LAKE ROAD PELKIE MI 49958		MAP #:											
		2024 Est TCV 43,500											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			35.000 Acres			1,243	100	43,500
					35.00 Total Acres			Total Est. Land Value =			43,500		
Tax Description													
P2-11-10 SEC 11 T52N R35W SW 1/4 OF SE 1/4 EXCEPT A 5 ACRE PARCEL D/F: A PARCEL OF LAND AS THE SOUTH 412.5' OF THE EAST 528' OF THE SW 1/4 OF THE SE 1/4 OF SEC 11 (SPLIT TO 010-061-012-50 FOR 2015). 35A.													
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	21,750	0	21,750			4,655C		
					2023	18,100	0	18,100			4,434C		
					2022	18,100	0	18,100			4,223C		
					2021	18,100	0	18,100			4,089C		
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 48 WCP (1 Story) 35 WSEP (1 Story) 104 CCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 1963		Remodeled USED 0		Trim & Decoration									
Condition: Average		Ex		X Ord									
Room List		Doors:		Solid		X H.C.							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric							
(1) Exterior		Kitchen:		Other:		0 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures							
Insulation						Ex.		X Ord.					
						No. of Elec. Outlets							
						Many		X Ave.					
(2) Windows		(7) Excavation				(13) Plumbing							
X Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish				(14) Water/Sewer							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle		(10) Floor Support				Lump Sum Items:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAMP

(11) Heating System: Space Heater

Ground Area = 294 SF Floor Area = 294 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	294		
Total:				28,318	12,742

Other Additions/Adjustments

Porches					
WCP (1 Story)	48	2,416	1,087		
Foundation: Shallow	48	-592	-266		
WSEP (1 Story)	35	2,311	1,040		
Foundation: Shallow	35	-512	-230		
CCP (1 Story)	104	2,390	1,075		
Fireplaces					
Wood Stove	1	1,741	783		
Totals:			36,072	16,231	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV:

16,637

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
DELENE MICHAEL	STRIETER EQUITY LLC	85,000		10/11/2022	WD	03-ARM'S LENGTH		2022/05508	PROPERTY TRANSFER	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
43599 DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/13/2023 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
STRIETER EQUITY LLC		2024 Est TCV 46,498												
448 SOUTH ST		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
SEBEWAING MI 48759		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					STANDARD 20+			38.000 Acres	1,224	100		46,498		
							38.00 Total Acres		Total Est. Land Value =		46,498			
Tax Description		SEC 11 T52N R35W SE 1/4 OF SE 1/4 EXCEPT COM AT THE SE CORN OF TH SE 1/4 OF SAID SECTION, TH N89*55'02"W 652.24' TO POB; TH N00*00'00"E 334.52'; TH S57*21'19"W 618.75'; TH S89*55'02"E 521.01 TO POB. EXEMPT SPLIT 061-014-00 SPLIT INTO 061-404-00 AND 061-404-94 FOR 2023												
Comments/Influences														
					Topography of Site									
					Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					Who When What			2024	23,249	0	23,249			23,249S
					WK 10/04/2010 INSPECTED			2023	22,790	0	22,790			22,790S
					SC 10/29/2010 DATA ENTER			2022	0	0	0			0
								2021	0	0	0			0
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Licensed To: Township of Portage, County														
of Houghton, Michigan														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #: P2-11-11									
MANNINEN DEAN & RANDY 35772 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 5,300									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			2.000	Acres	2,650 100	5,300
					2.00 Total Acres Total Est. Land Value =						5,300
Tax Description		Dirt Road									
SEC 11 T52N R35W PART OF THE SE 1/4 OF SE 1/4 D/F;		Gravel Road									
COM AT THE SE CORN OF TH SE 1/4 OF SAID SECTION, TH N89*55'02"W 652.24' TO POB;		Paved Road									
TH N00*00'00"E 334.52';		Storm Sewer									
TH S57*21'19"W 618.75';		Sidewalk									
TH S89*55'02"E 521.01 TO POB		Water									
NEEDS A LAND DIVISION TO BE SOLD SEPARATELY FROM 010-064-001-55		Sewer									
EXEMPT SPLIT 061-014-00 SPLIT INTO 061-404-00 AND 061-404-94 FOR 2023		Electric									
Comments/Influences		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2024	2,650	0	2,650			2,625C			
WK 10/04/2010 INSPECTED		2023	2,500	0	2,500			2,500S			
SC 10/29/2010 DATA ENTER		2022	0	0	0			0			
		2021	0	0	0			0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-12-1 SEC 12 T52N R35W ENTIRE SEC 12, EXC NW 1/4 OF NW 1/4, ALSO EXC SE 1/4 OF SE 1/4. 560 A. COMMERCIAL FOREST RESERVE					STANDARD 20+			560.000 Acres			1,040	100		582,400
					560.00 Total Acres			Total Est. Land Value =			582,400			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PIETILA STANLEY L TRUST	KEWEENAW LAND ASSOCIATION	38,000	10/15/2015	WD	03-ARM'S LENGTH	2015/05501	PROPERTY TRANSFER	100.0			
		1	07/01/1999	WD	03-ARM'S LENGTH	148:888	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status	
DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-12-2A SEC 12 T52N R35W NW 1/4 OF NW 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100	48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	0	0	0		0	
		WK	09/14/2010	INSPECTED	2023	0	0	0		0	
		SC	10/22/2010	DATA ENTER	2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HOFMEYER SUSAN A	LUNCEFORD THAD & EMILY		250,000	03/12/2021	WD	03-ARM'S LENGTH		2021/01443	DEED	100.0			
DEPUYDT DANIEL & ANNETTE	HOFMEYER SUSAN A		240,000	08/29/2016	WD	03-ARM'S LENGTH		2016/90425	DEED	100.0			
MUSSER PHILIP & MACLENNAN	DEPUYDT DANIEL & ANNETTE		145,500	08/15/2012	WD	03-ARM'S LENGTH		2012/04760	DEED	100.0			
			119,500	06/01/2004	WD	03-ARM'S LENGTH		165:185	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
14992 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						01/11/2021	2021-999-458	FOUNDATION			
		P.R.E. 100% 03/09/2023				STORAGE		07/01/2013	13-095	COMPLETE			
Owner's Name/Address		MAP #:				GARAGE		09/25/2012	12-220	COMPLETE			
LUNCEFORD THAD & EMILY 14992 DONKEN RD PELKIE MI 49958		2024 Est TCV 326,057 TCV/TFA: 261.26		ALTER		07/15/1991		91-245	COMPLETE				
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-12-1 SEC 12 T52N R35W			Gravel Road		INLAND PROPERTIES		20.000 Acres		1,700		100		34,000
E 1/2 OF SE 1/4 OF SE 1/4. 20 ACRES			Paved Road				20.00		Total Acres		Total Est. Land Value =		34,000
165/185			Storm Sewer		Land Improvement Cost Estimates								
Comments/Influences		X	Sidewalk		Description		Rate		Size		% Good		Cash Value
			Water		D/W/P: Asphalt Paving		3.04		7500		89		20,292
			Sewer		D/W/P: 5in Ren. Conc.		8.75		1100		89		8,566
			Electric		Sauna		6,499.14		1		99		6,434
		X	Gas		Total Estimated Land Improvements True Cash Value =								
			Curb										
			Street Lights										
			Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
			Level										
			Rolling										
		X	Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
			Who	When	What	2024	17,000	146,029	163,029			137,301C	
		WK	09/14/2010	INSPECTED	2023	14,000	120,681	134,681			130,763C		
		SC	10/22/2010	DATA ENTER	2022	14,000	110,537	124,537		124,537A	124,537S		
					2021	15,000	103,900	118,900			105,861C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
JUKKALA JIM 1495 BRADBURY CT GREEN BAY WI 54313		MAP #:		2024 Est TCV 34,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
JUKKALA JIM 1495 BRADBURY CT GREEN BAY WI 54313					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
Tax Description					20.00 Total Acres			Total Est. Land Value =			34,000			
P2-12-1A SEC 12 T52N R35W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			2,575C			
					2023	14,000	0	14,000			2,453C			
					2022	14,000	0	14,000			2,337C			
					2021	15,000	0	15,000			2,263C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ZISMAN MICHAEL & EMILY	BONEN NICHOLAS & BEAUCHAMP	60,000	05/08/2006	WD	03-ARM'S LENGTH	168/1685	DEED	100.0							
		25,000	05/01/1995	WD	03-ARM'S LENGTH	158:127	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
33989 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE	06/12/2006	06-0135	FOUNDATION							
Owner's Name/Address		P.R.E. 100% 11/13/2007													
BONEN NICHOLAS & BEAUCHAMP REBECCA		MAP #:													
33989 BEAR CREEK RD		2024 Est TCV 182,175 TCV/TFA: 114.58													
PELKIE MI 49958		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-13-1 SEC 13 T52N R35W NE 1/4 OF NE 1/4. 40 A.			Gravel Road			INLAND PROPERTIES									48,000
Comments/Influences			Paved Road			40.00 Total Acres									48,000
			Storm Sewer			Land Improvement Cost Estimates									
			Sidewalk			Description									
			Water			Rate									
			Sewer			Size % Good									
		X	Electric			Cash Value									
			Gas			Wood Frame									1,011
			Curb			Wood Frame									1,037
			Street Lights			Total Estimated Land Improvements True Cash Value =									2,048
			Standard Utilities												
			Underground Utils.												
		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	67,088	91,088			52,990C				
		TA	09/07/2010	INSPECTED	2023	20,000	54,620	74,620			50,467C				
		TH	11/05/2010	DATA ENTER	2022	20,000	50,150	70,150			48,064C				
					2021	20,000	47,189	67,189			46,529C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 648 32	Type Treated Wood Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																							
X	Wood Frame		(4) Interior X Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																
Building Style: 1 1/2		Trim & Decoration																																																																																																			
Yr Built 1968	Remodeled 1985	Ex	X Ord		Min																																																																																																
Condition: Average		Size of Closets																																																																																																			
		Lg	X Ord		Small																																																																																																
Room List		Doors:		Solid X	H.C.	Central Air Wood Furnace																																																																																															
	Basement 2 1st Floor 1 2nd Floor 2 Bedrooms	(5) Floors				(12) Electric																																																																																															
		Kitchen: Other: Carpeted Other:				100 Amps Service																																																																																															
(1) Exterior						No./Qual. of Fixtures																																																																																															
	Wood/Shingle Aluminum/Vinyl X Brick	(6) Ceilings				No. of Elec. Outlets																																																																																															
						Many X Ave.		Few																																																																																													
X	Insulation					(13) Plumbing																																																																																															
(2) Windows		(7) Excavation				Average Fixture(s)																																																																																															
	Many X Avg. Few		Large X Avg. Small	Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement																																																																																																			
			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																		
		(9) Basement Finish																																																																																																			
(3) Roof						(14) Water/Sewer																																																																																															
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																															
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:																																																																																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																																			
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1590 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>420</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>178,879</td> <td>109,116</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,778</td> <td>2,305</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,453</td> <td>2,716</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,530</td> <td>1,543</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>648</td> <td>8,554</td> <td>5,218</td> </tr> <tr> <td>Treated Wood</td> <td>32</td> <td>1,345</td> <td>820</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>288</td> <td>9,202</td> <td>5,613</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>475</td> <td>290</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,103</td> <td>1,283</td> </tr> <tr> <td>Totals:</td> <td></td> <td>211,319</td> <td>128,904</td> </tr> </tbody> </table> Notes: CAPE COD ECF (SOUTH OF 283) 1.025 => TCV: 132,127														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	420			1.5 Story	Siding	Basement	780			Total:				178,879	109,116		Size	Cost New	Depr. Cost	Plumbing				3 Fixture Bath	1	3,778	2,305	Water/Sewer				1000 Gal Septic	1	4,453	2,716	Water Well, 50 Feet	1	2,530	1,543	Deck				Treated Wood	648	8,554	5,218	Treated Wood	32	1,345	820	Garages				Class: CD Exterior: Pole (Unfinished)				Base Cost	288	9,202	5,613	Door Opener	1	475	290	Fireplaces				Wood Stove	1	2,103	1,283	Totals:		211,319	128,904
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		1	12/01/2001	WD	03-ARM'S LENGTH	156:704	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
14725 DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS					06/01/2019	2019-999-008	FOUNDATION						
Owner's Name/Address		P.R.E. 0%													
AHO RANDALL 14307 OBENHOFF RD ATLANTIC MINE MI 49905		MAP #:													
		2024 Est TCV 157,791 TCV/TFA: 82.18													
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-13-2 SEC 13 T52N R35W NW 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES 40.000 Acres 1,200 100 48,000										
Comments/Influences					40.00 Total Acres Total Est. Land Value = 48,000										
					Land Improvement Cost Estimates										
					Description Rate Size % Good Cash Value										
					Wood Frame 19.00 216 38 1,560										
					Wood Frame 22.64 98 48 1,065										
					Total Estimated Land Improvements True Cash Value = 2,625										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,000	54,896	78,896			57,744C				
					2023	20,000	44,626	64,626			54,995C				
					2022	20,000	41,024	61,024			52,377C				
					2021	20,000	38,630	58,630			50,704C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 55 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Average Part. Construct.: 75%		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. Few		X Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: Space Heater

Ground Area = 1280 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,280		
Total:				168,357	136,371

Other Additions/Adjustments

Deck					
Treated Wood	55		1,743		1,412
Local Cost Items					
PRIVVY	1		500		405
PRIVVY VENTED	1		1,500		1,215
Totals:			172,100		139,403

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 142,888

75% Completed => Est. True Cash Value 2024 =



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
	BINGHAM WILLIAM L & VIRGIN	2,250	03/09/1991	WD	03-ARM'S LENGTH	105/561	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
14546 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				06/01/2019		2019-999-006		FOUNDATION				
Owner's Name/Address		P.R.E. 0%		SAUNA		08/23/1991		91-259		FOUNDATION				
		MAP #:												
BINGHAM WILLIAM L & VIRGINIA 47083 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 62,797 TCV/TFA: 140.17												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road	Description			Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-13-3 SEC 13 T52N R35W SW 1/4 OF SW 1/4 OF NE 1/4. 10 A.			Gravel Road	INLAND PROPERTIES			10.000 Acres		2,200		100		22,000	
Comments/Influences			Paved Road	10.00 Total Acres			Total Est. Land Value =		22,000					
			Storm Sewer	Land Improvement Cost Estimates										
			Sidewalk	Description			Rate		Size		% Good		Cash Value	
			Water	Sauna			5,204.57		1		70		3,643	
			Sewer	Wood Frame			29.32		72		48		1,013	
		X	Electric	Residential Local Cost Land Improvements										
			Gas	Description			Rate		Size		% Good		Cash Value	
			Curb	ROLL OFF / SF			10.00		304		68		2,067	
			Street Lights	Total Estimated Land Improvements			True Cash Value =		6,723					
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	11,000	20,399	31,399				4,173C		
		LP	10/19/2001	INSPECTED	2023	10,000	17,070	27,070				3,975C		
		TA	09/07/2010	INSPECTED	2022	10,000	15,739	25,739				3,786C		
		TH	11/05/2010	DATA ENTER	2021	10,905	14,867	25,772				3,666C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 20 56	Type CPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
		0 Front Overhang 0 Other Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X						No Heating/Cooling	Central Air Wood Furnace	(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few	(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Class: D Effec. Age: 32 Floor Area: 448 Total Base New : 48,885 Total Depr Cost: 33,242 Estimated T.C.V: 34,074	E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:		
		(4) Interior		Drywall X Paneled															Plaster Wood T&G	
		Trim & Decoration		Ex Ord Min																
Building Style: CABIN		Size of Closets																		
Yr Built 1988		Remodeled 0																		
Condition: Average		Lg Ord Small																		
Room List		Doors: Solid H.C.																		
Basement 1 1st Floor 2nd Floor Bedrooms		(5) Floors																		
(1) Exterior		Kitchen: Other: Other:																		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																		
(2) Windows		(7) Excavation																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
				(8) Basement																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
		(9) Basement Finish																		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																	
			Joists: Unsupported Len: Cntr.Sup:																	
Asphalt Shingle X Metal																				
Chimney:																				
Lump Sum Items:																				

Cost Est. for Res. Bldg: 1 Single Family CABIN Cls D Blt 1988  
(11) Heating System: No Heating/Cooling  
Ground Area = 448 SF Floor Area = 448 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Siding Piers 448  
Total: 43,491 29,573  
  
Other Additions/Adjustments  
Porches  
WCP (1 Story) 56 2,664 1,812  
CPP 20 489 333  
Fireplaces  
Wood Stove 1 1,741 1,184  
Local Cost Items  
PRIVVY 1 500 340  
Totals: 48,885 33,242  
  
Notes: CABIN  
ECF (SOUTH OF 283) 1.025 => TCV: 34,074

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MANNINEN JERRY D	LEHTOLA AMBER & STEVE	75,000	04/08/2020	WD	03-ARM'S LENGTH	2020/01899	DEED	100.0					
MULARI TIMOTHY J & BRANDIE	MANNINEN JERRY D	59,920	11/13/2009	WD	03-ARM'S LENGTH	2009/06842	DEED	100.0					
KENNEDY DONNA M TRUST	MULARI TIMOTHY J	61,800	10/27/2006	WD	03-ARM'S LENGTH	169/749	DEED	100.0					
		33,600	02/01/2003	WD	03-ARM'S LENGTH	160:456	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
14742 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/08/2020											
Owner's Name/Address		MAP #:											
LEHTOLA AMBER & STEVE 14742 PELTOLA RD PELKIE MI 49958		2024 Est TCV 102,189 TCV/TFA: 179.28											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES								
					20.000 Acres							1,700 100	34,000
					20.00 Total Acres							Total Est. Land Value =	34,000
Tax Description													
P2-13-3A SEC 13 T52N R35W E 1/2 OF SW 1/4 OF NE 1/4. 20 A.													
Comments/Influences													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 14 WCP (1 Story) 11 Treated Wood 107 Brzwy, FW		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) X Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G										
Yr Built 2005		Remodeled 0		Ex X Ord Min										
Condition: Average		Size of Closets		Lg X Ord Small										
Room List		Doors: Solid X H.C.		Central Air Wood Furnace										
Basement 2 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
Insulation				Ex. X Ord. Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets										
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 570 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family CAMP (11) Heating System: Electric Wall Heat Ground Area = 570 SF Floor Area = 570 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Crawl Space 420 1 Story Siding Crawl Space 150 Total: 71,424 55,711 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 3,473 Water Well, 50 Feet 1 2,530 1,973 Porches WCP (1 Story) 14 968 755 Deck Treated Wood 11 481 375 Breezeways Frame Wall 107 4,971 3,877 Totals: 84,827 66,164 Notes: CABIN ECF (SOUTH OF 283) 1.025 => TCV: 67,818														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		6,000	03/01/2000	WD	03-ARM'S LENGTH	150:329	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
14616 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			MOBILE HOME		10/07/1991	91-268	FOUNDATION		
Owner's Name/Address		P.R.E. 0%									
RAFFAELLI GARY JAMES PO BOX 272 SOUTH RANGE MI 49963		MAP #:									
		2024 Est TCV 77,357 TCV/TFA: 109.88									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
P2-13-3B SEC 13 T52N R35W NW 1/4 OF SW 1/4 OF NE 1/4. 10 A.					INLAND PROPERTIES			10.000 Acres	2,200	100	22,000
Comments/Influences					10.00 Total Acres			Total Est. Land Value =			22,000
		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates						
					Description		Rate	Size % Good	Cash Value		
					Wood Frame		27.51	84 63	1,456		
					Total Estimated Land Improvements True Cash Value = 1,456						

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 44 Treated Wood 9 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 1991		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Laminate Other: Laminate Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Space Heater

Ground Area = 560 SF Floor Area = 560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	560		
Total:				62,125	42,244

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		3,028
Water Well, 50 Feet	1		2,530		1,720
Deck					
Treated Wood	44		1,599		1,087
Treated Wood	9		394		268
Fireplaces					
Wood Stove	1		2,103		1,430
Local Cost Items					
PRIVVY	1		500		340
Totals:				73,704	50,117

Notes: CABIN

ECF (SOUTH OF 283) 1.025 => TCV: 51,370

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled MOVED T		Ex X Ord Min									
Condition: Very Poor		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAMP

(11) Heating System: Forced Air w/ Ducts

Ground Area = 144 SF Floor Area = 144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/25/100/17

Functional Depreciation because of: N WALL ISSUES

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	144		
Total:				14,530	2,470
Other Additions/Adjustments					
Totals:				14,530	2,470

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 2,531

Class: CD  
Effec. Age: 32  
Floor Area: 144  
Total Base New : 14,530  
Total Depr Cost: 2,470  
Estimated T.C.V: 2,531

E.C.F.  
X 1.025

Bsmnt Garage:

Carport Area:  
Roof:

Cls CD Blt 0

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEIKKILA HELMI & MARTIN	HEIKKILA MARTIN & OJANEN M	0		02/11/2011	QC	09-FAMILY		2011/00856	DEED	0.0			
HEIKKILA HELMI	HEIKKILA HELMI & MARTIN	0		05/26/2009	QC	09-FAMILY		2009/3337	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/23/2018											
Owner's Name/Address		MAP #:											
HEIKKILA MARTIN & OJANEN MARIANNE 33576 BEAR CREEK ROAD PELKIE MI 49958		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P2-13-4 SEC 13 T52N R35W SE 1/4 OF NE 1/4. 40 A.					STANDARD 20+								
Comments/Influences					40.000 Acres 1,214 100 48,560								
					40.00 Total Acres Total Est. Land Value = 48,560								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	24,280	0	24,280			4,366C		
					2023	23,800	0	23,800			4,159C		
					2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.					
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status				
Owner's Name/Address				School: HOUGHTON-PORTAGE TWP SCHOOLS													
				P.R.E. 0%													
				MAP #:													
GAGNON NANCY W561 STATE HWY 70 PARK FALLS WI 54552				2024 Est TCV 48,560													
				Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
				Public Improvements			* Factors *										
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
							STANDARD 20+			40.000 Acres			1,214	100			48,560
							40.00 Total Acres			Total Est. Land Value =					48,560		
				Topography of Site													
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
2024	24,280	0	24,280						4,366C								
2023	23,800	0	23,800						4,159C								
2022	23,500	0	23,500						3,961C								
2021	24,000	0	24,000						3,835C								
Who				When	What	2024	24,280	0	24,280			4,366C					
TA 09/07/2010				INSPECTED	2023	23,800	0	23,800			4,159C						
TH 11/05/2010				DATA ENTER	2022	23,500	0	23,500			3,961C						
					2021	24,000	0	24,000			3,835C						
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
14456 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
GAGNON NANCY W561 STATE HWY 70 PARK FALLS WI 54552		MAP #:		2024 Est TCV 104,899 TCV/TFA: 116.55										
Taxpayer's Name/Address		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				INLAND PROPERTIES		40.000 Acres		1,200	100		48,000	
PELTOLA KENNETH 14456 PELTOLA RD PELKIE MI 49958		Paved Road				40.00 Total Acres		Total Est. Land Value =		48,000				
Tax Description		Storm Sewer				Land Improvement Cost Estimates								
P2-13-8 SEC 13 T52N R35W SE 1/4 OF NW 1/4. 40 A.		Sidewalk				Description		Rate		Size % Good		Cash Value		
Comments/Influences		Water				Wood Frame		20.94		144 48		1,447		
		Sewer				Total Estimated Land Improvements		True Cash Value =		1,447				
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2024	24,000	28,450	52,450			28,582C			
					2023	20,000	22,840	42,840			27,221C			
					2022	20,000	20,972	40,972			25,925C			
					2021	20,000	19,726	39,726			25,097C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 48 WGEF (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 720																																																								
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																			
Building Style: MINE HOUSE		Drywall Paneled		Plaster Wood T&G																																																																			
Yr Built 1926		Remodeled 0		Ex X Ord Min																																																																			
Condition: Poor		Trim & Decoration		Size of Closets																																																																			
Room List		Doors: Solid X H.C.		Central Air Wood Furnace																																																																			
Basement 6 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric																																																																			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																			
Insulation				Ex. X Ord. Min																																																																			
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																			
Many X Avg. Few		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few																																																																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing																																																																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																			
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																			
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls D Blt 1926</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 600 SF Floor Area = 900 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>92,687</td> <td>41,709</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Water/Sewer</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,172</td> <td>1,877</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,445</td> <td>1,100</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEF (1 Story)</td> <td>48</td> <td>4,942</td> <td>2,224</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>19,901</td> <td>8,955</td> </tr> <tr> <td>No Concrete Floor</td> <td>720</td> <td>-3,924</td> <td>-1,766</td> </tr> <tr> <td>Totals:</td> <td></td> <td>120,223</td> <td>54,099</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (SOUTH OF 283) 1.025 =&gt; TCv: 55,452</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	600			Total:				92,687	41,709	Water/Sewer	Size	Cost New	Depr. Cost	1000 Gal Septic	1	4,172	1,877	Water Well, 50 Feet	1	2,445	1,100	Porches				WGEF (1 Story)	48	4,942	2,224	Garages				Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	720	19,901	8,955	No Concrete Floor	720	-3,924	-1,766	Totals:		120,223	54,099
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																		
1.5 Story	Siding	Crawl Space	600																																																																				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LOOSEMORE JOHN W & REIKO	LOOSEMORE JOHN WESLEY	200		10/26/2009	QC	09-FAMILY		2009/06563	DEED	0.0				
		15,000		06/01/2002	WD	03-ARM'S LENGTH		158:205	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
14639 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
LOOSEMORE JOHN W & MAUREEN A 727 FINN ST HANCOCK MI 49930		MAP #:												
		2024 Est TCV 82,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-13-11 SEC 13 T52N R35W S 1/2 OF SW 1/4. 80 A.					INLAND PROPERTIES			80.000 Acres			1,025	100		82,000
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			82,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	41,000	0	41,000			14,263C			
		TA	09/07/2010	INSPECTED	2023	36,200	0	36,200			13,584C			
		TH	11/05/2010	DATA ENTER	2022	36,200	0	36,200			12,938C			
					2021	36,200	0	36,200			12,525C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPS WILLIAM A	PHILLIPS WILLIAM LE ET AL	0	07/14/2011	WD	09-FAMILY	2011/03591	DEED	0.0
		1	11/01/1995	WD	03-ARM'S LENGTH	133:367	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
33369 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 100% 05/18/1994						
Owner's Name/Address		MAP #:						
PHILLIPS WILLIAM A & DAVID A		2024 Est TCV 77,366 TCV/TFA: 72.71						
33369 BEAR CREEK RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS		
PELKIE MI 49958		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				INLAND PROPERTIES		20.000 Acres		1,700 100 34,000
						20.00	Total Acres	Total Est. Land Value = 34,000
Tax Description				Land Improvement Cost Estimates				
P2-13-13 SEC 13 T52N R35W N 1/2 OF NE 1/4 OF SE 1/4 20.00 ACRES				Description		Rate	Size % Good	Cash Value
Comments/Influences				Wood Frame		25.77	160 88	3,628
				Total Estimated Land Improvements True Cash Value = 3,628				

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal		Elec. Steam		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 128	Type		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 360 % Good: 24 Storage Area: 0 No Conc. Floor: 0																																		
	(4) Interior				Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Central Air Wood Furnace			Class: Average Effec. Age: 30 Floor Area: Total Base New : 113,096 Total Depr Cost: 38,769 Estimated T.C.V: 39,738			E.C.F. X 1.025			Bsmnt Garage:																																									
	X Drywall X Paneled				Plaster Wood T&G				100 Amps Service			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Average Blt 1986																																									
	Trim & Decoration				No./Qual. of Fixtures				No. of Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood			Size 1064 1060 Total: 85,554			Depr. Cost 29,944																																									
Building Style: PARK MODEL				Ex Ord Min				Lg X Ord Small				Doors: Solid X H.C.				(5) Floors				Kitchen: Linoleum Other: Carpeted Other:				(6) Ceilings				X Drywall				(7) Excavation				Basement: 1060 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:			
Yr Built 1986 Remodeled 0				Size of Closets				Central Air Wood Furnace				(12) Electric				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																							
Condition: Good				Lg X Ord Small				Central Air Wood Furnace				(12) Electric				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																							
Room List				Doors: Solid X H.C.				(12) Electric				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
Basement 5 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other:				100 Amps Service				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
Insulation				X Drywall				No. of Plumbing				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
(2) Windows				(7) Excavation				(13) Plumbing				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Many Avg. Few				Large Avg. Small				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Lump Sum Items:				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Double Glass Patio Doors				(9) Basement Finish				(14) Water/Sewer				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Storms & Screens				(10) Floor Support				Notes:				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Gable Hip Flat				Gambrel Mansard Shed				Lump Sum Items:				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
X Asphalt Shingle				(10) Floor Support				Notes:				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:				Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas				Cls Average Blt 1986																																											



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
		6,000		06/01/1999	WD	03-ARM'S LENGTH		148:662	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
14639 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LOOSEMORE JOHN W & MAUREEN A 727 FINN ST HANCOCK MI 49930		MAP #:									
		2024 Est TCV 34,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P2-13-13A SEC 13 T52N R35W					INLAND PROPERTIES			20.000 Acres	1,700	100	34,000
S 1/2 OF NE 1/4 OF SE 1/4 20.00 A.						20.00	Total Acres		Total Est.	Land Value =	34,000
Comments/Influences											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
14639 PELTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
LOOSEMORE JOHN W & MAUREEN A 727 FINN ST HANCOCK MI 49930		MAP #:												
		2024 Est TCV 180,843 TCV/TFA: 179.41												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-13-14 SEC 13 T52N R35W W 1/2 OF SE 1/4. 80 A.					INLAND PROPERTIES			80.000 Acres			1,025	100		82,000
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			82,000			
		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates									
					Description			Rate			Size % Good		Cash Value	
					Sauna			5,204.57			1 70		3,643	
					Wood Frame			24.36			120 24		702	
					Wood Frame			23.64			140 83		2,747	
					Residential Local Cost Land Improvements									
					Description			Rate			Size % Good		Cash Value	
					UNPLATED TAGALONG			20.00			112 93		2,083	
					Total Estimated Land Improvements			True Cash Value =			9,175			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - Bank (2 Story) - G				
Year Built	1920				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 132				
Height	18				
Heating System	No Heating/Cooling				
Length/Width/Area	42 x 24 = 1008				
Cost New	\$ 54,654				
Phy./Func./Econ. %Good	30/100/100 30.0				
Depreciated Cost	\$ 16,396				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	30				
Est. True Cash Value	\$ 16,806				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16806 / All Cards: 16806					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
JUKKALA CHARLES R & LISA A	JUKKALA CHARLES & LISA ET	0		11/28/2012	QC	09-FAMILY		2012/06863	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
33251 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/18/1994											
Owner's Name/Address		MAP #:											
JUKKALA CHARLES & LISA ET AL 33251 BEAR CREEK RD PELKIE MI 49958		2024 Est TCV 228,138 TCV/TFA: 191.39											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-13-16 SEC 13 T52N R35W N 1/2 OF SE 1/4 OF SE 1/4. 20 A.					INLAND PROPERTIES				20.000 Acres		1,700 100		34,000
Comments/Influences					20.00 Total Acres				Total Est. Land Value =		34,000		
					Land Improvement Cost Estimates								
					Description			Rate	Size		% Good	Cash Value	
					Sauna			6,499.14	1		80	5,199	
					Sewer			24.14	200		83	4,007	
		X	Electric				Total Estimated Land Improvements		True Cash Value =		9,206		
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		X	Level										
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
		X	Wooded										
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	17,000	97,069	114,069				50,277C	
		TA	09/07/2010	INSPECTED	2023	14,000	79,303	93,303				47,883C	
		TH	11/05/2010	DATA ENTER	2022	14,000	72,764	86,764				45,603C	
					2021	15,000	68,444	83,444				44,147C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type 128 WGEP (1 Story) 54 WCP (1 Story) 36 CPP 48 4in Concrete 12 Treated Wood			Year Built: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1404 % Good: 0 Storage Area: 0 No Conc. Floor: 364			
X	Wood Frame			(4) Interior				X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace				Class: C Effec. Age: 32 Floor Area: 1,192 Total Base New : 265,327 Total Depr Cost: 180,421 Estimated T.C.V: 184,932				E.C.F. X 1.025				Bsmnt Garage:							
Building Style: CAPE				Trim & Decoration																												
Yr Built 1950		Remodeled 0			Ex	X	Ord		Min																							
Condition: Good				Size of Closets																												
					Lg	X	Ord		Small																							
Room List				Doors:					Solid	X	H.C.																					
4	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors								(12) Electric																				
				Kitchen: Laminate Other: Other:				200				Amps Service																				
												No./Qual. of Fixtures																				
												Ex.				X	Ord.		Min													
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																								
	Insulation			X	Wood						Many	X	Ave.		Few																	
(2) Windows				(7) Excavation				1				Average Fixture(s)																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1192 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet				Foundation Size Cost New Depr. Cost																
X	Wood Sash Metal Sash Vinyl Sash Double Hung			(8) Basement																												
X	Horiz. Slide Casement				Conc. Block Poured Conc. Stone																											
X	Double Glass Patio Doors				Treated Wood																											
X	Storms & Screens			X	Concrete Floor																											
(3) Roof				(9) Basement Finish				(14) Water/Sewer																								
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1				Public Water Public Sewer Water Well				Fireplaces Wood Stove																
X	Asphalt Shingle			(10) Floor Support				1				1000 Gal Septic 2000 Gal Septic				Deck Treated Wood				12				536 364								
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:								Carports Comp.Shingle				240 3,850 2,618												
																				Totals:				265,327 180,421								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
JUKKALA CHARLES R & LISA A	JUKKALA CHARLES & LISA ET	0		11/28/2012	QC	09-FAMILY		2012/06863	DEED	0.0				
		3,500		09/01/1995	WD	03-ARM'S LENGTH		132:355	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
33251 BEAR CREEK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 06/17/1994												
Owner's Name/Address		MAP #:												
JUKKALA CHARLES & LISA ET AL		2024 Est TCV 34,000												
33251 BEAR CREEK RD			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
PELKIE MI 49958		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-13-16A SEC 13 T52N R35W S 1/2 OF SE					INLAND PROPERTIES			20.000 Acres		1,700	100	34,000		
1/4 OF SE 1/4 20 A.					20.00 Total Acres			Total Est. Land Value =			34,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			3,767C			
		TA	09/07/2010	INSPECTED	2023	14,000	0	14,000			3,588C			
		TH	11/05/2010	DATA ENTER	2022	14,000	0	14,000			3,418C			
					2021	15,000	0	15,000			3,309C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
13805 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
AHO ROBERT SPECIAL NEEDS TRUST 33632 BEAR CREEK RD PELKIE MI 49958		MAP #:		2024 Est TCV 146,093 TCV/TFA: 132.09									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES						36.760 Acres	1,226 100	45,084
					36.76 Total Acres						Total Est. Land Value =	45,084	
					Land Improvement Cost Estimates								
					Description	Rate				Size % Good	Cash Value		
					Sauna	6,499.14				1 75	4,874		
					Wood Frame	31.62				80 38	961		
					Total Estimated Land Improvements True Cash Value =						5,835		
Tax Description		X	Dirt Road										
P2-14-1 SEC 14 T52N R35W NE 1/4 OF NE 1/4;			Gravel Road										
EXC COM @ NW COR OF NE 1/4 OF NE 1/4; TH S 400'; TH E 200'; TH N 400'; TH W 200' TO POB. ALSO EXC COM @ NW COR OF NE 1/4 OF NE 1/4; TH E 470' TO POB;			Paved Road										
TH SE'LY 135 DEG, 100' M/L;TH S'LY 100' M/L; TH W 332' M/L; TH N PAR TO W BDRY 185' M/L TO N SEC LN; TH 270' E M/L TO POB. 36.76 AC M/L			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences		Topography of Site											
			Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	22,542	50,505	73,047		7,932C			
					2023	18,769	41,183	59,952		7,555C			
					2022	18,769	37,806	56,575		7,196C			
					2021	18,769	35,574	54,343		6,967C			
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 80 236	WCP (1 Story) Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 22 Floor Area: 856 Total Base New : 98,609 Total Depr Cost: 76,916 Estimated T.C.V: 78,839				E.C.F. X 1.025		Bsmnt Garage:								
Building Style: COLONIAL				Drywall Paneled				Plaster Wood T&G				Central Air Wood Furnace				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Space Heater Ground Area = 468 SF Floor Area = 856 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas Stories Exterior Foundation Size 2 Story Siding Piers 388 1 Story Siding Piers 80 Total: 89,942 70,155							
Yr Built Remodeled 1996 NEWE0				Trim & Decoration								No. of Elec. Outlets				Other Additions/Adjustments Porches WCP (1 Story) Deck Treated Wood Local Cost Items PRIVVY Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839											
Condition: Average				Ex X Ord Min								Many X Ave. Few				(13) Plumbing				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839							
Room List				Size of Closets								(14) Water/Sewer				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839											
				Lg X Ord Small								Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839											
(5) Floors				Doors: Solid X H.C.								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839											
Kitchen: Other: Other:				(6) Ceilings								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
(1) Exterior				(7) Excavation								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
X Wood/Shingle Aluminum/Vinyl Brick				(8) Basement								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
Insulation				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
(2) Windows				(9) Basement Finish								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
Many Avg. X Large Avg. Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(10) Floor Support								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
(3) Roof				Joists: Unsupported Len: Cntr.Sup:								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
X Gable Hip Flat				Gambrel Mansard Shed								Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
Asphalt Shingle X Metal												Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															
Chimney: Brick												Notes: ECF (SOUTH OF 283) 1.025 => TCV: 78,839															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	12/01/1999	WD	03-ARM'S LENGTH	149:545	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
13988 DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		10/29/2018	2018-999-005	FOUNDATION		
Owner's Name/Address		P.R.E. 0%									
LAMACCHIA RALPH 929 N ASTOR ST UNIT 1802 MILWAUKEE WI 53202		MAP #:									
		2024 Est TCV 157,872 TCV/TFA: 182.72									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES					4,900	
					1.84 Total Acres					4,900	
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Sauna	6,499.14		1 70		4,549	
					Sewer	38.41		36 43		595	
					Electric	34.33		64 78		1,714	
					Total Estimated Land Improvements True Cash Value =					6,858	
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	2,450	76,486	78,936			43,732C
		LP	05/04/2009	DATA ENTER	2023	2,300	62,264	64,564			41,650C
		TA	08/26/2010	INSPECTED	2022	2,300	57,132	59,432			39,667C
		TH	11/10/2010	DATA ENTER	2021	2,318	53,744	56,062			38,400C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 192 236 112	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: BC Effec. Age: 12 Floor Area: 864 Total Base New : 161,988 Total Depr Cost: 142,550 Estimated T.C.V: 146,114		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: CAPE		Trim & Decoration		X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Yr Built 1999 FULL	Remodeled 0	Ex	X Ord		Min									
Condition: Good		Size of Closets			Lg	X Ord		Small						
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 2 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors				(12) Electric								
(1) Exterior		Kitchen: Hardwood Other: Hardwood Other:				0 Amps Service								
		(6) Ceilings				No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Wood			No. of Elec. Outlets								
	Log Insulation					Many X Ave.			Few					
(2) Windows		(7) Excavation				(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Wall/Floor Furnace Ground Area = 576 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Pine Logs Crawl Space 576 Total: 129,813 114,236						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement						Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood Balcony Wood Balcony Fireplaces Wood Stove						
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone											
X	Double Glass Patio Doors		Treated Wood Concrete Floor											
X	Storms & Screens	(9) Basement Finish												
(3) Roof						(14) Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Notes:						
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		200	10/01/2002	WD	03-ARM'S LENGTH	159:803	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
14024 DONKEN RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
MANNINEN DEAN & PELTIER ROBERT		MAP #:												
35772 TAPIOLA RD		2024 Est TCV 63,563 TCV/TFA: 110.35												
CHASSELL MI 49916		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
Tax Description		Public Improvements			* Factors *									
P2-14-1C SEC 14 T52N R35W		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
COM @ NW COR OF NE 1/4 OF NE 1/4; TH E					INLAND PROPERTIES									
470' ALG SEC LN TO POB;					1.400 Acres 2,714 100									
TH SE'LY 135 DEG 100' M/L; TH S'LY 100' M/L; TH W 332M/L; TH N PAR TO W BDRY 185' M/L TO N SEC LN; TH 270' E M/L TO POB. . 1.4 A M/L					1.40 Total Acres Total Est. Land Value = 3,800									
NEEDS A LAND DIVISION TO BE SOLD SEPARATELY FROM 010-061-404-94		Gas			Land Improvement Cost Estimates									
Comments/Influences		Curb			Description									
		Street Lights			Rate									
		Standard Utilities			Sauna 6,499.14 1 95 6,174									
		Underground Utils.			Wood Frame 27.98 106 48 1,424									
					Total Estimated Land Improvements True Cash Value = 7,598									
		Topography of Site												
		X	Level	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X	Low		2024	1,900	29,882	31,782			9,107C			
			High		2023	1,750	24,703	26,453			8,674C			
			Landscaped		2022	1,750	22,642	24,392			8,261C			
			Swamp		2021	1,764	21,289	23,053			7,998C			
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	1,900	29,882	31,782			9,107C			
		TA	08/26/2010	INSPECTED	2023	1,750	24,703	26,453			8,674C			
		TH	11/11/2010	DATA ENTER	2022	1,750	22,642	24,392			8,261C			
					2021	1,764	21,289	23,053			7,998C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 270 WCP (1 Story) 64 CCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: CD Effec. Age: 22 Floor Area: 576 Total Base New : 65,245 Total Depr Cost: 50,893 Estimated T.C.V: 52,165		E.C.F. X 1.025		Bsmnt Garage:		Carport Area: Roof:	
Building Style: CAMP		Trim & Decoration		X No Heating/Cooling		Central Air Wood Furnace							
Yr Built 1996		Remodeled 0		Ex X Ord Min		No./Qual. of Fixtures							
Condition: Average		Size of Closets		Lg Ord Small		Ex. X Ord. Min							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Hardwood Other: Other:		0 Amps Service		No. of Elec. Outlets							
(1) Exterior		(6) Ceilings		Many X Ave. Few		(13) Plumbing							
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Plumbing							
X Many Avg. X Large Avg. Few Small		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches							
X Wood Sash Metal Sash Vinyl Sash		(10) Floor Support		Lump Sum Items:		WCP (1 Story) Foundation: Shallow CCP (1 Story) Foundation: Shallow Local Cost Items PRIVVY							
X Double Hung Horiz. Slide Casement		Joists: Unsupported Len: Cntr.Sup:				Notes:							
X Double Glass Patio Doors Storms & Screens						ECF (SOUTH OF 283) 1.025 => TCV:							
(3) Roof													
X Gable Hip Flat													
Asphalt Shingle X Metal													
Chimney: Brick													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN		2024 Est TCV 0 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE OF MICHIGAN			Gravel Road			STANDARD COMMERCIAL		160.000	Acres	4,000	100			640,000
			Paved Road					160.00	Total Acres				Total Est. Land Value =	640,000
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
Tax Description			Electric											
P2-14-1A SEC 14 T52N R35W NW 1/4 OF NE 1/4 S 1/2 OF NW 1/4 NE 1/4 OF SE 1/4. 160 A.			Gas											
			Curb											
			Street Lights											
Comments/Influences			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
		X	Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		2023	EXEMPT	EXEMPT	EXEMPT					EXEMPT				
		2022	0	0	0					0				
		2021	0	0	0					0				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-14-2 SEC 14 T52N R35W S 1/2 EXC NE 1/4 OF THE SE 1/4, AND S 1/2 OF NE 1/4 360.00 ACRES COMMERCIAL FOREST RESERVE					STANDARD 20+					360.000 Acres	1,040	100	
Comments/Influences					360.00 Total Acres      Total Est. Land Value =      374,400								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0			0		
		TA	08/26/2010	INSPECTED	2023	0	0	0			0		
		TH	11/10/2010	DATA ENTER	2022	0	0	0			0		
					2021	0	0	0			0		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PENEGOR INC JOHN & ARTHUR 32865 HIGHWAY M26 TOIVOLA MI 49965				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-14-3 SEC 14 T52N R35W NE 1/4 OF NW 1/4. 40 A. COMMERCIAL FOREST RESERVE					STANDARD 20+			40.000 Acres			1,214	100		48,560
					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
		TA	08/26/2010	INSPECTED	2023	0	0	0			0			
		TH	11/10/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 60 CCP (1 Story) 70 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat		1 Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 3 Floor Area: 340 Total Base New : 50,693 Total Depr Cost: 0 Estimated T.C.V: 0		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Yr Built 2017		Remodeled 0		Ex X Ord Min		Central Air Wood Furnace							
Condition: Good		Size of Closets		Lg X Ord Small		No Heating/Cooling							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:		0 Amps Service							
(1) Exterior						No./Qual. of Fixtures							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min							
Insulation						Many X Ave. Few							
(2) Windows		(7) Excavation		Average Fixture(s)		(13) Plumbing							
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 140 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer							
(3) Roof		(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:							
X Asphalt Shingle		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAMP  
(11) Heating System: Space Heater  
Ground Area = 200 SF Floor Area = 340 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/0/100/0  
Functional Depreciation because of: SEE GHOST  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
2 Story Siding Slab 140  
1 Story Siding Piers 60  
Total: 44,933 0  
Other Additions/Adjustments  
Plumbing 3 Fixture Bath 1 -4,547 0  
Porches CCP (1 Story) 60 1,739 0  
Deck Treated Wood 70 2,069 0  
Built-Ins Sauna 1 6,499 0  
Totals: 50,693 0  
Notes: ECF (SOUTH OF 283) 1.025 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DEFORGE KEITH W	HUFF TROY W & HEATHER L	82,800	03/08/2017	WD	03-ARM'S LENGTH	2017/01384	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
13485 DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		CABIN		05/21/2012		12-79		COMPLETE	
Owner's Name/Address		P.R.E. 0%									
HUFF TROY W & HEATHER L 12272 SAWDUST PILE RD JOHANNESBURG MI 49751		MAP #:									
		2024 Est TCV 209,733 TCV/TFA: 141.81									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P2-14-4 SEC 14 T52N R35W					INLAND PROPERTIES			1.000 Acres	2,800	100	2,800
NW 1/4 OF NW 1/4								1.00 Total Acres	Total Est. Land Value =		2,800
EXC: S 522' OF W 417.5' THEREOF. 35 A											
Comments/Influences											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 192 WCP (1 Story) 192 WCP (1 Story) 9 Treated Wood 12 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 2012		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 646 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP  
(11) Heating System: Space Heater  
Ground Area = 816 SF Floor Area = 1139 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1.5 Story Pine Logs Crawl Space 646  
1 Story Siding Piers 85  
1 Story Siding Piers 85  
Total: 144,517 137,289  
Other Additions/Adjustments  
Plumbing  
3 Fixture Bath 1 -4,547 -4,320  
2 Fixture Bath 1 3,042 2,890  
Porches  
WCP (1 Story) 192 7,653 7,270  
WCP (1 Story) 192 7,653 7,270  
Deck  
Treated Wood 9 402 382  
Treated Wood 12 536 509  
Local Cost Items  
PRIVVY VENTED 1 1,500 1,425  
Totals: 160,756 152,715  
Notes: CAMP  
ECF (SOUTH OF 283) 1.025 => TCV: 156,533

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 60 CCP (1 Story) 70 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 3 Floor Area: 340 Total Base New : 50,693 Total Depr Cost: 49,171 Estimated T.C.V: 50,400		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace		1 Sauna Trash Compactor Central Vacuum Security System							
Yr Built 2017		Remodeled 0		Ex X Ord Min		No./Qual. of Fixtures							
Condition: Good		Size of Closets		Lg X Ord Small		Ex. X Ord. Min							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:				0 Amps Service							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few							
X Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 140 S.F. Height to Joists: 0.0		(13) Plumbing							
X Many Avg. Few		X Large Avg. Small		(9) Basement Finish		(14) Water/Sewer							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Chimney: Brick													

Cost Est. for Res. Bldg: 2 Single Family CAMP

(11) Heating System: Space Heater

Ground Area = 200 SF Floor Area = 340 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	140		
1 Story	Siding	Piers	60		
Total:				44,933	43,584

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,547	-4,411
Porches					
CCP (1 Story)			60	1,739	1,687
Deck					
Treated Wood			70	2,069	2,007
Built-Ins					
Sauna			1	6,499	6,304
Totals:				50,693	49,171

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 50,400



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	01/01/1998	WD	03-ARM'S LENGTH	144:39	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
CLINE DONALD M & BURKMAN JOHN 14 FIRST ST SOUTH RANGE MI 49963		MAP #:						
		2024 Est TCV 68,630 TCV/TFA: 73.32						
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS		
		Public Improvements		* Factors *				
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
P2-14-4A SEC 14 T52N R35W S 522' OF THE W 417.5' OF NW 1/4 OF NW 1/4. 5 A				INLAND PROPERTIES			5.000 Acres	2,450 100 12,250
Comments/Influences				5.00 Total Acres Total Est. Land Value = 12,250				
				Land Improvement Cost Estimates				
				Description	Rate		Size % Good	Cash Value
				Sauna	4,172.86		1 70	2,921
				Sewer	22.37		100 46	1,029
				Wood Frame				
				Total Estimated Land Improvements True Cash Value = 3,950				

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				0 Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood  Oil Coal  Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area Type 156 WGEF (1 Story) 9 WGEF (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior																							
Building Style: 2				Drywall Paneled				Plaster Wood T&G																			
				Trim & Decoration																							
				Ex X Ord Min																							
Yr Built Remodeled 1920 DOVE0				Size of Closets																							
Condition: Fair				Lg X Ord Small																							
Room List				Doors: Solid H.C.				Central Air Wood Furnace																			
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																			
				Kitchen: Softwood Other: Other:				0 Amps Service																			
				No./Qual. of Fixtures																							
(1) Exterior				(6) Ceilings				Ex X Ord Min																			
X Wood/Shingle Aluminum/Vinyl Brick  Insulation								No. of Elec. Outlets																			
								Many X Ave. Few																			
								(13) Plumbing																			
(2) Windows				(7) Excavation				1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X Many Avg. X Large Few Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 468 S.F. Height to Joists: 0.0																							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
				(9) Basement Finish																							
(3) Roof								(14) Water/Sewer																			
X Gable Hip Flat				Gambrel Mansard Shed				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Asphalt Shingle X Metal				(10) Floor Support				Lump Sum Items:																			
Chimney:				Joists: Unsupported Len: Cntr.Sup:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		06/12/2006		06-135				
Owner's Name/Address		P.R.E. 0%										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 0 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P2-15-1					STANDARD 20+			160.000	Acres	1,040 100	166,400	
SEC 15 T52N R35W							160.00	Total Acres		Total Est. Land Value =	166,400	
NE 1/4 OF SE 1/4, NE 1/4 EXC SW 1/4					Land Improvement Cost Estimates							
160.00 ACRES COMMERCIAL FOREST RESERVE					Description			Rate		Size % Good	Cash Value	
Comments/Influences					Sauna			4,172.86		1 70	2,921	
					Sewer			22.37		100 46	1,029	
					Electric			Total Estimated Land Improvements True Cash Value =			3,950	
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0			0	
		TA	08/25/2010	INSPECTED	2023	0	0	0			0	
		TH	11/10/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		18,250	04/01/1998	WD	03-ARM'S LENGTH	143:338	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
STEWART BENJAMIN J 2445 COTTAGE COURT MISSOULA MT 59801		2024 Est TCV 26,520											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					STANDARD 20+			20.000	Acres	1,326	100		26,520
					20.00 Total Acres Total Est. Land Value = 26,520								
Tax Description		Dirt Road											
		Gravel Road											
P2-15-1A SEC 15 T52N R35W		Paved Road											
W 1/2 OF SW 1/4 OF NE 1/4. 20 A.		Storm Sewer											
Comments/Influences		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	13,260	0	13,260			13,260S		
		TA	08/25/2010	INSPECTED	2023	13,000	0	13,000			13,000S		
		TH	11/10/2010	DATA ENTER	2022	12,500	0	12,500			12,500S		
					2021	13,000	0	13,000			12,399C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	09/01/1998	WD	03-ARM'S LENGTH	145:451	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
12720 DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		06/20/2005	05-135	FOUNDATION					
Owner's Name/Address		P.R.E. 0%												
STEWART KENNETH W & JANE L TST 1411 ANDERSON LK GWINN MI 49841		MAP #:												
		2024 Est TCV 95,229 TCV/TFA: 158.72												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-15-1A1 SEC 15 T52N R35W E 1/2 OF SW					INLAND PROPERTIES		20.000 Acres		1,700	100				34,000
1/4 OF NE 1/4 20 A M/L					20.00 Total Acres		Total Est. Land Value =							34,000
Comments/Influences														
			Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who			When	What	2024	17,000	30,615	47,615			15,042C	
		LP			04/30/2009	DATA ENTER	2023	14,000	24,728	38,728			14,326C	
		TA			08/25/2010	INSPECTED	2022	14,000	22,714	36,714			13,644C	
					TH	11/10/2010	DATA ENTER	2021	15,000	21,377	36,377			13,209C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 160 32	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 12 Floor Area: 600 Total Base New : 67,880 Total Depr Cost: 59,736 Estimated T.C.V: 61,229		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:									
Building Style: CABIN		Drywall Paneled		X	Plaster Wood T&G	No Heating/Cooling		Central Air Wood Furnace		No Heating/Cooling											
Yr Built 2005		Remodeled 0		Ex X Ord		Min		Trim & Decoration		Size of Closets											
Condition: Average		Lg		X	Ord	Small		Doors:		Solid		X	H.C.								
Room List		(5) Floors		Kitchen: Other: Plywood Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures											
Basement 1 1st Floor 1 2nd Floor 1 Bedrooms						Ex.		X	Ord.	Min											
(1) Exterior		(6) Ceilings		X Wood		No. of Elec. Outlets		Many		X	Ave.	Few									
X	Wood/Shingle Aluminum/Vinyl Brick					(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories 1.5 Story		Exterior Pine Logs		Foundation Piers		Size 400		Cost New 55,835		Depr. Cost 49,136	
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Porches WCP (1 Story) Deck Treated Wood Water/Sewer Water Well, 50 Feet Fireplaces Wood Stove		Totals:		67,880		59,736		ECF (SOUTH OF 283) 1.025 => TCv:		61,229			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Notes:													
Many X Avg. Few		Large X Avg. Small		Height to Joists: 0.0		Lump Sum Items:															
X Wood Sash Metal Sash Vinyl Sash		(9) Basement Finish																			
X Double Hung Horiz. Slide Casement																					
X Double Glass Patio Doors																					
X Storms & Screens																					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
X Gable Hip Flat		Gambrel Mansard Shed																			
Asphalt Shingle X Metal		(10) Floor Support																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			400.000 Acres			1,000	100		400,000
					400.00 Total Acres			Total Est. Land Value =			400,000			
Tax Description														
P2-15-2 SEC 15 T52N R35W NE 1/4 OF NW 1/4 & S 1/2 OF NW 1/4 W 1/2 OF SE 1/4 & SE 1/4 OF SE 1/4 SW 1/4 OF SEC 15. 400 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
TAAVOLA BRUCE & DAN R & DEREK B PO BOX 202 15363 HIGHLAND ST PAINESDALE MI 49916		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					STANDARD 20+			40.000 Acres			1,214	100		48,560
					40.00 Total Acres			Total Est. Land Value =			48,560			
Tax Description		Topography of Site												
P2-15-3 SEC 15 T52N R35W NW 1/4 OF NW 1/4. 40 A.														
Comments/Influences														
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What	2024	24,280	0	24,280			4,366C			
		TA	08/25/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		TH	11/10/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
TAAVOLA BRUCE & DAN R & DEREK B 15363 HIGHLAND ST PAINESDALE MI 49916		2024 Est TCV 46,993												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
TAAVOLA BRUCE & DAN R & DEREK B PO BOX 202 PAINESDALE MI 49916					STANDARD 20+			38.480 Acres	1,221	100				46,993
Tax Description														
P2-16-1 SEC 16 T52N R35W NE 1/4 OF NE 1/4 EXC W'LY 50'. 38.48 A. M/L														
Comments/Influences					38.48 Total Acres      Total Est. Land Value =      46,993									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	23,497	0	23,497			4,366C			
		TA	08/26/2010	INSPECTED	2023	23,033	0	23,033			4,159C			
		TH	11/11/2010	DATA ENTER	2022	22,664	0	22,664			3,961C			
					2021	23,088	0	23,088			3,835C			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
TAAVOLA BRUCE R ET AL	TAAVOLA BRUCE, DANNY, DEREK	0		11/13/2015	QC	09-FAMILY		2015/06490	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
		MAP #:														
TAAVOLA BRUCE, DANNY, DEREK WUORRINEN DON PO BOX 202 PAINESDALE MI 49955		2024 Est TCV 4,100														
			Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements				* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
						INLAND PROPERTIES				1.520 Acres				2,697	100	4,100
						1.52 Total Acres				Total Est. Land Value =				4,100		
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
2024	2,050					0	2,050			166C						
2023	1,900					0	1,900			159C						
2022	1,900					0	1,900			152C						
2021	1,915					0	1,915			148C						
Who		When		What		2024	2,050	0	2,050			166C				
TA		08/26/2010		INSPECTED		2023	1,900	0	1,900			159C				
TH		11/10/2010		DATA ENTER		2022	1,900	0	1,900			152C				
						2021	1,915	0	1,915			148C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
GOODREAU MELVILLE M & MAE	GOODREAU MAE MELANIE MITCHELL	0		08/09/2010	QC	09-FAMILY		2010/03967	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
DONKEN-TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
THAYER MITCHELL R 9822 HUNTERS RIDGE GAYLORD MI 49735		2024 Est TCV 5,300									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P2-16-2 SEC 16 T52N R35W PART OF SW 1/2 OF NE 1/4; COM CONCRETE CYLINDER LOCATED IN CENTER OF SEC 16-52-35; TH N'LY ALG N-S 1/4 SEC LINE 566' TO POB; TH N 86 DEG 16' 31" E PARALLEL TO E-W 1/4 SEC LINE 416'; TH N'LY AND PARALLEL TO N-S 1/4 SEC LINE 208'; TH S 86 DEG 16' 31" W 416'; TH S'LY ALG N-S 1/4 SEC LINE 208' TO POB. 2 A.					INLAND PROPERTIES				2.000 Acres	2,650 100	5,300
Comments/Influences					2.00 Total Acres		Total Est. Land Value =		5,300		
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	2,650	0	2,650			722C
The Equalizer. Copyright (c) 1999 - 2009.					2023	2,500	0	2,500			688C
Licensed To: Township of Portage, County of Houghton, Michigan					2022	2,500	0	2,500			656C
					2021	2,519	0	2,519			636C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GOODREAU MELVILLE M	KEWEENAW LAND ASSOCIATION,	45,000		08/23/2007	WD	03-ARM'S LENGTH		2007/04730	DEED	100.0		
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status	
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			STANDARD 20+		38.000 Acres		1,224 100		46,498	
P2-16-2 SEC 16 T52N R35W SW 1/4 OF NE 1/4; EXC COM CONCRETE CYLINDER LOCATED IN CENTER OF SEC 16-52-35; TH N'LY ALG N-S 1/4 SEC LINE 566' TO POB; TH N 86 DEG 16' 31" E PARALLEL TO E-W 1/4 SEC LINE 416'; TH N'LY AND PARALLEL TO N-S 1/4 SEC LINE 208'; TH S 86 DEG 16' 31" W 416'; TH S'LY ALG N-S 1/4 SEC LINE 208' TO POB. 38 A.					38.00 Total Acres		Total Est. Land Value =		46,498			
W/EASEMENT												
Comments/Influences												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MAKI ROBERT & RUTH	KEWEENAW LAND ASSOCIATION	40,000	12/15/2005	WD	03-ARM'S LENGTH	168/564	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status	
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P2-16-2A SEC 16 T52N R35W SE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres	1,214	100	48,560
Comments/Influences						40.00	Total Acres	Total Est. Land Value =			48,560

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
TAAVOLA BRUCE R ET AL	TAAVOLA BRUCE, DANNY, DEREK	0	11/13/2015	QC	09-FAMILY	2015/16490	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
		MAP #:												
TAAVOLA BRUCE, DANNY, DEREK WUORRINEN DON PO BOX 202 PAINESDALE MI 49955		2024 Est TCV 107,482 TCV/TFA: 127.95												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
Tax Description		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-16-2B SEC 16 T52N R35W NW 1/4 OF NE 1/4. 40 A.					OFF ROAD 80			40.000 Acres			893	100		35,720
Comments/Influences					40.00 Total Acres Total Est. Land Value = 35,720									
		Land Improvement Cost Estimates			Description						Rate	Size	% Good	Cash Value
					Wood Frame						26.07	96	68	1,702
					Wood Frame						27.90	84	48	1,125
					Total Estimated Land Improvements True Cash Value =						2,827			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	17,860	35,881	53,741			8,354C
					TA	08/26/2010	INSPECTED	2023	17,860	29,189	47,049			7,957C
					TH	11/10/2010	DATA ENTER	2022	17,860	26,818	44,678			7,579C
								2021	17,860	25,419	43,279			7,337C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 42 Floor Area: 700 Total Base New : 84,801 Total Depr Cost: 49,185 Estimated T.C.V: 50,415					
X	Block		Drywall Paneled		Plaster Wood T&G	X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			E.C.F. X 1.025				Bsmnt Garage:
Building Style: CAMP		Trim & Decoration												Carport Area: Roof:
Yr Built 1966	Remodeled 0	Ex	X	Ord		Min								
Condition: Good		Size of Closets												
		Lg		Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				(12) Electric								
		Kitchen: Other: Other:				0 Amps Service								
(1) Exterior						No./Qual. of Fixtures								
		Ex.	X	Ord.		Min								
						No. of Elec. Outlets								
				Many	X	Ave.		Few						
						(13) Plumbing								
						Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 S.F. Height to Joists: 0.0												
		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish												
(3) Roof						(14) Water/Sewer								
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Gambrel Mansard Shed					Lump Sum Items:							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family CAMP  
(11) Heating System: Space Heater  
Ground Area = 700 SF Floor Area = 700 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1+ Story Block Slab 572  
1 Story Siding Slab 128  
Total: 85,154 49,390  
Other Additions/Adjustments  
Plumbing 3 Fixture Bath 1 -3,741 -2,170  
Extra Sink 1 755 438  
Fireplaces Wood Stove 1 2,133 1,237  
Local Cost Items PRIVVY 1 500 290  
Totals: 84,801 49,185  
Notes: ECF (SOUTH OF 283) 1.025 => TCV: 50,415



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 140CPP				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 27 Floor Area: 140 Total Base New : 24,750 Total Depr Cost: 18,068 Estimated T.C.V: 18,520				E.C.F. X 1.025				Bsmnt Garage:							
Building Style: CAMP				X Drywall PaneledPlaster Wood T&G																							
Yr Built 1967Remodeled 2011				Trim & Decoration																							
Condition: Good				ExXOrdMin																							
				Size of Closets																							
Room List				LgOrdSmall																							
				Doors:SolidXH.C.																							
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 2 Single Family CAMP (11) Heating System: Space Heater Ground Area = 140 SF Floor Area = 140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas Stories Exterior Foundation Size 1 Story Siding Slab 140 Total: 19,781 14,440				Cls CD Blt 1967											
(1) Exterior				Kitchen: Other: Other:				0 Amps Service																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No./Qual. of Fixtures																			
Insulation								ExOrdMin																			
(2) Windows				(7) Excavation				No. of Elec. Outlets																			
								ManyAve.Few																			
								(13) Plumbing																			
								Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
					40.00 Total Acres			Total Est. Land Value =			48,000			
Tax Description														
P2-16-3 SEC 16 T52N R35W SE 1/4 OF SE 1/4 40 A														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		TA	08/26/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		TH	11/10/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAKE SUPERIOR TIMBERLANDS LLC C/O MOLPUS TIMBERLANDS MGT LLC 654 NORTH STATES STREET. JACKSON MS 39202		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-16-3A SEC 16 T52N R35W NW 1/4 160 A COMMERCIAL FOREST RESERVE					STANDARD 20+			160.000 Acres			1,040	100		166,400
					160.00 Total Acres			Total Est. Land Value =			166,400			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
		TA	08/26/2010	INSPECTED	2023	0	0	0			0			
		TH	11/10/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
HAMAR JOHN C & JOAN E TRUS	HAMAR JOHN C & JOAN A TRUS	0		03/29/2006	QC	21-NOT USED/OTHER		168/1356	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
HAMAR JOHN C & JOAN A TRUST 42061 HALF MOON BEACH RD CHASSELL MI 49916					2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
P2-16-4 SEC 16 T52N R35W W 1/2 OF SW 1/4 & SE 1/4 OF SW 1/4 120 A. COMMERCIAL FOREST RESERVE					STANDARD 20+					120.000	Acres	1,040	100	124,800
										120.00	Total Acres	Total Est. Land Value =		124,800
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009.					TA 08/26/2010 INSPECTED	2023	0	0	0			0		
Licensed To: Township of Portage, County of Houghton, Michigan					TH 11/10/2010 DATA ENTER	2022	0	0	0			0		
						2021	0	0	0			0		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
HEALY JOHN	KEWEENAW LAND ASSOCIATION	1		03/01/2000	WD	03-ARM'S LENGTH		150:91	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
		MAP #:														
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0														
			Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements				* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
						STANDARD 20+				40.000 Acres				1,214	100	48,560
						40.00 Total Acres				Total Est. Land Value =				48,560		
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
2024	0					0	0			0						
2023	0					0	0			0						
2022	0					0	0			0						
2021	0					0	0			0						
Tax Description																
P2-16-4A SEC 16 T52N R35W NE 1/4 OF SW 1/4 40 A. COMMERCIAL FOREST RESERVE 850-015																
Comments/Influences																
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEALY JOHN	KEWEENAW LAND ASSOCIATION	1		03/01/2000	WD	03-ARM'S LENGTH		150:91	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931					2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements				* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						STANDARD 20+				40.000 Acres		1,214 100	48,560
								40.00		Total Acres		Total Est. Land Value = 48,560	
Tax Description													
P2-16-5 SEC 16 T52N R35W SW 1/4 OF SE 1/4. 40 A COMMERCIAL FOREST RESERVE.													
Comments/Influences													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUND EDWARD & ADELLE M &	OAKS SHEILA & TIMOTHY	32,500	12/09/2020	WD	03-ARM'S LENGTH	2020/07107	DEED	100.0			
		1	04/01/2001	WD	03-ARM'S LENGTH	154:118	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:	Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
OAKS SHEILA & TIMOTHY 7002 N RIDGEWOOD LN LAMBERTVILLE MI 48144		2024 Est TCV 48,560									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					STANDARD 20+			40.000 Acres	1,214	100	48,560
					40.00 Total Acres Total Est. Land Value =						48,560
Tax Description		Dirt Road									
P2-16-6 SEC 16 T52N R35W NE 1/4 OF SE 1/4. 40 A.		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
Comments/Influences		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	24,280	0	24,280			24,280S
		TA	08/26/2010	INSPECTED	2023	23,800	0	23,800			23,800S
		TH	11/10/2010	DATA ENTER	2022	23,500	0	23,500			23,500S
					2021	24,000	0	24,000			24,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
GRABOWSKI CHRISTINE A TRUST 22307 CASCADE DR NOVI MI 48375		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-16-7 SEC 16 T52N R35W NW 1/4 OF SE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		TA0	08/26/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		TH	11/10/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAKE SUPERIOR TIMBERLANDS LLC C/O MOLPUS TIMBERLANDS MGT LLC 654 NORTH STATES STREET JACKSON MS 39202		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-21-1D SEC 21 T52N R35W NW 1/4 OF NW 1/4 40 A COMMERCIAL FOREST RESERV					STANDARD 20+			40.000 Acres			1,214	100		48,560
								40.00 Total Acres			Total Est. Land Value =			48,560
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
		TA0	09/07/2010	INSPECTED	2023	0	0	0			0			
		TH	11/05/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status						
		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
MICHAELSON NEIL P W948 VANCOURT E ONEIDA WI 54155				2024 Est TCV 19,514												
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			OFF ROAD 80							13.500 Acres	1,446	100		19,514
P2-21-1A1 SEC 21 T52N R35W E 1/2 OF NE 1/4 OF NW 1/4 EXC: COM @ NE COR OF SD NE 1/4 OF NW 1/4; TH S 451.3' TO POB; TH W 208.7'; TH S TO A PT 417.4'N OF S LN OF SD 1/4 1/4 SEC; TH W TO A PT LOC 417.4' N & 417.4' W OF SE COR OF SD 1/4 1/4 SEC; TH S TO E LN OF SD 1/4 1/4 SEC 417.4' TO S LN THEREOF; TH E ON S LN TO SE COR OF SD 1/4 1/4 SEC; TH N 868' M/L TO POB. (20 A. - 6.5 A.) = 13.50 A M/L REMOVED FROM COMMERCIAL FOREST RESERVE IN 2015					13.50 Total Acres							Total Est. Land Value =		19,514		
Comments/Influences		Topography of Site														
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
					2024	9,757	0	9,757			9,757S					
					2023	9,757	0	9,757			9,757S					
					2022	9,757	0	9,757			9,757S					
					2021	9,757	0	9,757			9,757S					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
S RIVER RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
MICHAELSON FAMILY TRUST 17194 S RIVER RD CHASSELL MI 49916		MAP #:									
		2024 Est TCV 2,800									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MICHAELSON FAMILY TRUST MARIA SPENCER 4232 HEATHERWOOD DR MILFORD MI 48381					INLAND PROPERTIES				1.000 Acres	2,800	100
					1.00 Total Acres			Total Est. Land Value =			2,800
Tax Description		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
P2-21-1B SEC 21 T52N R35W A PARCEL OF LAND IN THE NE 1/4 OF NW 1/4OF SEC 25 T52N R35W D/F, COM AT NE COR OF SD NE 1/4 OF NW 1/4, TH S 451.3' TO POB, TH W 208.7', TH S 208.7', TH E TO C/L OF CREEK TO ITS INTERSECTION WITH THE E LINE OF SD NE 1/4 OF NW 1/4 OF SEC21, TH N TO POB. 1 A.											
Comments/Influences											
		Who When What			2024	1,400	0	1,400			352C
		TA 09/07/2010 INSPECTED			2023	1,250	0	1,250			336C
		TH 11/05/2010 DATA ENTER			2022	1,250	0	1,250			320C
					2021	1,260	0	1,260			310C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By		Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date		Number	Status
DIRT ROAD OFF DUNKE		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
JUNTUNEN LEN & MICHAELSON R & N MICHAELSON ROBERT & NEIL 36816 RIVER RD CHASSELL MI 49916		2024 Est TCV 48,803 TCV/TFA: 72.62											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-21-1C SEC 21 T52N R35W A PARCEL OF LAND IN THE NE 1/4 OF NW 1/4, D/F: COM AT NE COR OF NE 1/4 OF NW 1/4, TH S 902.6' TO POB, TH W 417.40', TH S 417.4', TH E 417.4' TO SE COR OF NE1/4 OF NW 1/4, TH N 417.4' TO POB. CONT 4.0 ACRES M/L					OFF ROAD 80			3.990	Acres	2,450	100		9,776
Comments/Influences					3.99 Total Acres Total Est. Land Value = 9,776								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	4,888	19,514	24,402			1,146C		
		LP	04/28/2009	DATA ENTER	2023	4,888	15,845	20,733			1,092C		
		TA	09/07/2010	INSPECTED	2022	4,888	14,524	19,412			1,040C		
		TH	11/05/2010	DATA ENTER	2021	5,026	13,653	18,679			1,007C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		(4) Interior		Gas Wood X Oil Coal Elec. Steam		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area 176 144 32		WCP (1 Story) WCP (1 Story) Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		Drywall X Plaster X Paneled Wood T&G		Trim & Decoration																		
Building Style: CAMP		Ex X Ord Min		Size of Closets																		
Yr Built 1930		Remodeled 1960																				
Condition: Good		Lg X Ord Small																				
Room List		Doors: Solid X H.C.																				
2 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors																				
(1) Exterior		Kitchen: Carpeted Other: Carpeted Other:																				
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																				
Insulation		X Drywall X Plaster X Wood																				
(2) Windows		(7) Excavation																				
X Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X Wood Sash Metal Sash Vinyl Sash		(8) Basement																				
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone																				
X Double Glass Patio Doors		Treated Wood Concrete Floor																				
X Storms & Screens		(9) Basement Finish																				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																				
X Gable Hip Flat		Gambrel Mansard Shed																				
X Asphalt Shingle		(10) Floor Support																				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
S RIVER RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
MICHAELSON FAMILY TRUST 17194 S RIVER RD CHASSELL MI 49916		MAP #:		2024 Est TCV 2,925											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
MICHAELSON FAMILY TRUST MARIA SPENCER 4232 HEATHERWOOD DR MILFORD MI 48381					OFF ROAD 80			1.170	Acres	2,500	100				2,925
Tax Description					1.17 Total Acres Total Est. Land Value = 2,925										
P2-21-1C1 SEC 21 T52N R35W PART OF THE NE 1/4 OF NW 1/4 D/F: COM AT THE NE COR OF NE 1/4 OF NW 1/4, TH S 660' TO POB, TH W 208.7', TH S 242.60' M/L, TH E 208.7', TH N 242.60' M/L TO POB. CONT 1.17 ACRES M/L															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,463	0	1,463				848C			
		TA	09/07/2010	INSPECTED	2023	1,463	0	1,463				808C			
		TH	11/05/2010	DATA ENTER	2022	1,463	0	1,463				770C			
					2021	1,474	0	1,474				746C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		1	03/01/2000	WD	03-ARM'S LENGTH	150:93	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					STANDARD 20+			400.000 Acres	1,040	100	416,000	
					400.00 Total Acres						Total Est. Land Value =	416,000
Tax Description												
P2-21-2 SEC 21 T52N R35W S 1/2 OF NW 1/4 & S 1/2 OF SEC 21. COMMERCIAL FOREST RESERVE 400.00 A												
Comments/Influences												
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				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0			0	
		TA	09/07/2010	INSPECTED	2023	0	0	0			0	
		TH	11/05/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		448,000	12/01/2001	WD	03-ARM'S LENGTH	156:576	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status						
		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					STANDARD 20+			640.000 Acres			1,040	100	665,600	
					640.00 Total Acres			Total Est. Land Value =			665,600			
Tax Description														
P2-22-1 SEC 22 T52N R35W ENTIRE SECTION														
22 COMMERCIAL FOREST RESERVE 640 AC														
Comments/Influences														
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		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	0	0	0			0
					TA	09/07/2010	INSPECTED	2023	0	0	0			0
					TH	11/05/2010	DATA ENTER	2022	0	0	0			0
								2021	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			480.000 Acres			1,000	100		480,000
					480.00 Total Acres			Total Est. Land Value =			480,000			
Tax Description														
P2-23-1 SEC 23 T52N R35W N 1/2 & SE 1/4 OF SEC 23. 480 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+			160.000	Acres	1,040	100	166,400
					160.00 Total Acres Total Est. Land Value = 166,400							
Tax Description		Dirt Road										
P2-23-2 SEC 23 T52N R35W SW 1/4. 160 A COMMERCIAL FOREST RESERVE. Comments/Influences		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	0	0	0		0		
		TA	08/26/2010	INSPECTED	2023	0	0	0		0		
		TH	11/10/2010	DATA ENTER	2022	0	0	0		0		
					2021	0	0	0		0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES 520.000 Acres 1,000 100 520,000									
					520.00 Total Acres Total Est. Land Value = 520,000									
Tax Description														
P2-24-2 SEC 24 T52N R35W W 1/2 OF NE 1/4 & SE 1/4 OF NE 1/4 N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 W 1/2 OF SW 1/4 & NE 1/4 OF SW 1/4 NW 1/4 OF SEC 24. 520 A.														
Comments/Influences														
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		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT						
		2022	0	0	0			0						
		2021	0	0	0			0						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status														
OFF DONKEN-TAPIOLA RD		School: BARAGA AREA SCHOOL DISTRICT						06/01/2019	2019-999-104	FOUNDATION														
Owner's Name/Address		P.R.E. 0%																						
FAY BARRY & KARYN PO BOX 64 HUBBELL MI 49934		MAP #:																						
		2024 Est TCV 218,071 TCV/TFA: 69.89																						
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS																		
		Public Improvements			* Factors *																			
Taxpayer's Name/Address		X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FAY BARRY & KARYN PO BOX 64 26356 SIXTH ST HUBBELL MI 49934																								
Tax Description		X	P2-24-7 SEC 24 T52N R35W SE 1/4 OF SW 1/4. 40 A.	Comments/Influences																				
		X	Topography of Site																					
		X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain										
		Who	When	What	2024	24,000	85,036	109,036																
		TA	08/26/2010	INSPECTED	2023	20,000	70,402	90,402																
		TH	11/10/2010	DATA ENTER	2022	23,500	62,615	86,115	86,115M	54,500T	54,500C													
					2021	24,000	75,412	99,412	84,126M	54,000T	54,000C													

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family		0	Eavestrough		X	Gas	Oil	Elec.	Appliance Allow.	1	Interior 1 Story		200	CCP (1 Story)	100	WCP (1 Story)	Year Built:	
	Mobile Home			Insulation			Wood	Coal	Steam			Interior 2 Story							Car Capacity:
	Town Home			Front Overhang			Forced Air w/o Ducts					2nd/Same Stack							Class:
	Duplex			Other Overhang			Forced Air w/ Ducts					Two Sided							Exterior:
A-Frame				Forced Hot Water			Bath Heater			Exterior 1 Story		Brick Ven.:							
Wood Frame		(4) Interior		Electric Baseboard			Vent Fan			Exterior 2 Story		Stone Ven.:							
				Drywall		Plaster		Hot Tub			Prefab 1 Story		Common Wall:						
				Paneled		Wood T&G		Unvented Hood			Prefab 2 Story		Foundation:						
Building Style:				Trim & Decoration			Vented Hood			Heat Circulator		Finished ?:							
CABIN							Intercom			Raised Hearth		Auto. Doors:							
Yr Built	Remodeled			Size of Closets			Jacuzzi Tub			1 Wood Stove		Mech. Doors:							
0	0			Ex			Ord		Jacuzzi repl.Tub			Area:							
				Lg			Ord		Oven			% Good:							
Condition: Average				Small			Microwave			Class: CD		Storage Area:							
				Doors:			Solid		Standard Range			No Conc. Floor:							
				H.C.			Self Clean Range			Effec. Age: 28									
							Sauna			Floor Area: 880		E.C.F.							
							Trash Compactor			Total Base New : 109,388		X 1.025							
							Central Vacuum			Total Depr Cost: 78,760									
							Security System			Estimated T.C.V: 80,729									



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X Gas Wood		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
		0 Front Overhang 0 Other Overhang		Oil Coal										Elec. Steam	
		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat											
Wood Frame		Drywall Paneled		Plaster Wood T&G		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 23 Floor Area: 260 Total Base New : 26,878 Total Depr Cost: 20,695 Estimated T.C.V: 21,213		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace											
Yr Built 0		Remodeled 0		Ex Ord Min											
Condition: Average		Size of Closets		Lg Ord Small		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few		Cost Est. for Res. Bldg: 2 Single Family CAMP (11) Heating System: Space Heater Ground Area = 260 SF Floor Area = 260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 260 Total: 26,878 20,695 Totals: 26,878 20,695 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 21,213		Cls CD Blt 0					
Room List		Doors: Solid H.C.		(5) Floors											
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings													
(1) Exterior		Kitchen: Other: Other:		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement													
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(2) Windows		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support													
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle															
Chimney:															

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 364 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 12 Floor Area: 0 Total Base New : 14,185 Total Depr Cost: 12,483 Estimated T.C.V: 12,795					
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 0 GARAGE		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 3 Single Family CAMP  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 364 14,185 12,483  
Totals: 14,185 12,483  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 12,795

Cls CD Blt 0

Building Type	Farm Utility Storage Shed				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 60				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 10 = 200				
Cost New	\$ 2,878				
Phy./Func./Econ. %Good	54/100/100 54.0				
Depreciated Cost	\$ 1,554				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	54				
Est. True Cash Value	\$ 1,593				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1593 / All Cards: 1593					

Desc. of Bldg/Section: Calculator Occupancy: Hangars - Storage										<<<<<<Calculator Cost Computations>>>>>>														
Class: D,Pole Floor Area: 1,980 Gross Bldg Area: 1,980 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght  Depr. Table : 3% Effective Age : 18 Physical %Good: 58 Func. %Good : 100 Economic %Good: 100  Year Built Remodeled  Overall Bldg Height  Comments:										Class: D,Pole      Quality: Low Cost Stories: 1      Story Height: 14      Perimeter: 180  Base Rate for Upper Floors = 35.43  (10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100% Adjusted Square Foot Cost for Upper Floors = 35.43  Total Floor Area: 1,980      Base Cost New of Upper Floors = 70,152  Reproduction/Replacement Cost = 70,152 Eff.Age:18      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 58 /100/100/100/58.0 Total Depreciated Cost = 40,688  ECF (SOUTH OF 283)      1.025 => TCV of Bldg: 1 = 41,705 Replacement Cost/Floor Area= 35.43      Est. TCV/Floor Area= 21.06														
										Construction Cost														
										High      Above Ave.      Ave.      X      Low														
										** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling      100% Heat#2: Electric, Cable or Baseboard      0% Ave. SqFt/Story: 1980 Ave. Perimeter: 180 Has Elevators:														
										*** Basement Info ***  Area: Perimeter: Type: Heat:														
* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X      Poured Conc.      Brick/Stone      Block					Many Above Ave.      Average Typical      Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure:      Slope=0					(40) Exterior Wall:									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness      Bsmnt Insul.									
(6) Ceiling:					Gas Oil      Coal Stoker      Hand Fired Boiler																			

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 5 Floor Area: 360 Total Base New : 50,823 Total Depr Cost: 48,281 Estimated T.C.V: 49,488					
Building Style: CABIN		Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Remodeled 0		Trim & Decoration										
Condition: Good		Ex		X Ord		Min								
Room List		Size of Closets		Lg		X Ord		Small						
Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid		X H.C.		Central Air Wood Furnace						
(1) Exterior		(5) Floors		(12) Electric		0 Amps Service								
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X Ord.		Min				
Insulation		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.		Few				
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 360 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish				Lump Sum Items:								
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
Chimney: Brick														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status				
14714 FISH HATCHERY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
STATE OF MICHIGAN PO BOX 30448 LANSING MI 48909-7948		MAP #:										
		2024 Est TCV 0 TCV/TFA: 0.00										
		X Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				STANDARD COMMERCIAL			10.000	Acres	17,000	100		170,000
				10.00 Total Acres					Total Est. Land Value =		170,000	
Tax Description		X Dirt Road										
P2-25-1 SEC 25 T52N R35W SE 1/4 OF SW 1/4 OF NE 1/4. 10 A.		Gravel Road										
Comments/Influences		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric		Land Improvement Cost Estimates								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		RVB 08/24/2010	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TH 11/09/2010	DATA ENTER		2022	0	0	0		0		
					2021	0	0	0		0		

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Engineering										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D      Quality: Good									
Floor Area: 1,584										Stories: 1      Story Height: 10      Perimeter: 212									
Gross Bldg Area: 1,584										Base Rate for Upper Floors = 148.34									
Stories Above Grd: 1										(10) Heating system: Space Heaters, Radiant      Cost/SqFt: 6.79      100%									
Average Sty Hght : 10										Adjusted Square Foot Cost for Upper Floors = 155.13									
Bsmnt Wall Hght										Total Floor Area: 1,584      Base Cost New of Upper Floors = 245,726									
Depr. Table : 2.25%										Reproduction/Replacement Cost = 245,726									
Effective Age : 41										Eff.Age:41      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 39 /100/100/100/39.0									
Physical %Good: 39										Total Depreciated Cost = 95,833									
Func. %Good : 100										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 81,842									
Economic %Good: 100										Replacement Cost/Floor Area= 155.13      Est. TCV/Floor Area= 51.67									
1951 Year Built										Area:									
Remodeled										Perimeter:									
Overall Bldg Height										Type:									
Comments:										Heat:									
										*** Basement Info ***									
										* Mezzanine Info *									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Sprinkler Info *									
										Area:									
										Type:									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures									
										3-Piece Baths									
										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
										Wash Bowls									
										Water Heaters									
										Wash Fountains									
										Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:									
										Fixtures:									
										Few Average Many Unfinished Typical									
										Few Average Many Unfinished Typical									
										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
										(40) Exterior Wall:									
										Thickness									
										Bsmnt Insul.									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									



Parcel Number: 010-075-002-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
HEALY JOHN	FAY BARRY	6,000		07/01/1995	WD	03-ARM'S LENGTH		132:215	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FAY BARRY PO BOX 64 26356 SIXTH ST HUBBELL MI 49934					2024 Est TCV 0							
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+							
							40.00	Total Acres				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status						
FISH HATCHERY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
STATE OF MICHIGAN		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE OF MICHIGAN			Gravel Road			INLAND PROPERTIES		260.000	Acres	1,000	100			260,000
			Paved Road					260.00	Total Acres				Total Est. Land Value =	260,000
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
Tax Description		X	Electric											
P2-25-1B SEC 25 T52N R35W E 1/2 OF NE 1/4 SW 1/4 OF NE 1/4 EXCEPT SE 1/4 NW 1/4 OF SE 1/4 EXCEPT NE 1/4 N 1/2 OF NW 1/4 & SE 1/4 OF NW 1/4. 260 ACRES			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
Comments/Influences			Underground Utils.											
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
			High											
			Landscaped											
		X	Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		RVB	08/24/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		TH	11/09/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
TURPEINEN BROS INC	FAY BARRY	72,000		10/29/2018	WD	03-ARM'S LENGTH		2019/05376	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 11/30/2020 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
FAY BARRY PO BOX 64 HUBBELL MI 49934		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-25-3						STANDARD 20+			40.000	Acres	1,214	100		48,560
SEC 25 T52N R35W NE 1/4 OF SW 1/4. 40 A.									40.00	Total Acres			Total Est. Land Value =	48,560
Comments/Influences														
						Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						2024	24,280	0	24,280			24,280S		
						2023	23,800	0	23,800			23,800S		
						2022	23,500	0	23,500			23,500S		
					2021	24,000	0	24,000			23,609C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	24,280	0	24,280			24,280S			
		RVB	08/24/2010	INSPECTED	2023	23,800	0	23,800			23,800S			
		TH	11/09/2010	DATA ENTER	2022	23,500	0	23,500			23,500S			
					2021	24,000	0	24,000			23,609C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		96,000	03/01/2000	WD	03-ARM'S LENGTH	150:95	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
STATE OF MICHIGAN				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
STATE OF MICHIGAN					INLAND PROPERTIES			80.000 Acres			1,025 100				82,000
					80.00 Total Acres			Total Est. Land Value =						82,000	
Tax Description															
P2-25-4 SEC 25 T52N R35W W 1/2 OF SW 1/4. 80 A. COMBINED WITH 010-075-004-00															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		RVB	08/24/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		TH	11/09/2010	DATA ENTER	2022	0	0	0			0				
					2021	0	0	0			0				

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
TURPEINEN BROS INC	FAY BARRY	72,000		10/29/2018	WD	03-ARM'S LENGTH		2018/05376	PROPERTY TRANSFER	100.0		
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FAY BARRY PO BOX 64 HUBBELL MI 49934		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-25-5					STANDARD 20+			40.000 Acres	1,214	100		48,560
SEC 25 T52N R35W								40.00 Total Acres		Total Est. Land Value =		48,560
SE 1/4 OF SW 1/4. 40 A.												
Comments/Influences		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status			
FISH HATCHERY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MICHIGAN PO BOX 30448 LANSING MI 48909-7948		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				STANDARD COMMERCIAL			1.000	Acres	50,000	100	50,000
				1.00 Total Acres Total Est. Land Value =							50,000
Tax Description		X		Dirt Road							
P2-25-6 SEC 25 T52N R35W				Gravel Road							
N 33' OF NE 1/4 OF SE 1/4 STATE FISH				Paved Road							
HATCHERY. 1 A.				Storm Sewer							
Comments/Influences				Sidewalk							
				Water							
				Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2022	0	0	0			0			
		2021	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			
		RVB	08/24/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			
		TH	11/09/2010	DATA ENTER	2022	0	0	0			
					2021	0	0	0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	12/01/2001	WD	03-ARM'S LENGTH	156:521	DEED	0.0			
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status		
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 03/17/2014 Qual. Ag.									
Owner's Name/Address		MAP #:									
KERANEN FARM LLC 16117 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 113,855 TCV/TFA: 222.37									
		X	Improved	Vacant	Land Value Estimates for Land Table AG.AG LAND						
		Public Improvements			* Factors *						
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
KERANEN FARM LLC GREG KERANEN 16120 FISH HATCHERY RD PELKIE MI 49958					AG LAND 10 A OR MORE			39.000 Acres	1,479	100	57,670
					39.00 Total Acres			Total Est. Land Value =		57,670	
Tax Description		X Topography of Site  X Level X Rolling X Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain			Land Improvement Cost Estimates						
P2-25-7 SEC 25 T52N R35W NE 1/4 OF SE 1/4 EXC N 35' SOLD TO DEPT OF CONSERVATION FOR STATE FISH HATCHERY. 39 A.					Description	Rate		Size % Good		Cash Value	
Comments/Influences					Sauna		5,468.57	1 70		3,828	
					Total Estimated Land Improvements True Cash Value = 3,828						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	28,835	28,093	56,928			33,869C
		RVB 08/24/2010 INSPECTED			2023	21,060	26,183	47,243			32,257C
		TH 11/09/2010 DATA ENTER			2022	19,500	25,490	44,990			30,721C
					2021	20,100	23,757	43,857			29,740C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 128 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1		Drywall Paneled		Plaster Wood T&G									
Yr Built 1995		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 512 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 512 SF Floor Area = 512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	512		
Total:				65,601	59,698

Other Additions/Adjustments

Deck					
Treated Wood	128		2,957		2,691
Totals:			68,558		62,389

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCv:

51,908

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 76				
Height	20				
Heating System	No Heating/Cooling				
Length/Width/Area	22 x 16 = 352				
Cost New	\$ 13,478				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 539				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832				
% Good	20				
Est. True Cash Value	\$ 449				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 449 / All Cards: 449					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
FISH HATCHERY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
STATE OF MICHIGAN PO BOX 30448 LANSING MI 48909-7948		MAP #:										
		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements		* Factors *								
Tax Description		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-25-8A SEC 25 T52N R35W NE 1/4 OF NW 1/4 OF SE 1/4. 10 A.		Gravel Road		STANDARD COMMERCIAL			10.000	Acres	17,000	100		170,000
Comments/Influences		Paved Road		10.00 Total Acres Total Est. Land Value = 170,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		RVB	08/24/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		TH	11/09/2010	DATA ENTER	2022	0	0	0		0		
					2021	0	0	0		0		

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status							
		School: BARAGA AREA SCHOOL DISTRICT															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
HILL KARL E & KATHLEEN F 24398 CLAYCO RD PELKIE MI 49958		2024 Est TCV 37,426															
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502												
		Public Improvements			* Factors *												
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
HILL KARL E & KATHLEEN F 24398 CLAYCO RD PELKIE MI 49958					STANDARD 20+			29.200 Acres	1,282	100					37,426		
Tax Description					29.20 Total Acres      Total Est. Land Value =						37,426						
P2-25-10 SEC 25 T52N R35W THAT PART OF SE 1/4 OF SE 1/4 WEST OF SMALL BEAR CREEK EXEMPT SPLIT TO 010-075-012-25 FOR 2020 ROLL, PART OF LARGER PARENT PARCEL; REQUIRES LAND DIVISION TO BE SOLD INDEPENDANTLY																	
Comments/Influences		Topography of Site															
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When	What	2024	18,713	0	18,713			5,209C						
		RVB 08/24/2010 INSPECTED			2023	18,350	0	18,350			4,961C						
		TH 11/09/2010 DATA ENTER			2022	17,600	0	17,600			4,725C						
					2021	17,620	0	17,620			4,575C						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 100% 08/31/2020									
Owner's Name/Address		MAP #:									
PHILLIPS DENNIS L & GRACE E 15374 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 23,280									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			10.800	Acres	2,156 100	23,280
							10.80	Total Acres		Total Est. Land Value =	23,280
Tax Description		Dirt Road									
P2-25-10 SEC 25 T52N R35W		Gravel Road									
THAT PART OF SE 1/4 OF SE 1/4 EAST OF		Paved Road									
SMALL BEAR CREEK. 10.8A MOL		Storm Sewer									
EXEMPT SPLIT AS PART OF SALE FOR 2020		Sidewalk									
ROLL CONTIGUOUS TO AND PART OF		Water									
010-030-012-00		Sewer									
WOULD REQUIRE A LAND DIVISION TO BE SOLD		Electric									
INDEPENDANTLY		Gas									
Comments/Influences		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	11,640	0	11,640			10,710C
		RVB 08/24/2010 INSPECTED			2023	10,200	0	10,200			10,200S
		TH 11/09/2010 DATA ENTER			2022	10,200	0	10,200			10,200S
					2021	11,200	0	11,200			11,200S

Parcel Number: 010-076-001-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			320.000 Acres			1,000	100	320,000	
					320.00 Total Acres			Total Est. Land Value =			320,000			
Tax Description														
SEC 26 T52N R35W N 1/2 LESS N 1/2 OF NE 1/4 E 1/2 OF SE 1/4. 320 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
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					2021	0	0	0			0			

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03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		1	03/01/2000	WD	03-ARM'S LENGTH	150:91	DEED	0.0			
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #: P2-26-2A									
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
		X		Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				STANDARD 20+				80.000 Acres	1,078 100	86,200	
Tax Description						80.00	Total Acres	Total Est. Land Value =	86,200		
SEC 26 T52N R35W											
NW 1/4 OF NE 1/4, SE 1/4 OF SW 1/4 80.00											
ACRES COMMERCIAL FOREST RESERVE											
Comments/Influences											
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				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0			0
		RVB 08/23/2010 INSPECTED			2023	0	0	0			0
		SC 11/11/2010 DATA ENTER			2022	0	0	0			0
					2021	0	0	0			0

03/26/2024

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
					40.00 Total Acres			Total Est. Land Value =			48,000			
Tax Description														
P2-26-4 SEC 26 T52N R35W NW 1/4 OF SW 1/4. 40 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
					40.00 Total Acres			Total Est. Land Value =			48,000			
Tax Description														
P2-26-5 SEC 26 T52N R35W SW 1/4 OF SW 1/4. 40 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status					
CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-4632		MAP #: P2-26-7											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements		* Factors *									
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T52N R35W NW 1/4 OF SE 1/4. 40 A.				Gravel Road	STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences				Paved Road	40.00 Total Acres					Total Est. Land Value =		48,560	
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
		X		Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
		X		Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C		
		RVB 08/23/2010 INSPECTED			2023	23,800	0	23,800			4,159C		
		SC 11/11/2010 DATA ENTER			2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
			7,500	11/01/1999	WD	03-ARM'S LENGTH		149:303	DEED	0.0		
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
12708 CAMP KNOT RD			School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address			P.R.E. 0%									
DILLINGER KENNETH A; 1/2 INTEREST			MAP #:									
MCGRATH DANIEL & JAN TRUST; 1/2 INT			2024 Est TCV 124,050 TCV/TFA: 152.02									
47948 MCCLELLAN ST			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
HOUGHTON MI 49931			Public Improvements			* Factors *						
Taxpayer's Name/Address			X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MCGRATH DANIEL & JAN TRUST; 1/2 INT				Gravel Road		INLAND PROPERTIES			40.000	Acres	1,200 100	48,000
1200 SEVENTH AVE				Paved Road				40.00	Total Acres		Total Est. Land Value =	48,000
HOUGHTON MI 49931				Storm Sewer								
Tax Description				Sidewalk								
P2-26-7A SEC 26 T52N R35W SW 1/4 OF SE				Water								
1/4. 40 A.				Sewer								
Comments/Influences				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
			Topography of Site									
			X	Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
			X	Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2024	24,000	38,025	62,025			14,917C
			RVB	08/23/2010	INSPECTED	2023	20,000	30,811	50,811			14,207C
			SC	11/11/2010	DATA ENTER	2022	20,000	27,844	47,844			13,531C
			TH	02/22/2011	DATA ENTER	2021	20,000	26,204	46,204			13,099C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas WoodOil CoalElec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 96 WPP 96 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X Wood Frame				(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 31 Floor Area: 816 Total Base New : 107,530 Total Depr Cost: 74,195 Estimated T.C.V: 76,050				E.C.F. X 1.025				Bsmnt Garage:										
Building Style: CABIN				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 528 1 Story Pine Logs Slab 288 Total: 99,796 68,858  Other Additions/Adjustments Porches WPP 96 2,785 1,922 Deck Treated Wood 96 2,452 1,692 Fireplaces 1 2,497 1,723 Wood Stove Totals: 107,530 74,195  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 76,050				Cls C Blt 1990				Carport Area: Roof:											
Yr Built 1990		Remodeled 0		Ex X Ord Min				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Condition: Average				Size of Closets				No Heating/Cooling				Cost Est. for Res. Bldg: 1 Single Family CABIN (11) Heating System: Space Heater Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 528 1 Story Pine Logs Slab 288 Total: 99,796 68,858  Other Additions/Adjustments Porches WPP 96 2,785 1,922 Deck Treated Wood 96 2,452 1,692 Fireplaces 1 2,497 1,723 Wood Stove Totals: 107,530 74,195  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 76,050				Cls C Blt 1990				Carport Area: Roof:											
Room List				Doors: Solid X H.C.				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(1) Exterior				(6) Ceilings				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(2) Windows				(6) Ceilings				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
(3) Roof				(9) Basement Finish				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X Asphalt Shingle				(10) Floor Support				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				(12) Electric				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
STATE OF MICHIGAN				2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE OF MICHIGAN					INLAND PROPERTIES			80.000 Acres			1,025 100		
Tax Description					80.00 Total Acres			Total Est. Land Value =					82,000
P2-27-2 SEC 27 T52N R35W S 1/2 OF SE 1/4 EXCEPTING AND RESERVING UNTO STATE OF MICHIGAN AN EASEMENT FOR PUBLIC FISHING RIGHTS OVER & ALONG A STRIP OF LAND 100' WIDE LYING 50' EACH SIDE ADJACENT TO THREAD OF BEAR CREEK INsofar AS SAID TRACK TRAVERSES ABOVE DESCRIBED PREMISES. 80 A.													
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN BOX 30028 LANSING MI 48909				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN BOX 30028 LANSING MI 48909					INLAND PROPERTIES 640.000 Acres 1,000 100 640,000									
					640.00 Total Acres Total Est. Land Value = 640,000									
Tax Description														
P2-28-1 SEC 28 T52N R35W ENTIRE SEC 28. 640 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			640.000 Acres			1,000	100	640,000	
					640.00 Total Acres			Total Est. Land Value =			640,000			
Tax Description														
P2-33-1 SEC 33 T52N R35W ENTIRE SEC 33. 640 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BYYKKONEN HAROLD	SHANAHAN KELLY & CLISCH JU	97,500	12/03/2021	WD	03-ARM'S LENGTH	2021/07664	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
12712 CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SHANAHAN KELLY & CLISCH JUSTIN 16047 MOYER RD BARAGA MI 49908		2024 Est TCV 85,060 TCV/TFA: 118.14												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-34-1 SEC 34 T52N R35W NE 1/4 OF NE 1/4. 40 A.						INLAND PROPERTIES		40.000 Acres		1,200		100		48,000
Comments/Influences							40.00 Total Acres				Total Est. Land Value =		48,000	
					Land Improvement Cost Estimates									
					Description		Rate		Size		% Good		Cash Value	
					Wood Frame		21.24		224		64		3,045	
					Wood Frame		34.16		36		64		787	
							Total Estimated Land Improvements		True		Cash Value =		3,832	
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		X												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	24,000	18,530	42,530			37,072C			
		RVB 08/23/2010 INSPECTED			2023	20,000	15,307	35,307			35,307S			
		SC 11/11/2010 DATA ENTER			2022	20,000	14,043	34,043			34,043S			
		LRK 06/16/2011 INSPECTED			2021	20,000	12,199	32,199			12,091C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 120 20	Type WSEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X		No Heating/Cooling	Class: CD Effec. Age: 32 Floor Area: 720 Total Base New : 84,745 Total Depr Cost: 32,417 Estimated T.C.V: 33,228		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: CAMP		Trim & Decoration		Central Air Wood Furnace										Carport Area: Roof:
Yr Built 1990	Remodeled 0	Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg		X	Ord	Small						
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric								
(1) Exterior						0 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.	Min				
	Insulation			No. of Elec. Outlets		Many		X	Ave.	Few				
(2) Windows		(7) Excavation		(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family CAMP  
(11) Heating System: No Heating/Cooling  
Ground Area = 720 SF Floor Area = 720 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/75/75/100/38.25  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1 Story Siding Crawl Space 720  
Total: 76,331 29,199  
Other Additions/Adjustments  
Porches  
WSEP (1 Story) 120 6,031 2,307  
WCP (1 Story) 20 1,383 529  
Local Cost Items  
PRIVVY 2 1,000 382  
Totals: 84,745 32,417  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 33,228

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1	02/09/2012	QC	09-FAMILY	2012/00721	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT					06/01/2021	2020-999-100	FOUNDATION					
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		2024 Est TCV 92,298 TCV/TFA: 139.85												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-34-2 SEC 34 T52N R35W NW 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
					Land Improvement Cost Estimates									
					Description		Rate		Size	%	Good		Cash Value	
					Wood Frame		21.10		240		64		3,241	
					Total Estimated Land Improvements True Cash Value =								3,241	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			400.000 Acres			1,000	100		400,000
					400.00 Total Acres			Total Est. Land Value =			400,000			
Tax Description														
P2-34-3 SEC 34 T52N R35W S 1/2 OF NE 1/4 W 1/2 OF SEC 34. 400 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES			160.000 Acres			1,000	100		160,000
					160.00 Total Acres			Total Est. Land Value =			160,000			
Tax Description														
P2-34-4 SEC 34 T52N R35W SE 1/4. 160 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		3,960		05/01/1995	WD	03-ARM'S LENGTH		130:889	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
TIMBER WORKX LLC PO BOX 436 IRON RIVER MI 49935		2024 Est TCV 86,200										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-35-1 SEC 35 T52N R35W E 1/2 OF NE 1/4. 80 A.		Gravel Road			STANDARD 20+			80.000	Acres	1,078	100	86,200
Comments/Influences		Paved Road			80.00 Total Acres Total Est. Land Value = 86,200							
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	43,100	0	43,100			43,100S	
		RVB	08/23/2010	INSPECTED	2023	42,240	0	42,240			42,240S	
		SC	11/11/2010	DATA ENTER	2022	41,500	0	41,500			41,500S	
					2021	41,600	0	41,600			41,600S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
STATE OF MICHIGAN					INLAND PROPERTIES 320.000 Acres 1,000 100 320,000									
					320.00 Total Acres Total Est. Land Value = 320,000									
Tax Description														
P2-35-2 SEC 35 T52N R35W W 1/2 OF NE 1/4 N 1/2 OF SW 1/4 & SW 1/4 OF SW 1/4 E 1/2 OF NW 1/4 & SW 1/4 OF NW 1/4. 320 ACRES														
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		1,500		12/01/1999	WD	03-ARM'S LENGTH		149:333	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
ENGMAN TIMOTHY RALPH & TIMOTHY DONALD		MAP #:												
PO BOX 282		2024 Est TCV 14,665												
DOLLAR BAY MI 49922		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
Taxpayer's Name/Address		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
ENGMAN TIMOTHY RALPH & TIMOTHY DONALD		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			OFF ROAD 80			6.300	Acres	2,328	100	14,665		
PO BOX 282					6.30 Total Acres Total Est. Land Value = 14,665									
DOLLAR BAY MI 49922														
Tax Description														
P2-35-4 SEC 35 T52N R35W NW 1/4 OF NW 1/4 EXCEPT THE W 1031' THEREOF. 6.30 A.														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	7,333	0	7,333				1,315C		
		RVB 08/23/2010 INSPECTED			2023	7,333	0	7,333				1,253C		
		SC 11/11/2010 DATA ENTER			2022	7,333	0	7,333				1,194C		
					2021	7,935	0	7,935				1,156C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
PYYKKONEN DAVID, CARRI, DA	LAUX DANIEL J, ROBERT J &	0		08/15/1988	WD	03-ARM'S LENGTH		97 /741	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
12700 CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT			HOUSE				04/26/2016	2016-031-022	COMPLETE			
Owner's Name/Address		P.R.E. 0%												
LAUX DANIEL J, ROBERT J & SANDRA M 36920 TAPIOLA RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 88,116 TCV/TFA: 183.57												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAUX DANIEL J, ROBERT J & SANDRA M 42280 WILSON MEMORIAL DR, APT #9 CHASSELL MI 49916			Gravel Road			INLAND PROPERTIES		7.250 Acres		2,377		100		17,233
			Paved Road					7.25 Total Acres		Total Est. Land Value =		17,233		
			Storm Sewer			Land Improvement Cost Estimates								
			Sidewalk			Description				Rate	Size % Good		Cash Value	
			Water			Wood Frame				25.09	100 46		1,154	
			Sewer			Wood Frame				34.16	32 68		743	
			Electric			Total Estimated Land Improvements		True Cash Value =		1,897				
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
			Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	8,617	35,441	44,058				33,369C		
		RVB	08/23/2001	INSPECTED	2023	8,213	28,759	36,972				31,780C		
		SC	11/11/2010	DATA ENTER	2022	8,213	26,423	34,636				30,267C		
		LRK	06/16/2011	INSPECTED	2021	8,991	24,875	33,866				29,301C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
BYYKKONEN STEVEN R & DIANA J 21507 RAVINE RIVER RD SKANEE MI 49962		MAP #:													
		2024 Est TCV 17,233													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-35-4B			Gravel Road			INLAND PROPERTIES			7.250	Acres	2,377	100		17,233	
SEC 35 T52N R35W			Paved Road			7.25 Total Acres Total Est. Land Value =									17,233
THE E 250' OF THE W 790' OF THE NW 1/4 OF NW 1/4. 7.25 A.			Storm Sewer												
Comments/Influences			Sidewalk												
			Water												
			Sewer												
			Electric												
			Gas												
			Curb												
			Street Lights												
			Standard Utilities												
			Underground Utils.												
		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
		X	Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	8,617	0	8,617				1,177C			
		RVB	08/23/2010	INSPECTED	2023	8,213	0	8,213				1,121C			
		SC	11/11/2010	DATA ENTER	2022	8,213	0	8,213				1,068C			
		TH	02/22/2011	DATA ENTER	2021	8,991	0	8,991				1,034C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MICHIGAN DNR	CARLSON ROBERT A & BETTY A	4,850		01/30/2013	QC	03-ARM'S LENGTH		2013/00730	DEED	0.0		
ZELLNER SCOTT I	CARLSON ROBERT & BETTY	7,000		12/22/2005	WD	03-ARM'S LENGTH		168/608	DEED	0.0		
		5,500		10/01/1999	WD	03-ARM'S LENGTH		148:784	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ENGMAN TIMOTHY R,DONNA A&TIMOTHY D PO BOX 282 DOLLAR BAY MI 49922		2024 Est TCV 16,212										
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description		X			Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P2-35-4C SEC 35 T52N R35W THE E 263' OF THE W 541' OF THE NW 1/4 OF NW 1/4. 7.25 A.					Gravel Road	OFF ROAD 80			7.250 Acres	2,236	100	16,212
Comments/Influences					Paved Road	7.25 Total Acres Total Est. Land Value = 16,212						
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
					Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
					Topography of Site							
					Level							
					X Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
					X Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					Who When What	2024	8,106	0	8,106			4,554C
					RVB 08/23/2010 INSPECTED	2023	8,106	0	8,106			4,338C
					SC 11/11/2010 DATA ENTER	2022	8,106	0	8,106			4,132C
						2021	8,991	0	8,991	4,000M		4,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		1	09/01/2000	WD	03-ARM'S LENGTH	152:148	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
12708 CAMP KNOT RD		School: BARAGA AREA SCHOOL DISTRICT														
Owner's Name/Address		P.R.E. 0%														
ZERBST KEITH, RAYMOND C & RONALD 4364 6TH ST HUBBELL MI 49934		MAP #:														
		2024 Est TCV 39,963 TCV/TFA: 90.01														
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements				* Factors *										
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description						INLAND PROPERTIES				7.250 Acres				2,377	100	17,233
P2-35-4D SEC 35 T52N R35W THE W 278' OF THE NW 1/4 OF NW 1/4. 7.25 A.						7.25 Total Acres				Total Est. Land Value =				17,233		
Comments/Influences						Land Improvement Cost Estimates										
						Description					Rate	Size % Good		Cash Value		
						Wood Frame					21.72	120 32		834		
						Total Estimated Land Improvements					True Cash Value =		834			
		Topography of Site														
		X	Level Rolling Low High Landscaped Swamp													
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain													
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What		2024	8,617	11,365	19,982			11,596C				
		RVB	08/23/2010	INSPECTED		2023	8,213	9,137	17,350			11,044C				
		SC	11/11/2010	DATA ENTER		2022	8,213	8,385	16,598			10,519C				
		LRK	06/16/2011	INSPECTED		2021	8,991	7,888	16,879			10,183C				
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 84	Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
				0 Front Overhang																					
				0 Other Overhang																					
				(4) Interior																					
X	Wood Frame			Drywall Paneled			Plaster Wood T&G		No Heating/Cooling				Class: D Effec. Age: 57 Floor Area: 444 Total Base New : 47,470 Total Depr Cost: 21,362 Estimated T.C.V: 21,896				E.C.F. X 1.025		Bsmnt Garage:						
Building Style: CABIN																									
Yr Built 1960		Remodeled 0		Ex	X	Ord		Min																	
Condition: Average				Size of Closets																					
				Lg		Ord		Small																	
Room List				Doors:			Solid		X	H.C.		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors				(12) Electric																	
				Kitchen: Other: Other:				0 Amps Service																	
(1) Exterior								No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CABIN				Cls D				Blt 1960					
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				(11) Heating System: No Heating/Cooling													
								Ex.					Ord.		Min	Ground Area = 444 SF Floor Area = 444 SF.									
								Many					Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45									
								(13) Plumbing				Building Areas													
(2) Windows				(7) Excavation				Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost													
X	Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 Fixture Bath				1 Story Siding Piers 252													
	Few		Small					2 Fixture Bath				1 Story Siding Piers 192				Total: 48,468 21,811									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments													
												Plumbing													
												3 Fixture Bath				1 -3,176 -1,429									
																Deck									
												Treated Wood				84 2,178 980									
																Totals: 47,470 21,362									
												Notes:				ECF (SOUTH OF 283) 1.025 => TCV: 21,896									
(3) Roof																									
X	Gable		Gambrel	Recreation SF				(14) Water/Sewer																	
	Hip		Mansard	Living SF				Public Water																	
	Flat		Shed	Walkout Doors (B)				Public Sewer																	
	Asphalt Shingle			No Floor SF				Water Well																	
X	Metal			Walkout Doors (A)				1000 Gal Septic																	
								2000 Gal Septic																	
Chimney: Brick								Lump Sum Items:																	
				Joists: Unsupported Len: Cntr.Sup:																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ASSOCIATED BANK LAKESHORE	DILLINGER KEN	15,900		02/13/2006	WD	03-ARM'S LENGTH		168/1155	DEED	100.0				
		27,813		05/01/2003	WD	03-ARM'S LENGTH		161:69	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
HOROSCOPE SWAMP RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
DILLINGER KENNETH A 47948 MCCLELLAN ST HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P2-35-8 SEC 35 T52N R35W SE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2024	24,280	0	24,280					12,009C	
		RVB	08/23/2010	INSPECTED	2023	23,800	0	23,800					11,438C	
		SC	11/11/2010	DATA ENTER	2022	23,500	0	23,500					10,894C	
					2021	24,000	0	24,000					10,546C	
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KULTALA ERO W	IGLESIAS JUDY & KULTALA E		1	06/16/2014	QC	03-ARM'S LENGTH		2014/03196	DEED	100.0		
Property Address			Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE SWAMP ROAD			School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address			P.R.E. 0%									
KULTALA ROY & IGLESIAS JUDY C/O JUDY IGLESIAS 1066 SOUTH ALLEN RD SAINT CLAIR MI 48079			MAP #:									
			2024 Est TCV 48,560									
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
			Public Improvements		* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
KULTALA ROY & IGLESIAS JUDY C/O ROY KULTALA 803 SE VILLANDRY WAY PORT SAINT LUCIE FL 34984			X		Dirt Road			40.000	Acres	1,214	100	48,560
					STANDARD 20+			40.00	Total Acres	Total Est. Land Value =		48,560
Tax Description												
P2-35-10 SEC 35 T52N R35W NE 1/4 OF SE 1/4. 40 A.												
Comments/Influences												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
HOROSCOPE SWAMP RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		MAP #:													
		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-35-11 SEC 35 T52N R35W W 1/2 OF SE					RESTRICTED ACCESS	80		80.000	Acres	905	100				72,400
1/4. 80 A COMMERCIAL FOREST RESERVE.							80.00	Total Acres		Total Est. Land Value =				72,400	
Comments/Influences															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
UPPER WORHAM RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
KAUMA TOIVO NANCY R & PAUL T 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:													
		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-35-12 SEC 35 T52N R35W SE 1/4 OF SE 1/4. 40 A. COMMERCIAL FOREST RESERVE 167/861					RESTRICTED ACCESS 80			40.000 Acres			920 100				36,800
Comments/Influences					40.00 Total Acres			Total Est. Land Value =						36,800	
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who When What					2024	0	0	0			0				
RVB 08/23/2010 INSPECTED					2023	0	0	0			0				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC 11/11/2010 DATA ENTER			2022	0	0	0			0				
					2021	0	0	0			0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status			
24398 CLAYCO RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
HILL KARL E & KATHLEEN F 24398 CLAYCO RD PELKIE MI 49958		MAP #:									
		2024 Est TCV 48,560									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-36-1 SEC 36 T52N R35W NE 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100	48,560
Comments/Influences		Paved Road		40.00 Total Acres					Total Est. Land Value =		48,560
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	24,280	0	24,280		6,778C	
		RVB 08/23/2010 INSPECTED			2023	23,800	0	23,800		6,456C	
		SC 11/11/2010 DATA ENTER			2022	23,500	0	23,500		6,149C	
					2021	24,000	0	24,000		5,953C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
FAY BARRY PO BOX 64 HUBBELL MI 49934		MAP #:										
		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-36-2 SEC 36 T52N R35W NW 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0		0		
		RVB	08/23/2010	INSPECTED	2023	0	0	0		0		
		SC	11/11/2010	DATA ENTER	2022	0	0	0		0		
					2021	0	0	0		0		



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 11/30/2020 Qual. Fr. PA 42										
Owner's Name/Address		MAP #:										
FAY BARRY PO BOX 64 HUBBELL MI 49934		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-36-3 SEC 36 T52N R35W		X Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
SW 1/4 OF NE 1/4. 40 A.		Paved Road					40.00	Total Acres	Total Est. Land Value =			48,560
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			23,065C	
		RVB 08/23/2010 INSPECTED			2023	23,800	0	23,800			21,967C	
		SC 11/11/2010 DATA ENTER			2022	23,500	0	23,500			20,921C	
					2021	24,000	0	24,000			20,253C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		1		07/01/2004	WD	03-ARM'S LENGTH		165:816	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
MCVAUGH DONALD S & AMY AILEEN 2645 SETTING SUN CT POWHATAN VA 23139		MAP #:										
		2024 Est TCV 24,880										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			11.800 Acres		2,108 100		24,880
								11.80 Total Acres		Total Est. Land Value =		24,880
Tax Description												
P2-36-4 SEC 36 T52N R35W SE 1/4 OF NE 1/4 EXCEPT COMMENCING AT SE COR OF SE 1/4 OF NE 1/4, TH W'LY ALONG COUNTY ROAD 325', TH N'LY 460', TH W'LY 40' TH N'LY 146', TH E'LY 365' TH S'LY 606' TO POB. 11.80 A. EXC: PARCEL B & PARCEL C OF STEVEN HEIN SURVEY. (MAP CODES P2-36-4B & P2-36-4C)		X			Dirt Road							
					Gravel Road							
					Paved Road							
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
		X			Electric							
					Gas							
					Curb							
Comments/Influences					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X			Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	12,440	0	12,440			1,232C	
		RVB 08/23/2010 INSPECTED			2023	10,450	0	10,450			1,174C	
		SC 11/11/2010 DATA ENTER			2022	10,450	0	10,450			1,119C	
					2021	11,569	0	11,569			1,084C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		1	07/01/2004	WD	03-ARM'S LENGTH	165:818	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
14756 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT			GARAGE		08/19/2008	08-247	FOUNDATION	
		P.R.E. 100% 09/11/2015								
Owner's Name/Address		MAP #:								
KOWALSKI DANIEL F & POLLY L KOWALSKI -MEVERDEN KATHRYN D; LB PO BOX 94 PELKIE MI 49958		2024 Est TCV 230,808 TCV/TFA: 192.34								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES					24,800
					11.75 Total Acres					24,800
					Land Improvement Cost Estimates					
					Description		Rate	Size % Good	Cash Value	
					Wood Frame		24.46	192 46	2,160	
					Total Estimated Land Improvements True Cash Value =					2,160

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas WoodOil CoalElec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area 256Type WGEP (1 Story)				Year Built: 2008 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: C Effec. Age: 7 Floor Area: 1,200 Total Base New : 213,844 Total Depr Cost: 198,876 Estimated T.C.V: 203,848				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:			
Building Style: CAPE				Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace																			
Yr Built 2008Remodeled 0				ExXOrdMin				No./Qual. of Fixtures																			
Condition: Average				Size of Closets				100Amps Service																			
Room List				Doors:SolidXH.C.				(12) Electric																			
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				No. of Elec. Outlets																			
(1) Exterior				Kitchen: Other: Other:				(13) Plumbing																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
Insulation				(7) Excavation				(14) Water/Sewer																			
(2) Windows				(8) Basement				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																			
Many Avg.X FewLarge Avg.X Small				Basement: 0 S.F. Crawl: 992 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish																							
(3) Roof				(10) Floor Support																							
X Gable Hip FlatGambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:																							
Chimney: Vinyl																											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GAULT JASON W	KOWALSKI DANIEL F & POLLY	15,000		08/28/2009	WD	03-ARM'S LENGTH		2009/05361	DEED	100.0		
		1		07/01/2004	WD	03-ARM'S LENGTH		165:820	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT										
		P.R.E. 100% 09/11/2015										
Owner's Name/Address		MAP #:										
KOWALSKI DANIEL F & POLLY L KOWALSKI -MEVERDEN KATHRYN D; LB PO BOX 94 PELKIE MI 49958		2024 Est TCV 24,800										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			11.750 Acres		2,111	100	24,800
							11.75	Total Acres		Total Est. Land Value =		24,800
Tax Description												
P2-36-4C T52 N R35W SEC 36 COM AT E 1/4 COR OF SD SEC, TH DUE W ALGS LN OF SD S/E 1/4 OF NE 1/4 922.18' TO PIN, & POB. CON DUE W ALG SD S LN 388.50TO A PIPE, WHI IS THE E 1/16 COR OF SD SEC. TH N 0 DEG 29' 53" W ALG TH W LN OFSD SE 1/4 OF NE 1/4 1316.25' TO A PIPE. WH PIPE IS NE 1.16 COR OF SD SEC; TH N 89 DEG 51' 17" E ALG SD N LN 388.49' TO A PIPE; TH S 0 DEG 29' 53" E 1317.24' M/L TO POB. AKA PARCEL "C" OF STEVEN HEIN SURVEY. CONT. 11.75 AC M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences												
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	12,400	0	12,400				10,959C
		RVB	08/23/2010	INSPECTED	2023	10,438	0	10,438				10,438S
		SC	11/11/2010	DATA ENTER	2022	10,438	0	10,438				10,438S
					2021	11,551	0	11,551				11,087C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
14816 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT				SAUNA		06/01/2021	2020-999-222	FOUNDATION		
		P.R.E. 0%				HOUSE		06/04/2020	2020-999-414	FOUNDATION		
Owner's Name/Address		MAP #:										
KNUUTTILA OSCAR A & HUELKE REBECCA 7035 CRANE RD YPSILANTI MI 48197		2024 Est TCV 11,905 TCV/TFA: 20.67										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
Tax Description		Public Improvements				* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.
P2-36-4A SEC 36 T52N R35W PT OF SE 1/4 OF NE 1/4 SEC 36 D/F, COMM AT THE SE COR OF SE 1/4 OF NE 1/4, TH W'LY ALONG CO RD 325', TH N'LY 460', TH W'LY 40', TH N'LY 146', TH E'LY 365', THS'LY 606' TO POB., LESS .36 A TO HO CO RD COM ON P2-36-4A D/F; COMM AT SE COR OF SE 1/4 OF NE 1/4, TH W 320', TH N 33'E 130', TH N 27', TH E 190', TH S 60' M/L TO POB. CONTAINS 4.34 ACRES		X	Dirt Road		INLAND PROPERTIES							
		X	Gravel Road		4.340 Acres 2,480 100						10,765	
Comments/Influences		X	Paved Road		4.34 Total Acres Total Est. Land Value =						10,765	
		X	Storm Sewer									
		X	Sidewalk		Land Improvement Cost Estimates							
		X	Water		Description							
		X	Sewer		Rate							
		X	Electric		24.36 120 39						1,140	
		X	Gas		Total Estimated Land Improvements True Cash Value =						1,140	
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		RVB	08/23/2010	INSPECTED	2024	5,383	570	5,953			5,953S	
		SC	11/11/2010	DATA ENTER	2023	5,274	551	5,825			5,825S	
					2022	5,274	496	5,770			5,770S	
					2021	5,466	462	5,928			5,928S	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
		0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat	30	WGEP (1 Story)				36		WGEP (1 Story)	
		0	Other Overhang		Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 59 Floor Area: 576 Total Base New : 78,538 Total Depr Cost: 0 Estimated T.C.V: 0								E.C.F. X 1.025
X Wood Frame		(4) Interior		X	Trim & Decoration		Central Air Wood Furnace				Bsmnt Garage:			
Building Style: CAPE		Drywall Paneled	Plaster Wood T&G		Size of Closets		(12) Electric						Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures		60 Amps Service						
Condition: Unsound		Lg	X Ord	Small	Ex.		X Ord.	Min						
Room List		Doors:	Solid	X	H.C.	No. of Elec. Outlets		Many		X Ave.	Few			
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(1) Exterior		(6) Ceilings				(14) Water/Sewer		Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish				
		(2) Windows		Many Avg. Few		X Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens												
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:								
X Asphalt Shingle														
Chimney: Brick														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status								
		School: BARAGA AREA SCHOOL DISTRICT																
		P.R.E. 0%																
Owner's Name/Address		MAP #:																
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0														
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL													
		Public Improvements			* Factors *													
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value							
					STANDARD COMMERCIAL			0.360 Acres		50,000 100	18,000							
							0.36	Total Acres		Total Est. Land Value =	18,000							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																
P2-36-4A1 SEC 36 T52N R35W COMM AT SE COR OF SE 1/4 OF NE 1/4, TH W 320', TH N 33', H E 130', TH N 27', TH E 190', TH S 60' TO POB. CONTAINS .12 ACRES, .24 A ROW M/L TOTAL .36 A M/L																		
Comments/Influences																		
		Topography of Site																
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain																
		Year	Land Value	Building Value								Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What								2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		RVB 08/23/2010 INSPECTED										2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		SC 11/11/2010 DATA ENTER			2022	0	0	0			0							
					2021	0	0	0			0							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status			
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT									
Owner's Name/Address		P.R.E. 0%									
FAY BARRY PO BOX 64 HUBBELL MI 49934		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P2-36-5 SEC 36 T52N R35W		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100	48,560
NE 1/4 OF NW 1/4. 40 A.		Paved Road					40.00	Total Acres	Total Est. Land Value =		48,560
Comments/Influences		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0		0	
		RVB 08/23/2010 INSPECTED			2023	0	0	0		0	
		SC 11/11/2010 DATA ENTER			2022	0	0	0		0	
					2021	0	0	0		0	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
		96,000		03/01/2000	WD	03-ARM'S LENGTH		150:95	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
HOROSCOPE RD OFF		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 100% 03/20/2002													
Owner's Name/Address		MAP #:													
MI DNR GRANTS ADMIN DIV PO BOX 30735 LANSING MI 48909-7949		2024 Est TCV 48,000													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-36-6 SEC 36 T52N R35W NW 1/4 OF NW 1/4					INLAND PROPERTIES					40.000	Acres	1,200	100		48,000
40.00 ACRES										40.00	Total Acres	Total Est. Land Value =			48,000
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	24,000	0	24,000			13,742C				
					2023	20,000	0	20,000			13,088C				
					2022	20,000	0	20,000			12,465C				
					2021	14,000	0	14,000			12,067C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
		School: BARAGA AREA SCHOOL DISTRICT										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Dirt Road			RESTRICTED ACCESS 80		40.000 Acres		920 100		36,800	
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
Tax Description												
P2-36-7 SEC 36 T52N R35W SW 1/4 OF NW												
1/4. 40 A COMMERCIAL FOREST RESERVE.												
Comments/Influences												
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HEMMILA KENNETH J & JANE L	HEMMILA JANE L	0	03/16/2011	OTH	21-NOT USED/OTHER	2011/01201	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
KOLBERG ANDREW & COLLEEN 1/2 INT HUGGETT RUSSELL A & PATRICIA 1/2 IN N4698 DUNNING RD POYNETTE WI 53955		2024 Est TCV 79,825 TCV/TFA: 207.88													
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-36-8 SEC 36 T52N R35W SE 1/4 OF NW 1/4. 40 A.					INLAND PROPERTIES		40.000 Acres		1,200		100		48,000		
Comments/Influences					40.00 Total Acres		Total Est. Land Value =		48,000						
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates										
					Description	Rate		Size		% Good	Cash Value				
					Wood Frame	20.99		252		46	2,433				
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value =					2,433					
		Topography of Site													
		X	Level Rolling Low High Landscaped Swamp												
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	24,000	15,913	39,913			34,746C				
					2023	20,000	13,092	33,092			33,092S				
		RVB 08/23/2010 INSPECTED SC 11/11/2010 DATA ENTER			2022	20,000	12,004	32,004			32,004S				
					2021	20,000	11,287	31,287			31,287S				
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		30,000	09/01/2004	WD	03-ARM'S LENGTH	166:564	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
30265 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT				HOUSE		09/13/2005	05-313	FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
SLEEMAN WM H 21135 CHASELL-PAINESDALE RD CHASELL MI 49916		2024 Est TCV 155,243 TCV/TFA: 238.84									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P2-36-9 SEC 36 T52N R35W NE 1/4 OF SW 1/4. 40 A. 166/564 AND THAT PART OF THE SE 1/4 OF SW 1/4 D/F COM AT THE NE CRN OF HOROSCOPE RD (AND THE NE CRN OF THE SE1/4 OF SW 1/4) TH S 520'; TH W 1320; TH N 520'; TH E 1320' TO POB 15.75 A TOTAL 57.5 A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		INLAND PROPERTIES		57.500 Acres		1,074 100		61,750
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		57.50 Total Acres		Total Est. Land Value =				61,750
Comments/Influences		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	30,875	46,747	77,622			41,800C
		RVB	08/23/2010	INSPECTED	2023	26,300	37,954	64,254			39,810C
		SC	11/11/2010	DATA ENTER	2022	26,300	32,035	58,335			37,915C
					2021	26,300	30,138	56,438			36,704C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 60 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2005		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 560 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Space Heater

Ground Area = 560 SF Floor Area = 650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	360		
1 Story	Siding	Slab	200		
Total:				83,059	73,923

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,761		4,237
Water Well, 50 Feet		1	2,629		2,340
Porches					
WGEP (1 Story)		60	6,718		5,979
Fireplaces					
Wood Stove		1	2,497		2,222
Totals:				99,664	88,701

Notes: CABIN

ECF (SOUTH OF 283) 1.025 => TCv:

90,919

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
HAMAR JOHN C & JOAN A TRUST 42061 HALF MOON BEACH RD CHASSELL MI 49916		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-36-11 SEC 36 T52N R35W SW 1/4 OF SW					RESTRICTED ACCESS	80		40.000	Acres	920	100				36,800
1/4 40 A COMMERCIAL FOREST RESERVE							40.00	Total Acres			Total Est. Land Value =				36,800
Comments/Influences															
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	0	0	0			0				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		RVB 08/23/2010 INSPECTED			2023	0	0	0			0				
		SC 11/11/2010 DATA ENTER			2022	0	0	0			0				
					2021	0	0	0			0				

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
HEMMILA JANE L	WESTENBERG LENNIE	23,000		07/22/2022	WD	03-ARM'S LENGTH		2022/03883	PROPERTY TRANSFER	100.0			
HEMMILA KENNETH J & JANE L	HEMMILA JANE L	0		03/16/2011	OTH	21-NOT USED/OTHER		2011/01201	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
		P.R.E. 100% 08/10/2022											
Owner's Name/Address		MAP #: P2-36-12											
WESTENBERG LENNIE 30101 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 32,780											
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 36 T52N R35W PART OF THE SE 1/4 OF SW 1/4 D/F COM AT THE SE CRN OF HOROSCOPE RD (AND THE SE CRN OF THE SECTION) TH POB; TH N 385'; TH W 420'; TH N 415'; TH W 900'; TH S 800' TH E 1320' TO TH POB EXEMPT SPLIT IN 2016 TO 086-010-00 AND IN 2018 TO 010-086-013-10					INLAND PROPERTIES					20.200 Acres	1,623	100	
					20.20 Total Acres			Total Est. Land Value =			32,780		
Comments/Influences		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	16,390	0	16,390			14,794C		
		Who When What			2024	16,390	0	16,390			14,794C		
		RVB 08/23/2010 INSPECTED			2023	14,090	0	14,090			14,090S		
		SC 11/11/2010 DATA ENTER			2022	13,790	0	13,790		13,790W	4,123C		
					2021	14,129	0	14,129			3,992C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		40,000	07/01/2004	WD	03-ARM'S LENGTH	165:239	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
30101 HOROSCOPE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 02/16/2006										
Owner's Name/Address		MAP #: P2-36-12A										
WESTENBERG LENNIE J & BRANDI		2024 Est TCV 127,322 TCV/TFA: 130.59										
30101 HOROSCOPE RD		X	Improved		Land Value Estimates for Land Table M & B.METES & BOUNDS							
PELKIE MI 49958		Vacant										
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				INLAND PROPERTIES		4.010 Acres		2,499		100		10,023
						4.01 Total Acres		Total Est. Land Value =				10,023
Tax Description				Land Improvement Cost Estimates								
				Description		Rate		Size		% Good		Cash Value
				Wood Frame		23.32		280		46		3,004
				Wood Frame		23.97		216		46		2,382
				Total Estimated Land Improvements		True Cash Value =						5,386
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	5,012	58,649	63,661			32,217C	
		RVB 08/23/2010 INSPECTED			2023	4,911	47,931	52,842			30,683C	
		SC 11/11/2010 DATA ENTER			2022	4,911	45,742	50,653			29,222C	
					2021	5,051	43,026	48,077			28,289C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 144 Treated Wood 50 Wood Balcony		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CONTEMPORARY		Drywall X Paneled Plaster Wood T&G		X									
Yr Built 1985		Remodeled 0		Ex X Ord Min									
Condition: Average		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Tile Other: Carpeted Other: Plywood		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Wood		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		(13) Plumbing									
X Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:									
Asphalt Shingle X Metal		(10) Floor Support											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1985

(11) Heating System: Radiant (in-floor)

Ground Area = 780 SF Floor Area = 975 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	780		
Total:				140,046	96,632
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,042	2,099
Water/Sewer					
1000 Gal Septic			1	4,761	3,285
Water Well, 50 Feet			1	2,629	1,814
Deck					
Treated Wood			144	3,267	2,254
Balcony					
Wood Balcony			50	1,994	1,376
Fireplaces					
Wood Stove			1	2,497	1,723
Totals:				158,236	109,183

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 111,913

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1		02/09/2012	QC	09-FAMILY		2012/00721	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
14817 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT											
Owner's Name/Address		P.R.E. 0%											
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		MAP #:											
		2024 Est TCV 42,956											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES							33,648	
					19.56 Total Acres							33,648	
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					Wood Frame					22.75	336 46	3,516	
					Sewer					22.09	570 46	5,792	
					Total Estimated Land Improvements True Cash Value =							9,308	
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	16,824	4,654	21,478				6,907C	
		RVB	08/23/2010	INSPECTED	2023	13,758	4,480	18,238				6,579C	
		SC	11/11/2010	DATA ENTER	2022	13,758	4,032	17,790				6,266C	
					2021	14,802	3,757	18,559				6,066C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
WUORI GLEN M & KEMPPAINEN LOIS 15495 FISH HATCHERY RD PELKIE MI 49958		MAP #:		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 36 T52N R35W					RESTRICTED ACCESS 80			20.000 Acres		1,000	100			20,000
W 1/2 OF NE 1/4 OF SE 1/4. 20 A.					20.00 Total Acres			Total Est. Land Value =				20,000		
CFR														
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	0	0	0			0			
		RVB 08/23/2010 INSPECTED			2023	0	0	0			0			
		SC 11/11/2010 DATA ENTER			2022	0	0	0			0			
					2021	0	0	0			0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: BARAGA AREA SCHOOL DISTRICT									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					STANDARD COMMERCIAL		0.200 Acres		50,000 100		10,000
							0.20 Total Acres		Total Est. Land Value =		10,000
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P2-36-13B SEC 36 T52N R35W COMM AT NE COR OF N 1/2 OF SE 1/4, TH S 60', TH W 320, TH N 60', TH E 320' M/L TO POB. PARCEL CONTAINS .20 ACRES, .44 A LESS ROW OF .24 ACRES											
Comments/Influences											
		Topography of Site									
		X Level Rolling Low High Landscaped Swamp									
		X Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
RVB 08/23/2010 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
SC 11/11/2010 DATA ENTER		2022	0	0	0			0			
		2021	0	0	0			0			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1		02/09/2012	QC	09-FAMILY		2012/00721	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status				
HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT													
Owner's Name/Address		P.R.E. 0%													
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		MAP #:													
		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P2-36-13A SEC 36 T52N R35W NW 1/4 OF SE 1/4. 40 A.					RESTRICTED ACCESS			80		40.000	Acres	920	100		36,800
Comments/Influences					40.00			Total Acres	Total Est. Land Value =			36,800			
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By		Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date		Number	Status	
30176 HOROSCOPE RD		School: BARAGA AREA SCHOOL DISTRICT												
		P.R.E. 100% 10/18/2021												
Owner's Name/Address		MAP #:												
KLINGENBERG MICHAEL & RACHEL 30176 HOROSCOPE RD PELKIE MI 49958		2024 Est TCV 294,891 TCV/TFA: 89.04												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements				* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-36-14 SEC 36 T52N R35W SW 1/4 OF SE 1/4. 40 A.						INLAND PROPERTIES				40.000 Acres		1,200	100	48,000
Comments/Influences						40.00 Total Acres				Total Est. Land Value =		48,000		
						Land Improvement Cost Estimates								
						Description				Rate		Size % Good		Cash Value
						D/W/P: 4in Ren. Conc.				8.00		192 84		1,290
						Sewer				8.00		120 84		806
		X	Electric			Sauna				6,499.14		1 95		6,174
						Gas				26.42		144 84		3,195
						Wood Frame								
						Total Estimated Land Improvements				True Cash Value =		11,465		
		Topography of Site												
		X	Level											

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Oil Coal	Elec. Steam	Forced Air w/o Ducts Forced Air w/ Ducts X Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 176 256	Type Treated Wood Treated Wood	Year Built: 1940 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
													(4) Interior							
													X	Drywall Paneled	Plaster Wood T&G					
													Trim & Decoration							
														Ex	X	Ord		Min		
													Size of Closets							
														Lg	X	Ord		Small		
													Doors:				Solid	X	H.C.	
													Central Air Wood Furnace							
(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family COLONIAL			Cls C			Blt 1991								
3 1st Floor			Kitchen: Hardwood			100 Amps Service			Floor Area = 2020 SF			Floor Area = 3312 SF.								
5 2nd Floor			Other:			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64											
5 Bedrooms			Other:			Ex. X Ord. Min			Building Areas											
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost											
X			Wood/Shingle			X			Drywall			X			Avg. Avg. Small					
X			Aluminum/Vinyl			X			Many X Ave. Few			2 Story Siding Blt-in Gar. 720								
X			Brick			X			(13) Plumbing			1.5 Story Siding Basement 988								
X			Insulation			1			Average Fixture(s)			1.25 Story Siding Blt-in Gar. 312								
(2) Windows			(7) Excavation			3 Fixture Bath			Other Additions/Adjustments			Total: 285,092 182,459								
X			Many			2 Fixture Bath			Water/Sewer			1000 Gal Septic 1 4,761 3,047								
X			Avg. X Avg. Small			Softener, Auto			1000 Gal Septic			Water Well, 50 Feet 1 2,629 1,683								
X			Few			Solar Water Heat			Deck			Treated Wood 176 3,722 2,382								
X			Wood Sash			No Plumbing			Treated Wood 256 4,764 3,049											
X			Metal Sash			Extra Toilet			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
X			Vinyl Sash			Extra Sink			Base Cost 484 19,331 12,372											
X			Double Hung			Separate Shower			Door Opener 2 1,070 685											
X			Horiz. Slide			Ceramic Tile Floor			Class: CD Exterior: Pole (Unfinished)											
X			Casement			Ceramic Tile Wains			Base Cost 312 14,826 9,489											
X			Double Glass			Ceramic Tub Alcove			Common Wall: 2 Wall 1 -5,715 -3,658											
X			Patio Doors			Vent Fan			Door Opener 1 535 342											
X			Storms & Screens			(9) Basement Finish			Class: C Exterior: Block Foundation: 18 Inch (Unfinished)											
(3) Roof			(8) Basement			(14) Water/Sewer			Base Cost 312 14,826 9,489											
X			Gable			Public Water			Fireplaces			1 2,497 1,598								
X			Hip			Public Sewer			Wood Stove			Totals: 358,880 229,684								
X			Flat			Water Well			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
X			Asphalt Shingle			1 1000 Gal Septic														
X			Metal			2000 Gal Septic														
Chimney: Block			(10) Floor Support			Lump Sum Items:														
			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
WUORI GLEN M & KEMPPAINEN	WUORI TRUST GLEN	1		02/09/2012	QC	09-FAMILY		2012/00721	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
FISH HATCHERY RD		School: BARAGA AREA SCHOOL DISTRICT												
Owner's Name/Address		P.R.E. 0%												
WUORI TRUST GLEN 15495 FISH HATCHERY RD PELKIE MI 49958		MAP #:												
					2024 Est TCV 0									
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P2-36-15 SEC 36 T52N R35W SE 1/4 OF SE 1/4. 40 A.			Gravel Road			RESTRICTED ACCESS	80		40.000	Acres	920	100		36,800
COMMERCIAL FOREST RESERVE			Paved Road					40.00	Total Acres		Total Est. Land Value =			36,800
Comments/Influences			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			X	Wooded										
				Pond										
				Waterfront										
				Ravine										
				Wetland										
				Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	0	0	0			0			
		RVB 08/23/2010 INSPECTED			2023	0	0	0			0			
		SC 11/11/2010 DATA ENTER			2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BUSSIÈRE STACY & MATTSON JOSEPH 18946 SUPERIOR LOCATION RD HOUGHTON MI 49931		MAP #:		2024 Est TCV 18,291							
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES						18,291
					7.86 Total Acres						18,291
					Total Est. Land Value =						18,291
Tax Description											
P3-3-1 SEC 3 T53N R34W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC COM @ N 1/4 COR; TH S 89 DEG 45' E ALG N SEC LN 362.08' TO PIN BEING POB; TH S 00 DEG 15' W 278.71' TO PIN; TH S 89 DEG 45' E 297.41; TH N 00 DEG 15' E 278.71'; TH N 89 DEG 45' W 297.41' TO POB. 7.86 AC M/L		X									
Comments/Influences		Topography of Site									
		X									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	9,146	0	9,146			4,678C
		KH 09/08/2010 INSPECTED			2023	8,609	0	8,609			4,456C
		SC 11/04/2010 DATA ENTER			2022	8,609	0	8,609			4,244C
					2021	9,415	0	9,415			4,109C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
18597 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		01/01/2022	2021-999-143	FOUNDATION					
Owner's Name/Address		P.R.E. 100% 02/02/2021											
POVICH TROY C & TINA L PO BOX 164 PAINESDALE MI 49955		MAP #:											
		2024 Est TCV 138,972 TCV/TFA: 137.87											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		1.903 Acres		2,658		100		5,058
					1.90 Total Acres		Total Est. Land Value =						5,058
Tax Description													
P3-3-1G SEC 3 T53N R34W COM AT THE N 1/4 COR OF SD SEC 3, TH S 89 DEG 45' E 362.08' TO POB, TH S 89 DEG 45' E 297.41', TH S 00 DEG 15' W 278.7' TH N 89 DEG 45' W 297.41', TH N 00 DEG 15' E 278.71' M/L TO POB. 2 AC M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric			Land Improvement Cost Estimates							
		X	Gas Curb Street Lights Standard Utilities Underground Utils.										
Comments/Influences		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	2,529	66,957	69,486				54,822C	
		KH	09/08/2010	INSPECTED	2023	2,379	54,434	56,813				52,212C	
		SC	11/04/2010	DATA ENTER	2022	2,379	48,605	50,984				49,726C	
					2021	2,397	45,741	48,138				48,138S	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 80 WGEP (1 Story)		Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1995		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Drywall		No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. Few		X Large Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement											
X Horiz. Slide Casement		Conc. Block Poured Conc. Stone											
X Double Glass Patio Doors		Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				136,451	100,974

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		3,295
Water Well, 50 Feet	1		2,530		1,872
Porches					
WGEP (1 Story)	80		7,435		5,502
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,371	14,335
Fireplaces					
Wood Stove	1		2,103		1,556
Totals:				172,343	127,534

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 130,722

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOUGHEAD FAMILY TRUST	KRAHLING KAROLYNNE & SCIAO	50,000	03/17/2015	WD	03-ARM'S LENGTH	2015/01057	DEED	100.0			
LOUGHEAD MICHAEL J SR & EL	LOUGHEAD FAMILY TRUST	0	03/25/2012	QC	09-FAMILY	2012/01835	DEED	0.0			
		27,452	05/01/2004	WD	03-ARM'S LENGTH	164:894	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18841 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 03/17/2015									
Owner's Name/Address		MAP #:									
KRAHLING KAROLYNNE & SCIACERO SHRIL 18841 CHASSELL-PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 99,184 TCV/TFA: 63.26									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			1.000 Acres		2,800 100	2,800
								1.00 Total Acres		Total Est. Land Value =	2,800
Tax Description											
P3-3-1A SEC 3 T53N R34W A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4SEC 3 T53N R34W D/F, COM AT NE COR OF NE 1/4 OF NE 1/4, TH W 681.30' ALONG N LINE OF NE 1/4 OF NE 1/4 & C/L OF CO RD,TH S 33' TO CO RD R/W & POB, TH W 208.70', TH S 208.70', TH E 208.70', TH N 208.70' TO POB. 1 A.											
Comments/Influences											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 272 Treated Wood 80 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: MANUFACTURED		Drywall Paneled		Plaster Wood T&G									
Yr Built 1996		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1568 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/65/100/50.05

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
Total:				170,100	85,135

Other Additions/Adjustments

Plumbing					
3 Fixture Bath	1	3,778	1,891		
Water/Sewer					
1000 Gal Septic	1	4,453	2,229		
Water Well, 50 Feet	1	2,530	1,266		
Deck					
Treated Wood	272	4,852	2,428		
Treated Wood	80	2,166	1,084		
Totals:			187,879	94,033	

Notes:

ECF (SOUTH OF 283) 1.025 => TCv: 96,384



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
18827 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		POLE BARN		08/20/2018	2018-010-016	FOUNDATION					
Owner's Name/Address		P.R.E. 100% 05/18/1994											
MCCLOSKEY MICHAEL & OLLANKETO PO BOX 422 18827 CHASSELL-PAINESDALE RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 218,075 TCV/TFA: 125.33											
Taxpayer's Name/Address		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
MCCLOSKEY MICHAEL & OLLANKETO PO BOX 422 18827 CHASSELL-PAINESDALE RD CHASSELL MI 49916		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			1.000	Acres	2,800	100		2,800
								1.00	Total Acres			Total Est. Land Value =	2,800
Tax Description		X	Electric		Land Improvement Cost Estimates								
P3-3-1B SEC 3 T53N R34W A PARCEL OF LAND IN THE NE 1/4 OF NE 1/4OF SEC 3 T53N R34W D/F, COM AT NE COR OF NE 1/4 OF NE 1/4, TH W 890' ALONG N LINE OF NE 1/4 OF NE 1/4 & C/L OF CO RD,TH S 33' TO CO RD R/W & POB, TH W 208.71', TH S 208.71', TH E 208.71', TH N 208.71' TO POB. 1 A.		X	Gas		Description				Rate	Size	% Good	Cash Value	
			Curb		Sauna				6,499.14	1	0	6,499	
			Street Lights		Total Estimated Land Improvements				True Cash Value =		6,499		
			Standard Utilities										
			Underground Utils.										
Comments/Influences			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2024	1,400	107,638	109,038			58,119C		
		KH	09/08/2010	INSPECTED	2023	1,250	87,569	88,819			55,352C		
		SC	11/04/2010	DATA ENTER	2022	1,250	80,386	81,636			52,717C		
					2021	1,260	75,629	76,889			51,033C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost				1200	28,332
Totals:				28,332	26,915

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 27,588

Cls C Blt 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		20,000	02/01/2000	WD	03-ARM'S LENGTH	150:21	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
18881 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 12/31/2019 Qual. Fr. PA 42										
Owner's Name/Address		MAP #:										
MANDERFIELD JAMES B & BARBARA MANDERFIELD FAMILY TRUST; LB 41531 HALFMOON BEACH RD CHASSELL MI 49916-9638		2024 Est TCV 73,810 TCV/TFA: 47.01										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
P3-3-1C SEC 3 T53N R34 W					INLAND PROPERTIES		70.900 Acres	1,041	100	73,810		
1 ACRE AND IMPROVEMENTS ON -01 GHOST PARCEL E 1/2 OF THE NE 1/4, SEC 3 T53N R34W EXCEPT THE FOLLOWING 2 PARCELS A. THE W 221.3' OF NE 1/4 OF NE 1/4 AND: B. THE PARCEL D/F: COM @ NE COR OF SEC 3TH W ON THE N LINE 681.30': TH S 33'TO SR/W COUNTY RD P 540 & POB; TH W 417.41'; TH S 208.71'; TH E 417.41'; TH N 208.71'M/L TO POB					70.90 Total Acres		Total Est. Land Value =			73,810		
Comments/Influences												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	36,905	0	36,905				33,805C
		KH	09/07/2010	INSPECTED	2023	32,196	0	32,196				32,196S
		SC	11/04/2010	DATA ENTER	2022	32,196	0	32,196				32,196S
					2021	32,196	0	32,196				32,196S
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 2005		Remodeled 0		Ex Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/0/100/0

Functional Depreciation because of: QF GHOST -01

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener	1	535			0
Base Cost	1200	41,712			0
Totals:	42,247				0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Cls C Blt 2005

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 112 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 2019		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 900 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family CAMP

(11) Heating System: Forced Air w/ Ducts

Ground Area = 900 SF Floor Area = 1350 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/0/100/0

Functional Depreciation because of: QF GHOST -01

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
Total:				155,189	0

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,761		0
Water Well, 100 Feet	1		5,684		0
Porches					
WCP (1 Story)	112		5,108		0
Totals:			170,742		0

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 0

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Electric (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G												
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Fair		Ex X Ord		Min												
Room List		Size of Closets		Lg X Ord		Small										
Basement 1st Floor 2nd Floor Bedrooms		Doors: Solid X H.C.		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 3 Single Family CAMP (11) Heating System: Forced Air w/ Ducts Ground Area = 220 SF Floor Area = 220 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/0/100/0 Functional Depreciation because of: QF GHOST -01 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 220 Total: 22,886 0 Other Additions/Adjustments Totals: 22,886 0 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 0													Class: CD Effec. Age: 32 Floor Area: 220 Total Base New : 22,886 E.C.F. Total Depr Cost: 0 X 1.025 Estimated T.C.V: 0		Cls CD Blt 0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		20,000	02/01/2000	WD	03-ARM'S LENGTH	150:21	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
18881 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/05/2017		2017-010-017		FOUNDATION					
		P.R.E. 0%		STORAGE		06/16/2005		05-125		FOUNDATION					
Owner's Name/Address		MAP #:													
MANDERFIELD JAMES B & BARBARA MANDERFIELD FAMILY TRUST; LB 41531 HALFMOON BEACH RD CHASSELL MI 49916-9638		2024 Est TCV 166,220 TCV/TFA: 184.69													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
					INLAND PROPERTIES						1.000 Acres	2,800	100	2,800	
					1.00 Total Acres						Total Est. Land Value =		2,800		
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
P3-3-1C SEC 3 T53N R34 W GHOST PARCEL REMAINDER IN QF FOR BUILDING AND 1 ACRE E 1/2 OF THE NE 1/4, SEC 3 T53N R34W EXCEPT THE FOLLOWING 2 PARCELS A. THE W 221.3' OF NE 1/4 OF NE 1/4 AND: B. THE PARCEL D/F: COM @ NE COR OF SEC 3TH W ON THE N LINE 681.30': TH S 33'TO SR/W COUNTY RD P 540 & POB; TH W 417.41'; TH S 208.71'; TH E 417.41'; TH N 208.71'M/L TO POB						Description						Rate	Size % Good	Cash Value	
						Wood Frame						24.14	200 64	3,090	
						Total Estimated Land Improvements						True Cash Value =		3,090	
Comments/Influences		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
						2024	1,400	81,710	83,110			36,133C			
						2023	1,250	66,185	67,435			34,413C			
						2022	1,250	60,767	62,017			32,775C			
						2021	1,260	57,176	58,436			31,728C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		KH	09/07/2010 INSPECTED			2023	1,250	66,185	67,435			34,413C			
		SC	11/04/2010 DATA ENTER			2022	1,250	60,767	62,017			32,775C			
						2021	1,260	57,176	58,436			31,728C			



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Town Home												
	Duplex												
	A-Frame												
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 42,247 Total Depr Cost: 37,178 Estimated T.C.V: 38,107	E.C.F. X 1.025	Bsmnt Garage:					
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G	X No Heating/Cooling								
Yr Built 2005		Remodeled 0	Ex	Ord					Min				
Condition: Good		Size of Closets		Lg					Ord	Small			
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace		Total Base New : 42,247 Total Depr Cost: 37,178 Estimated T.C.V: 38,107		E.C.F. X 1.025		Bsmnt Garage:		
	Basement	(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family CAMP (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 471 Base Cost 1200 41,712 36,707 Totals: 42,247 37,178  Notes: ECF (SOUTH OF 283) 1.025 => TCv: 38,107		Cls C Blt 2005					
	1st Floor	Kitchen:		0 Amps Service									
2nd Floor	Other:		No./Qual. of Fixtures										
Bedrooms	Other:		Ex. Ord. Min										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many Ave. Few							
	Wood/Shingle			(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
	Aluminum/Vinyl												
Brick	Insulation	(7) Excavation		(14) Water/Sewer									
(2) Windows		(8) Basement		Public Water									
Many	Large	Basement: 0 S.F.		Public Sewer									
Avg.	Avg.	Crawl: 0 S.F.		Water Well									
Few	Small	Slab: 0 S.F.		1000 Gal Septic									
		Height to Joists: 0.0		2000 Gal Septic									
Wood Sash	(9) Basement Finish												
	Metal Sash												
	Vinyl Sash												
	Double Hung												
Horiz. Slide		Conc. Block											
Casement		Poured Conc.											
Double Glass		Stone											
Patio Doors		Treated Wood											
Storms & Screens		Concrete Floor											
(3) Roof		(10) Floor Support											
X	Gable	Recreation SF											
	Hip	Living SF											
	Mansard	Walkout Doors (B)											
	Flat	No Floor SF											
Asphalt Shingle		Walkout Doors (A)											
Chimney:		Joists:											
		Unsupported Len:											
		Cntr.Sup:											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 112 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 2019		Remodeled 0		Ex Ord Min									
Condition: Good		Size of Closets		Lg Ord Small									
Room List		Doors: Solid H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 2 Single Family CAMP Cls C Blt 2019 (11) Heating System: Space Heater Ground Area = 600 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 600 Total: 107,378 104,156 Other Additions/Adjustments Water/Sewer 1 4,761 4,618 1000 Gal Septic 1 5,684 5,513 Porches 112 5,108 4,955 WCP (1 Story) Totals: 122,931 119,242 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 122,223													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ROBILLARD RONALD W & YVONN	ROBILLARD RONALD W & YVONN	1	02/06/2007	QC	21-NOT USED/OTHER	2007/01220	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
18771 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
ROBILLARD RONALD W & YVONNE M 18771 CHASSELL-PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 170,276 TCV/TFA: 130.58												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES									30,880
					16.10 Total Acres									30,880
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: Asphalt Paving				3.04	2100	70	4,469		
					Total Estimated Land Improvements True Cash Value =									4,469

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X		Gas Wood		Oil Coal		X		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 180		Type Treated Wood		Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X Wood Frame				(4) Interior				X																																							
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G		Trim & Decoration				Size of Closets				Lg				X		Ord		Min																							
				Yr Built 1980																Remodeled 0				Ex						X				Ord								Min					
				Condition: Good																																											
Room List				Doors:								Solid				X				H.C.																											
Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric																																			
				Kitchen: Other: Other:								0 Amps Service																																			
(1) Exterior				(6) Ceilings								No./Qual. of Fixtures																																			
X Wood/Shingle Aluminum/Vinyl Brick												Ex.				X		Ord.				Min																									
Insulation												Many				X		Ave.				Few																									
(2) Windows				(7) Excavation								(13) Plumbing																																			
Many				Large				Basement: 0 S.F.				1				Average Fixture(s)																															
X Avg.				X Avg.				Crawl: 1304 S.F.				2				3 Fixture Bath																															
Few				Small				Slab: 0 S.F.				Softener, Auto				Softener, Manual																															
X Wood Sash Metal Sash Vinyl Sash								Height to Joists: 0.0								(14) Water/Sewer																															
X Double Hung Horiz. Slide Casement Double Glass Patio Doors				(8) Basement								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
X Storms & Screens				(9) Basement Finish																																											
(3) Roof				Recreation SF																																											
X Gable Hip Flat				Gambrel Mansard Shed				Living SF				Walkout Doors (B)				No Floor SF				Walkout Doors (A)																											
X Asphalt Shingle				(10) Floor Support																																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																																											

Cost Est. for Res. Bldg: 1 Single Family RANCH																Cls		C		Blt 1980	
(11) Heating System: Electric Baseboard																					
Ground Area = 1304 SF Floor Area = 1304 SF.																					
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																					
Building Areas																					
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost											
1 Story		Siding		Crawl Space		984															
1 Story		Siding		Crawl Space		320															
Total:								164,504				106,926									
Other Additions/Adjustments																					
Water/Sewer																					
1000 Gal Septic						1		4,761		3,095											
Water Well, 50 Feet						1		2,629		1,709											
Deck																					
Treated Wood						180		3,778		2,456											
Garages																					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																					
Base Cost						720		28,404		18,463											
Common Wall: 1 Wall						1		-2,628		-1,708											
Door Opener						2		1,070		695											
Totals:								202,518		131,636											
Notes:																					
ECF (SOUTH OF 283) 1.025 => TCV:																				134,927	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1995 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE			Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0			Ex	X	Ord		Min					
Condition: Poor		Trim & Decoration			Size of Closets									
Room List			Lg		Ord	X	Small							
	Basement 4 1st Floor 1 2nd Floor 2 Bedrooms		Doors:		Solid	X	H.C.							
	(1) Exterior		(5) Floors		(12) Electric									
	X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Hardwood Other: Other:		100 Amps Service									
	Insulation		(6) Ceilings		No./Qual. of Fixtures									
	(2) Windows		(7) Excavation		Ex.		X	Ord.		Min				
	X Many Avg. Few		Basement: 600 S.F. Crawl: 420 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many	X	Ave.		Few		
	X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing			Average Fixture(s)						
	X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	(3) Roof		(9) Basement Finish		(14) Water/Sewer									
	X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

  

Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls CD		Blt 0	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1020 SF Floor Area = 1170 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/75/100/33.75							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space	420				
1.25 Story	Siding	Basement	600				
Total:				139,863	47,204		
Other Additions/Adjustments							
Water/Sewer							
1000 Gal Septic		1	4,453	1,503			
Water Well, 50 Feet		1	2,530	854			
Porches							
WGEF (1 Story)		66	6,562	2,215			
Garages							
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		672	24,279	8,194			
Door Opener		1	475	160			
Totals:			178,162	60,130			
Notes:							
ECF (SOUTH OF 283) 1.025 => TCV: 61,633							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Barn - General Purpose			
Year Built	1900				
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Average	Low Cost			
# of Walls, Perimeter	4 Wall, 108	4 Wall, 108			
Height	10	12			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	24 x 30 = 720	(L or Odd Shaped) 608			
Cost New	\$ 27,554	\$ 18,641			
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0			
Depreciated Cost	\$ 8,266	\$ 5,592			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	30	30			
Est. True Cash Value	\$ 8,473	\$ 5,732			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14205 / All Cards: 14205					

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
				16,500	03/01/2000	WD	03-ARM'S LENGTH	150:130	DEED	0.0			
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
CHASSELL-PAINESDALE RD				School: HOUGHTON-PORTAGE TWP SCHOOLS									
				P.R.E. 100% 12/11/2019 Qual. Fr. PA 42									
Owner's Name/Address				MAP #:									
MANDERFIELD JAMES B & BARBARA MANDERFIELD FAMILY TRUST; LB 41531 HALFMOON BEACH RD CHASSELL MI 49916-9638				2024 Est TCV 48,000									
				Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
				Public Improvements		* Factors *							
Tax Description				Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-3-2 SEC 3 T53N R34W SW 1/4 OF FRL NE 1/4. 40 A.				Gravel Road		INLAND PROPERTIES		40.000 Acres		1,200	100		48,000
Comments/Influences				Paved Road				40.00	Total Acres	Total Est. Land Value =			48,000
				Storm Sewer									
				Sidewalk									
				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				Standard Utilities									
				Underground Utils.									
				Topography of Site									
				Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
				Who	When	What	2024	24,000	0	24,000			13,724C
				KH	09/07/2010	INSPECTED	2023	20,000	0	20,000			13,071C
				SC	11/04/2010	DATA ENTER	2022	20,000	0	20,000			12,449C
							2021	20,000	0	20,000			12,052C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status			
18471 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 09/14/2016													
Owner's Name/Address		MAP #:													
HARRY RICHARD HENRY & HEATHER L 18471 CHASSELL-PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 102,682 TCV/TFA: 80.53													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements				* Factors *									
Tax Description							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-3-4 SEC 3 T53N R34W							INLAND PROPERTIES			10.000	Acres	2,200	100		22,000
N 1/2 OF FRL E 1/2 OF FRL NW 1/4 EXCEPT W 990' OF E 1/2 OF NW 1/4										10.00	Total Acres	Total Est. Land Value =			22,000
10 ACRES															
Comments/Influences															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MATTSON WILBERT INC 18906 SUPERIOR LOC HOUGHTON MI 49931		2024 Est TCV 22,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			10.000	Acres	2,200 100	22,000
							10.00	Total Acres		Total Est. Land Value =	22,000
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P3-3-4B											
SEC 3 T53N R34W											
S 1/2 OF THE E 1/2 OF NW 1/4											
EXCEPT THE W 990' OF THE E 1/2 OF NW 1/4 10 ACRES											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	11,000	0	11,000			4,046C
		KH	09/07/2010	INSPECTED	2023	10,000	0	10,000			3,854C
		SC	11/04/2010	DATA ENTER	2022	10,000	0	10,000			3,671C
					2021	10,905	0	10,905			3,554C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
UBBELOHDE ROBERT A & SUSAN	TUOMI GERALD W	260,000		03/07/2006	WD	03-ARM'S LENGTH		168/1160	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
18309 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE				12/11/2012	12-272	COMPLETE	
		P.R.E. 100% 10/29/2015										
Owner's Name/Address		MAP #:										
TUOMI GERALD WILLIAM 16404 BRANDT ST ROMULUS MI 48174		2024 Est TCV 392,425 TCV/TFA: 185.81										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
TUOMI GERALD WILLIAM SNOWBIRD PO BOX 434 CHASSELL MI 49916		X			Dirt Road							127,770
					Gravel Road							127,770
					Paved Road							
					Storm Sewer							
					Sidewalk							
					X	Water						
					Sewer							
					Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough		X	Insulation		0	Front Overhang		0	Other Overhang		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 695 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
				X			Drywall			Plaster			Wood T&G																				
				(4) Interior				Trim & Decoration																									
				Ex			X	Ord			Min																						
Yr Built 1978		Remodeled 0		Size of Closets				Doors:				X	Solid	X	H.C.	Central Air Wood Furnace				Class: C Effec. Age: 34 Floor Area: 2,112 Total Base New : 358,171 Total Depr Cost: 236,396 Estimated T.C.V: 242,306				E.C.F. X 1.025				Bsmnt Garage:					
Condition: Good				Lg				X	Ord		Small																						
Room List				Doors:					Solid	X	H.C.	(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C				Blt 1978									
2 Basement 6 1st Floor 2nd Floor 4 Bedrooms				(5) Floors				Kitchen: Linoleum Other: Carpeted Other:				220 Amps Service				(11) Heating System: Electric Baseboard																	
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				No./Qual. of Fixtures				Ground Area = 2112 SF Floor Area = 2112 SF.																	
X	Wood/Shingle Aluminum/Vinyl Brick			X		Drywall						Many				X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66													
				(13) Plumbing				Average Fixture(s)				Stories				Exterior		Foundation		Size		Cost New		Depr. Cost									
X Insulation				(7) Excavation				2 3 Fixture Bath				1 2 Fixture Bath				1 Story				Siding		Crawl Space		960									
(2) Windows				Basement: 1152 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath				Softener, Auto				1 Story				Siding		Basement		1,152		Total:		270,522		178,547			
X	Many		X	Large		Basement: 1152 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath				Other Additions/Adjustments				Basement Living Area				922		32,353		21,353							
	Avg.			Avg.		Softener, Manual				Softener, Auto				Basement, Outside Entrance, Below Grade				1		2,505		1,653											
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				No Plumbing				3 Fixture Bath				Plumbing				3 Fixture Bath				1		4,547		3,001					
				Conc. Block				Extra Toilet				2 Fixture Bath				Water/Sewer				2 Fixture Bath				1		3,042		2,008					
X	Horiz. Slide			Conc. Block		Separate Shower				1000 Gal Septic				Water Well, 50 Feet				1				4,761		3,142									
				Poured Conc.		Ceramic Tile Floor				Water Well, 50 Feet				1				2,629		1,735													
X	Casement			Stone		Ceramic Tile Wains				Porches				CPP				88		1,821		1,202											
X	Double Glass			Treated Wood		Ceramic Tub Alcove				Deck				Treated Wood				80		2,216		1,463											
X	Patio Doors			X	Concrete Floor		(14) Water/Sewer				Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
X	Storms & Screens			(9) Basement Finish				Public Water				Base Cost				695				27,724		18,298											
(3) Roof				Recreation SF				Public Sewer				Common Wall: 1 Wall				1				-2,628		-1,734											
X	Gable		Gambrel	Living SF		1 Water Well				Door Opener				2				1,070		706													
	Hip			Walkout Doors (B)		1 1000 Gal Septic																											
X	Flat		Mansard	No Floor SF		1 2000 Gal Septic				Built-Ins				Dishwasher				1		762		503											
	Shed			Walkout Doors (A)		Lump Sum Items:				Vent Fan				1				309		204													
Chimney: Block				Joists:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									
				Unsupported Len:																													
				Cntr.Sup:																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Utility Lean-Tos				
Year Built	2012				
Class/Construction	D,Pole				
Quality/Exterior	Good				
# of Walls, Perimeter	4 Wall, 172				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	32 x 54 = 1728				
Cost New	\$ 24,227				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 21,804				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	90				
Est. True Cash Value	\$ 22,349				
Comments:	PERMIT AFTER BUILT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22349 / All Cards: 22349					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ORTWIEN THOMAS	GIRARD JESSE R & CHRISTY I	125,000	05/01/2015	WD	03-ARM'S LENGTH	2015/02792	PROPERTY TRANSFER	100.0		
		1	10/01/2001	WD	03-ARM'S LENGTH	156:258	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
18267 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 03/20/2017								
Owner's Name/Address		MAP #:								
GIRARD JESSE R & CHRISTY L 18267 CHASSELL PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 270,323 TCV/TFA: 180.22								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-3-4A1 SEC 3 T53N R34W PARC IN NE 1/4 OF NW 1/4 COM @ N 1/4 COROF SD SEC 3; TH DUE W ALG N SEC LN 1138.97' WH IS POB; TH DUE S 300' TH DUEW 150'; THE DUE N 300' TO A PIN ON N SECLN; TH DUE E 150' TO POB. 1.03 AC M/L		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer						
Comments/Influences		X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
				Topography of Site						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Who	When	What	2024	1,438	133,724	135,162		102,366C
		KH	09/08/2010	INSPECTED	2023	1,288	108,009	109,297		97,492C
		SC	11/04/2010	DATA ENTER	2022	1,288	99,215	100,503		92,850C
					2021	1,298	93,367	94,665		89,884C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
18023 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SWEETING JAMES D & GAIL A 18023 CHASSELL-PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 205,848 TCV/TFA: 131.95												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
P3-3-5 SEC 3 T53N R34W FRL W 1/2 OF FRL NW 1/4. 79.73 A.		X			Dirt Road									
EXCEPT THAT PART OF THE W 1/2 OF THE NW 1/4 OF SEC 3 T53N R34W; BEG AT THE NE CORNER OF THE W 1/2 OF THE NW 1/4 OF SEC 3; TH SOUTH ALONG THE EAST LINE OF THE W 1/2 OF THE NW 1/4 TO THE SE CORNER OF THE W 1/2 OF THE NW 1/4; TH WEST ALONG THE SOUTH LINE OF THE W 1/2 OF THE NW 1/4 230'; TH NORTH PARALLEL TO THE EAST LINE OF THE W 1/2 OF THE NW 1/4 540'; TH EAST PARALLEL TO THE SOUTH LINE OF THE W 1/2 OF THE NW 1/4 105'; TH NORTH PARALLEL TO THE EAST LINE OF THE W 1/2 OF THE NW 1/4 TO THE NORTH LINE OF THE W 1/2 OF NW 1/4 ; TH EAST ALONG THE NORTH LINE 125' TO THE POB. CONTAINING 8.8 AC M/L (SPLIT TO 010-103-012-00)		X			Gravel Road									
79.73 MINUS 8.8 A = 70.93 ACRES TOTAL		X			Paved Road									
Comments/Influences		X			Storm Sewer									
		X			Sidewalk									
		X			Water									
		X			Sewer									
		X			Electric									
		X			Gas									
		X			Curb									
		X			Street Lights									
		X			Standard Utilities									
		X			Underground Utils.									
		X			Topography of Site									
		X			Level									
		X			Rolling									
		X			Low									
		X			High									
		X			Landscaped									
		X			Swamp									
		X			Wooded									
		X			Pond									
		X			Waterfront									
		X			Ravine									
		X			Wetland									
		X			Flood Plain									
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X			Who	When	What	2024	36,919	66,005	102,924			73,225C
		X			KH	09/08/2010	INSPECTED	2023	32,209	53,558	85,767			69,739C
		X			SC	11/04/2010	DATA ENTER	2022	32,209	49,318	81,527			66,419C
		X						2021	32,209	45,608	77,817			64,298C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family		0	Eavestrough		X	Gas		Oil		Elec.	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:			
	Mobile Home			Insulation			Wood		Coal		Steam		Interior 2 Story						24	WGEP (1 Story)	Car Capacity:
	Town Home			Front Overhang		X	Forced Air w/o Ducts						2nd/Same Stack								
	Duplex		0	Other Overhang			Forced Air w/ Ducts					Two Sided					Exterior:				
	A-Frame						Forced Hot Water					Exterior 1 Story					Brick Ven.:				
X	Wood Frame		(4) Interior				Electric Baseboard					Vent Fan					Stone Ven.:				
Building Style: 2			Drywall		Plaster	Elec. Ceil. Radiant					Unvented Hood			Prefab 1 Story			Foundation:				
			Paneled		Wood T&G															Heat Circulator	
Yr Built 1930			Trim & Decoration			Space Heater					Raised Hearth			Auto. Doors:							
			Ex	X	Ord													Min	Wood Stove		
Condition: Good			Size of Closets			Wall/Floor Furnace					Direct-Vented Gas			Mech. Doors:							
			Lg	X	Ord													Small	No Heating/Cooling		
Room List			Doors:		Solid	X	H.C.	Central Air					Class: CD			Storage Area:					
	Basement		(5) Floors			Wood Furnace					Effec. Age: 39			E.C.F.							
	4 1st Floor		Kitchen:			(12) Electric					Floor Area: 1,560						X 1.025				
	3 2nd Floor										Other:			0 Amps Service						Total Base New : 180,491	
	3 Bedrooms		Other:			No./Qual. of Fixtures													Total Depr Cost: 110,099		
(1) Exterior											(6) Ceilings			Ex. X Ord. Min					Estimated T.C.V: 112,851		
X	Wood/Shingle					No. of Elec. Outlets													Cost Est. for Res. Bldg: 1 Single Family 2		
	Aluminum/Vinyl													Many X Ave. Few					Cls CD		
	Brick					(13) Plumbing													Blt 1930		
	Insulation													Average Fixture(s)					Building Areas		
(2) Windows			(7) Excavation			1 3 Fixture Bath													Stories Exterior Foundation		
X	Many										Basement: 780 S.F.			2 Fixture Bath					Size		
	Avg.	X Avg.	Crawl: 0 S.F.			Softener, Auto													Cost New		
	Few	Small									Slab: 0 S.F.			Softener, Manual					Depr. Cost		
			Height to Joists: 0.0			Solar Water Heat													Total:		
											(8) Basement			No Plumbing					171,399 104,554		
X	Wood Sash		Conc. Block			Extra Toilet													Other Additions/Adjustments		
	Metal Sash										Poured Conc.			Extra Sink							
X	Vinyl Sash		Stone			Separate Shower													1000 Gal Septic		
	Double Hung										Treated Wood			Ceramic Tile Floor							
X	Horiz. Slide		Concrete Floor			Ceramic Tile Wains													Water Well, 50 Feet		
	Casement										(9) Basement Finish			Ceramic Tub Alcove							
	Double Glass					Vent Fan													WGEP (1 Story)		
X	Patio Doors																				
	Storms & Screens																		780		
(3) Roof											(10) Floor Support			(14) Water/Sewer							
	Gable	X Gambrel	Recreation SF			Public Water													24		
	Hip	Mansard									Living SF			Public Sewer							
	Flat	Shed	Walkout Doors (B)			Water Well													180,491		
X	Asphalt Shingle										No Floor SF			1000 Gal Septic							
			Walkout Doors (A)			2000 Gal Septic													110,099		
Chimney: Brick											Joists:			Lump Sum Items:							
			Unsupported Len:																ECF (SOUTH OF 283) 1.025 => TCV: 112,851		
											Cntr.Sup:										

Building Type	Barn - General Purpose				
Year Built	1930				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 120				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 36 = 864				
Cost New	\$ 32,228				
Phy./Func./Econ. %Good	58/100/100 58.0				
Depreciated Cost	\$ 18,692				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	58				
Est. True Cash Value	\$ 19,160				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 19160 / All Cards: 19160					

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
				1,000	08/01/2002	WD	03-ARM'S LENGTH			158:671	DEED	0.0			
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)			Date	Number	Status		
CHASSELL-PAINESDALE RD				School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address				P.R.E. 0%											
MANDERFIELD JAMES B & BARBARA MANDERFIELD FAMILY TRUST; LB 41531 HALFMOON BEACH RD CHASSELL MI 49916-9638				MAP #:											
				2024 Est TCV 24,000											
				Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
				Public Improvements			* Factors *								
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
							OFF ROAD 80			20.000	Acres	1,200	100		24,000
										20.00	Total Acres	Total Est. Land Value =			24,000
Tax Description				Topography of Site											
P3-3-6 SEC 3 T53N R34W E 1/2 OF FRL SW 1/4, EXCEPT W 990' OF E 1/2 OF SW 1/4. 20 A.															
Comments/Influences															
				Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				Rolling											
				Low											
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
				Who	When	What	2024	12,000	0	12,000			1,955C		
				KH	09/07/2010	INSPECTED	2023	14,000	0	14,000			1,862C		
				SC	11/04/2010	DATA ENTER	2022	14,000	0	14,000	14,000M		1,774C		
							2021	15,000	0	15,000	15,000M		1,718C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
SWEETING JAMES D & GAIL A	TUOMI GERALD WILLIAM	90,000		05/02/2012	WD	03-ARM'S LENGTH		2012/02465	DEED	100.0					
		35,000		01/01/2000	WD	03-ARM'S LENGTH		149:674	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 11/29/2015													
Owner's Name/Address		MAP #:													
TUOMI GERALD WILLIAM 16404 BRANDT ST ROMULUS MI 48174		2024 Est TCV 82,000													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SNOWBIRD					INLAND PROPERTIES					80.000	Acres	1,025	100		82,000
								80.00	Total Acres	Total Est. Land Value =			82,000		
Tax Description															
P3-3-7 SEC 3 T53N R34W W 1/2 OF SW 1/4. 80 A.															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	41,000	0	41,000			38,010C				
		KH	09/07/2010	INSPECTED	2023	36,200	0	36,200			36,200S				
		SC	11/04/2010	DATA ENTER	2022	36,200	0	36,200			36,200S				
					2021	36,200	0	36,200			36,200S				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
EVANS TERRY E & CHRISTINE L EVANS JASON, AMN, DLO; LB 1417 14TH ST LAKE LINDEN MI 49945		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-3-8				STANDARD 20+			80.000	Acres	1,078	100		86,200
SEC 3 T53N R34W												
N 1/2 OF SE 1/4. 80 A COMMERCIAL FOREST RESERVE.												
Comments/Influences				80.00 Total Acres      Total Est. Land Value =      86,200								
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	0	0	0			0	
		KH	09/07/2010	INSPECTED	2023	0	0	0			0	
		SC	11/04/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	

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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
				4,840	08/01/2004	WD	03-ARM'S LENGTH			166:28	DEED	0.0				
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status			
Owner's Name/Address				School: HOUGHTON-PORTAGE TWP SCHOOLS												
				P.R.E. 0%												
				MAP #:												
MARQUARDT MICHAEL M 420 ELM TREE LN VERNON HILLS IL 60061-1806				2024 Est TCV 48,560												
				Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
				Public Improvements			* Factors *									
				Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
							STANDARD 20+			40.000 Acres			1,214	100	48,560	
							40.00 Total Acres			Total Est. Land Value =			48,560			
				Topography of Site												
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
2024	24,280	0	24,280						4,366C							
2023	23,800	0	23,800						4,159C							
2022	23,500	0	23,500						3,961C							
2021	24,000	0	24,000						3,835C							
Who				When	What	2024	24,280	0	24,280			4,366C				
KH				09/07/2010	INSPECTED	2023	23,800	0	23,800			4,159C				
SC				11/04/2010	DATA ENTER	2022	23,500	0	23,500			3,961C				
						2021	24,000	0	24,000			3,835C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
EVANS TERRY E & CHRISTINE L EVANS JASON, AMN, DLO; LB 1417 14TH ST LAKE LINDEN MI 49945		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-3-10 SEC 3 T53N R34W SE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			2,911C			
		KH	09/07/2010	INSPECTED	2023	20,000	0	20,000			2,773C			
		SC	11/04/2010	DATA ENTER	2022	20,000	0	20,000			2,641C			
					2021	20,000	0	20,000			2,557C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MONETTE SCOTT R & LYNETTE	BOSWELL KAYE	262,000	10/14/2022	WD	03-ARM'S LENGTH	2022/05525	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18665 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		08/29/2022		2022-999-047		FOUNDATION	
		P.R.E. 100% 10/26/2022									
Owner's Name/Address		MAP #:									
BOSWELL KAYE		2024 Est TCV 214,434 TCV/TFA: 109.41									
18665 CHASSELL-PAINESDALE RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value	
				INLAND PROPERTIES		4.020 Acres		2,499 100		10,045	
				4.02 Total Acres		Total Est. Land Value =		10,045			
Tax Description		X	Dirt Road		Land Improvement Cost Estimates						
SEC 3 T53N R34W PART OF THE W 1/2 OF E			Gravel Road								
1/2 OF NW 1/4 OF NE 1/4 D/F:		X	Paved Road		Description Rate Size % Good Cash Value						
COM AT THE N 1/4 CORNER OF SEC 3; TH ALG			Storm Sewer								
THE N SECTION LINE S88*36'43"E 725.50' TO		X	Sidewalk		Wood Frame Total Estimated Land Improvements True Cash Value = 6,659						
POB;			Water								
TH S00*33'18"W 664.47';		X	Sewer		Total Estimated Land Improvements True Cash Value = 6,659						
TH S88*35'53"E 263.91';			Electric								
TH N00*32'58"E 664.52';		X	Gas		Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value						
TH N88*36'26"W 263.85' TO POB			Curb								
FOR 2023 010-103-008-00 SPLIT INTO		X	Street Lights								
010-103-102-16 AND 010-103-102-63			Standard Utilities								
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
		X	Low								
			High								
		X	Landscaped								
			Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain								
		Who	When	What	2024	5,023	102,194	107,217			93,804C
		KH	09/08/2010	INSPECTED	2023	4,922	84,416	89,338			89,338S
		SC	11/04/2010	DATA ENTER	2022	0	0	0			0
					2021	0	0	0			0
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					Class: Excellent Effec. Age: 17 Floor Area: Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730				E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:									
Building Style: MANUFACTURED		X	Drywall Paneled													Plaster Wood T&G	Trim & Decoration							
Yr Built 2000	Remodeled R3000	Ex	X													Ord	Min	Size of Closets						
Condition: Good		Lg	X													Ord	Small	Doors: Solid X H.C.						
Room List		(5) Floors														(12) Electric			Central Air Wood Furnace		Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730		Bsmnt Garage:	
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Linoleum Other: Carpeted Other:														100 Amps Service			Wood Furnace		E.C.F. X 1.025		Carport Area: Roof:	
(1) Exterior																No./Qual. of Fixtures					Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings														Ex. X Ord. Min			No. of Elec. Outlets		Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730			
Insulation		X	Drywall													Many X Ave. Few			(13) Plumbing		Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730			
(2) Windows		(7) Excavation						Average Fixture(s)					Total Base New : 275,583 Total Depr Cost: 192,907 Estimated T.C.V: 197,730											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 251,036 175,724														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Total: 251,036 175,724														
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 251,036 175,724														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Total: 251,036 175,724			Total: 251,036 175,724													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Total: 251,036 175,724		Total: 251,036 175,724												

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Excellent Blt 2000

(11) Heating System: Wall Furnace

Ground Area = 1960 SF Floor Area = 1960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1960		
Basement	Block, 6"		1960		
			Total:	251,036	175,724
Other Additions/Adjustments					
Basement, Outside Entrance, Above Grade			2	5,968	4,178
Water/Sewer					
1000 Gal Septic			1	6,586	4,610
Water Well, 50 Feet			1	3,220	2,254
Fireplaces					
Interior 1 Story			1	8,773	6,141
Totals:				275,583	192,907
Notes:					
			ECF (SOUTH OF 283) 1.025 =>	TCV:	197,730

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18633 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/16/2024		2023-031-281		FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
MONETTE SCOTT R & LYNETTE C PO BOX 338 SOUTH RANGE MI 49963		MAP #:									
		2024 Est TCV 83,582 TCV/TFA: 74.10									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES						14,616
					6.04 Total Acres						14,616
					Total Est. Land Value =						14,616
Tax Description											
SEC 3 T53N R34W PART OF THE W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 D/F: COM AT THE N 1/4 CORNER OF SEC 3; TH ALG THE N SECTION LINE S88*36'43"E 659.50' TO POB; TH S00*33'18"W 1328.94; TH S88*35'19"E 329.98'; TH N 00*32"58"E 664.52'; TH N 88*35'53"W 263.91'; TH N 00*33'18"E 664.47'; TH N88*36'26"W 66.00' TO POB FOR 2023 010-103-008-00 SPLIT INTO 010-103-102-16 AND 010-103-102-63 REMAINING SPLIT GO TO THIS PARCEL											
Comments/Influences											

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type 98 WCP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame				(4) Interior				X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																					
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G																					
Yr Built 2023		Remodeled 0		Ex				X		Ord				Min															
Condition: Average Part. Construct.: 40%				Lg				X		Ord				Small															
Room List				Doors:						Solid		X		H.C.															
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors																									
(1) Exterior				Kitchen: Other: Other:																									
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																									
Insulation																													
(2) Windows				(7) Excavation																									
X	Many Avg.		X		Large Avg.		Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																						
	Few		Small																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																									
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																									
(3) Roof				(9) Basement Finish																									
X	Gable Hip Flat		X		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																						
X Asphalt Shingle				(10) Floor Support																									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
QUINLAN MARY PACHMAYER	MANNINEN EDWARD A	230,000	09/10/2009	WD	03-ARM'S LENGTH	2009/05590	DEED	100.0		
		1	07/01/2000	WD	03-ARM'S LENGTH	151:477	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
17857 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 09/11/2017								
Owner's Name/Address		MAP #:								
MANNINEN EDWARD JR & ALYSSA ETAL STEN DONNA PO BOX 292 CHASSELL MI 49916		2024 Est TCV 354,500 TCV/TFA: 187.76								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				INLAND PROPERTIES		63.810 Acres		1,057	100	67,429
						63.81 Total Acres		Total Est. Land Value =		67,429
Tax Description		X	Dirt Road		Land Improvement Cost Estimates					
P3-4-1 SEC 4 T53N R34W			Gravel Road							
FRL NE 1/4 OF NE 1/4			Paved Road							
& SE 1/4 OF NE 1/4			Storm Sewer							
EXC COM @ NE COR OF SEC 4; TH S 1770'; TH W 435'; TH N 620'; THE E 253'; TH N 1150'; TH E 182' TO POB.		X	Sidewalk		Description					
ALSO EXC COM @ NE COR; TH W 182'; TH S 750' TO POB; TH W 256'; TH S 1379'; TH E 438'; TH N 359'; TH W 435'; TH N 620'; TH E 253'; TH N 400' TO POB. 63.01 AC M/L			Water							
			Sewer							
			Wood Frame							
		X	Electric		22.09		450		46	4,573
			Gas		Total Estimated Land Improvements		True Cash Value =		7,764	
			Curb							
			Street Lights							
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	33,715	143,535	177,250		124,506C
		LP	11/06/2009	INSPECTED	2023	29,077	117,016	146,093		118,578C
		KH	09/07/2010	INSPECTED	2022	29,077	107,554	136,631		112,932C
		SC	11/04/2010	DATA ENTER	2021	29,077	82,945	112,022		109,325C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 48		Type WGEF (1 Story)		Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame			(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 31 Floor Area: 1,888 Total Base New : 365,053 Total Depr Cost: 251,885 Estimated T.C.V: 258,182				E.C.F. X 1.025		Bsmnt Garage:															
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1888 SF Floor Area = 1888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Basement 1 Story Siding Slab Total: 253,412 174,854  Other Additions/Adjustments Basement Living Area 864 30,318 20,919 Water/Sewer 1000 Gal Septic 1 4,761 3,285 2000 Gal Septic 1 9,461 6,528 Porches WGEF (1 Story) 48 5,819 4,015 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,807 15,047 Common Wall: 1 Wall 1 -2,172 -1,499 Door Opener 1 535 369 Class: CD Exterior: Pole (Unfinished) Base Cost 720 17,086 11,789 No Concrete Floor 720 -4,306 -2,971 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,332 19,549 Totals: 365,053 251,885				Roof:																			
Yr Built 1976	Remodeled 0			Size of Closets	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Notes: SPLIT LEVEL  ECF (SOUTH OF 283) 1.025 => TCV: 258,182									
Condition: Very Good				Doors: Solid X H.C.				(5) Floors				(12) Electric																							
Room List				(5) Floors				Kitchen: Tile Other: Hardwood Other:				200 Amps Service				No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic				Notes: SPLIT LEVEL  ECF (SOUTH OF 283) 1.025 => TCV: 258,182			
2 Basement 2 1st Floor 4 2nd Floor 3 Bedrooms				(6) Ceilings				X Drywall																											
(1) Exterior																																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X	Drywall																										
Insulation				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
(2) Windows				Basement: 1664 S.F. Crawl: 0 S.F. Slab: 224 S.F. Height to Joists: 0.0																															
X	Many Avg.		X	Large Avg.		Basement: 1664 S.F. Crawl: 0 S.F. Slab: 224 S.F. Height to Joists: 0.0																													
	Few			Small																															
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																															
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone																															
X	Double Glass Patio Doors			Treated Wood Concrete Floor																															
X	Storms & Screens			(9) Basement Finish																															
(3) Roof				864 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support																															
Asphalt Shingle				Joists:																															
X	Metal			Unsupported Len:																															
Chimney: Brick				Cntr.Sup:																															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Farm Utility Buildings				
Year Built	1980				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 188				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	36 x 58 = 2088				
Cost New	\$ 33,241				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 20,609				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	62				
Est. True Cash Value	\$ 21,125				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21125 / All Cards: 21125					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		5,000	07/01/2000	WD	03-ARM'S LENGTH	151:681	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
18023 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 06/26/2001								
Owner's Name/Address		MAP #:								
SWEETING JAMES D & GAIL A		2024 Est TCV 31,264								
18023 CHASSELL-PAINESDALE RD		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			16.580 Acres	1,886 100	31,264
						16.58	Total Acres	Total Est. Land Value =		31,264
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
P6-4-1A SEC 4 T53N R34W PRT OF E 1/2 OF NE 1/4; COM @ NE 1/4 CORTH S 2129'; TH W 438'; TH N 1379'; TH E 256'; TH N 750'; TH E 182' TO POB. EXC COM @ NE 1/4 COR; TH W 160'; TH S 112'; TH E 160'; TH N 112' TO POB. 16.58 A M/L										
Comments/Influences										



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
17999 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		05/24/1991	91-238	FOUNDATION						
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
TAURIAINEN DONALD J JR 17999 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 86,744 TCV/TFA: 86.06												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-4-2 SEC 4 T53N R34W COM AT NE COR OF SEC 4, TH W 160' TH S 112' TH E 160' TH N 112' TO POB. .50 A.					INLAND PROPERTIES			0.411 Acres			2,800	100		1,151
Comments/Influences					0.41 Total Acres			Total Est. Land Value =			1,151			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	576	42,796	43,372				31,767C		
		KH	09/07/2010	INSPECTED	2023	514	34,743	35,257				30,255C		
		SC	11/04/2010	DATA ENTER	2022	514	31,919	32,433				28,815C		
					2021	518	30,033	30,551				27,895C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 72 WGEP (1 Story) 126 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 39 Floor Area: 1,008 Total Base New : 136,893 Total Depr Cost: 83,505 Estimated T.C.V: 85,593		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2		Trim & Decoration		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1 1/2		Cls D		Blt 1920			
Yr Built 1920		Remodeled 0		Ex X Ord Min		No./Qual. of Fixtures		(11) Heating System: Forced Air w/ Ducts		Ground Area = 672 SF		Floor Area = 1008 SF.	
Condition: Fair		Size of Closets		Lg X Ord Small		Ex. X Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61		Building Areas			
Room List		Doors: Solid X H.C.		(5) Floors		No. of Elec. Outlets		Stories Exterior Foundation		Size		Cost New Depr. Cost	
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		Many X Ave. Few		1.5 Story Siding Basement		672			
(1) Exterior		Insulation		(7) Excavation		(13) Plumbing		Other Additions/Adjustments		Total:		110,455 67,378	
(2) Windows		Many Avg. X Avg. Large Small		Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		1 4,172 2,545	
X Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WGEP (1 Story) WGEP (1 Story)		72 6,387 3,896 126 9,261 5,649	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		Lump Sum Items:		Built-Ins		Sauna		1 4,173 2,546	
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support				Notes:		Totals:		136,893 83,505	
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:						ECF (SOUTH OF 283) 1.025 => TCV:				85,593	
Chimney: Brick													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SCHERR DUSTIN & LAUREN	JARVI MICKEY & GINA	211,000	08/12/2019	WD	03-ARM'S LENGTH	2019/04158	PROPERTY TRANSFER	100.0							
DAVIS GREGORY & WENDY	SCHERR DUSTIN & LAUREN	172,500	09/20/2014	WD	03-ARM'S LENGTH	2014/04986	DEED	100.0							
TEPSA ERNIE R & COLLINS-TE	DAVIS GREGORY & WENDY	142,000	09/02/2011	WD	03-ARM'S LENGTH	2011/04408	DEED	100.0							
RIMPELA PAUL & SHIRLEY	TEPSA ERNIE R & DEDE M COI	134,000	02/11/2009	WD	03-ARM'S LENGTH	2009/00688	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
41816 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						06/20/2020	2020-010-312	FOUNDATION					
		P.R.E. 100% 08/19/2019													
Owner's Name/Address		MAP #:													
JARVI MICKEY & GINA 41816 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 260,736 TCV/TFA: 102.85													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements				* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
						INLAND PROPERTIES						15.000 Acres	2,000	100	30,000
						15.00 Total Acres						Total Est. Land Value =		30,000	
Tax Description		X	Dirt Road		Land Improvement Cost Estimates										
P3-4-3 SEC 4 T53N R34W W 1/2 OF NW 1/4 OF NE 1/4 EXCEPT COM AT N 1/4 COR, TH E 241.70'; TH E ALG N BDRY OF SEC 980.77'; TH S 01 DEG 45' 15" W CTRLINE OF CO RD P-651 TO S R/W LINE OF SD RD & S 01 DEG 45' 15" W 17'; TH 1820.20' ALG ARC OF 05 DEG 02' 45" CURVE TO LEFT WHOSE LONG CHORD BEARS S 45 DEG 56' 45" W 1628.23' & RAD 1135.43'; TH N 89 DEG 51' 45" W 17' TO E'LY R/W LINE OF CO RD P-651; TH W TO N/S CTRLINE OF SEC 4; TH N ALG N-S CTRLINE TO POB. CONT 5 A M/L. 15 A.			Gravel Road												
			Paved Road												
			Storm Sewer												
		X	Sidewalk		Land Improvement Cost Estimates										
			Water												
			Sewer												
			Electric												
		X	Gas		Description										
			Curb												
			Street Lights												
			Standard Utilities												
		X	Underground Utils.		D/W/P: Asphalt Paving										
Comments/Influences		Topography of Site													
		X	Level		Year										
			Rolling												
			Low												
			High												
		X	Landscaped		Land Value										
			Swamp												
			Wooded												
			Pond												
		X	Waterfront		Building Value										
			Ravine												
			Wetland												
			Flood Plain												
				Assessed Value											
				Board of Review											
				Tribunal/ Other											
				Taxable Value											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	15,000	115,368	130,368			102,635C				
		LP	06/28/2008	INSPECTED	2023	11,250	93,731	104,981			97,748C				
		LP	06/28/2008	DATA ENTER	2022	11,250	86,079	97,329			93,094C				
		KH	09/01/2010	INSPECTED	2021	12,750	80,972	93,722			90,121C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 44 WCP (1 Story) 112 Treated Wood		Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		X Insulation											
		0 Front Overhang 0 Other Overhang											
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 34 Floor Area: 2,535 Total Base New : 336,117 Total Depr Cost: 221,838 Estimated T.C.V: 227,384		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
X Drywall Paneled		Plaster Wood T&G											
Trim & Decoration													
Building Style: CAPE													
Yr Built 1978		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 5 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Vinyl Other: Carpeted Other:		200 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
				1 3 Fixture Bath									
X Many Avg. X Avg. Few Small		Basement: 1560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement													
X Double Glass		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
X Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water

Ground Area = 1560 SF Floor Area = 2535 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	780		
1.25 Story	Siding	Basement	780		
Total:				302,905	199,918

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,761		3,142	
Water Well, 50 Feet	1	2,629		1,735	
Porches					
WCP (1 Story)	44	2,816		1,859	
Deck					
Treated Wood	112	2,735		1,805	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	528	22,899		15,113	
Common Wall: 1 Wall	1	-2,628		-1,734	
Totals:			336,117	221,838	

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 227,384

Building Type	Farm (Sun) Shelter				
Year Built	2020				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 52				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	14 x 12 = 168				
Cost New	\$ 731				
Phy./Func./Econ. %Good	92/100/100 92.0				
Depreciated Cost	\$ 673				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	92				
Est. True Cash Value	\$ 689				
Comments:	CHICKENS				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 689 / All Cards: 689					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930				2024 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					0.00 Total Acres Total Est. Land Value =						0
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P3-4-3A SEC 4 T53N R34W A PARCEL OF LAND IN NW 1/4 OF NE 1/4 OF SEC 4 D/F, COM AT A PT WH IS 241.70' E & 29.90' S OF 1/4 COR AT NW 1/4 COR OF NE 1/4 OF SEC 4, SD PT BEING ON S R/W LINE OF CO RD P651 & POB, TH S 88 DEG 14' 45"E ALONG S R/W LINE OF CO RD P651 980.77' TO A PT 33' S OF C/L OF SD CO RD TH S 1 DEG 45' 15" W 17', TH 1820.20' ALONG THEARC OF A 5 DEG 2' 45" CURVE TO THE LEFT WHOSE LONG CHORD BEARS .CONTINUED.											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930					2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description					STANDARD COMMERCIAL			5.760 Acres			26,998	100	155,510
DESCRIPTION CONTINUATION OF PROPERTY 3110 104 004 00 S 45 DEG 56' 45" W 1628.23' & WHOSE RADIUS IS 1135.43', TH N 89 DEG 51' 45" W 17' TO E'LY R/W LINE OF CO RD P651, TH N 0 DEG 02' 05" W 764.22' ALONG E'LY R/W OF CO RD P651 TO S BDRY OF W MANNINEN PARCEL, TH S 88 DEG 26' 35" E 203.50' ALONG S BDRY OF W MANNINEN PARCEL TO SE COR OF SD PARCEL, TH N 0 DEG 36' 10" E 420.50' ALONG E BDRY LINE OF W MANNINEN PARCEL TO POB SDPOB BEING ON THE S R/W LINE OF CO RD, & 3.1' N'LY OF NE COR OF W MANNINEN PARCEL. 5.76 A.								5.76 Total Acres			Total Est. Land Value =		155,510
Comments/Influences		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
17651 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		12/07/2021	2021-010-154	FOUNDATION					
		P.R.E. 100% 07/18/2016		ALTER		07/27/2016	2016-031-151	COMPLETE					
Owner's Name/Address		MAP #:											
LAMPINEN PAUL & GAYLE TRUST 17651 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 265,075 TCV/TFA: 218.17											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES		38.000 Acres		1,216		100		46,200
					38.00 Total Acres		Total Est. Land Value =						46,200
Tax Description													
P3-4-3B SEC 4 T53N R34W E 1/2 OF NW 1/4 OF NE 1/4 EXCEPT COM AT N 1/4 COR, TH E 241.7', TH S 29.9', TH S 88 DEG 14' 45" E 418.3' TO POB, TH S 88 DEG 14' 45" E 562.47', TH S 1 DEG 45' 15" W 17', TH ALONG AN ARC OF 5 DEG 2' 45" TO THE LEFT TO N AND S C/L OF NW 1/4 OF NE 1/4, TH DUE N TO POB, CONT 2.00 A M/L, PART OF CODE P3-4-3A. ALSO THE E 1/2 OF SW 1/4 OF NE 1/4 20 A 38 ACRES M/L.		X	Dirt Road										
			Gravel Road										
		X	Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
		X	Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences													
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	23,100	109,438	132,538			62,126C		
		KH	09/07/2010	INSPECTED	2023	19,240	89,532	108,772			59,168C		
		SC	11/04/2010	DATA ENTER	2022	19,240	78,323	97,563			51,854C		
					2021	19,240	58,656	77,896			40,299C		



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 152 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water

Ground Area = 972 SF Floor Area = 1215 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	630		
1.25 Story	Siding	Basement	342		
Total:				149,191	76,086

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,453		2,271
Water Well, 50 Feet		1	2,530		1,290
Porches					
WGEP (1 Story)		152	11,245		5,735
Totals:			167,419		85,382

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 87,517

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2021		Remodeled GARA 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener	2			1,070	1,049
Base Cost	1600			37,776	37,020
Totals:				38,846	38,069

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

39,021

Building Type	Barn - General Purpose	Arenas	Equestrian Lean-Tos	Farm Utility Storage Sheds	
Year Built					
Class/Construction	D,Frame	D,Pole	D,Pole	D,Frame	
Quality/Exterior	Low Cost	Average	Cheap	Average	
# of Walls, Perimeter	4 Wall, 220	4 Wall, 350	Lean-To, 48	4 Wall, 62	
Height	14	14	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	30 x 80 = 2400	50 x 125 = 6250	14 x 10 = 140	19 x 12 = 228	
Cost New	\$ 61,896	\$ 135,313	\$ 1,521	\$ 3,503	
Phy./Func./Econ. %Good	35/100/100 35.0	41/100/100 41.0	59/100/100 59.0	20/100/100 20.0	
Depreciated Cost	\$ 21,664	\$ 55,478	\$ 897	\$ 701	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025	X 1.025	X 1.025	X 1.025	
% Good	35	41	59	20	
Est. True Cash Value	\$ 22,205	\$ 56,865	\$ 920	\$ 718	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 80708 / All Cards: 80708					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		28,000	10/01/1995	WD	03-ARM'S LENGTH	133:165	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
41998 SUO LOOP		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 03/20/1998												
Owner's Name/Address		MAP #:												
MANNINEN DAVID A 41998 SUO LOOP CHASSELL MI 49916		2024 Est TCV 109,840 TCV/TFA: 35.90												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
MANNINEN DAVID A C/O SUPERIOR NATIONAL BANK PO BOX 265 BARAGA MI 49908					INLAND PROPERTIES			2.000 Acres			2,650	100	5,300	
					2.00 Total Acres			Total Est. Land Value =			5,300			
Tax Description														
P3-4-4 SEC 4 T53N R34W PART OF NW 1/4 OF NE 1/4 D/F BEG AT CEN OF CO RD AT NW COR OF NW 1/4 OF NE 1/4, TH N 90 DEG E 241.7' TH S 0 DEG 0' E 450.4' TO SE COR, TH S 90 DEG W 241.7', TH N 0 DEG W 450.4' TO POB & CONT ALL HEREIN DESC EXC A STRIP OF LAND 33' WIDE WHICH IS R/W OF CO RD RNG 450.4' ALONG W'LY BDRY & 208.7' ALONG N'LY BDRY OF SD PLAT. 2 A.														
Comments/Influences		Topography of Site												
		X	Level	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	2,650	52,270	54,920			19,008C			
		KH	09/02/2010	INSPECTED	2023	2,500	24,273	26,773			18,103C			
		SC	11/04/2010	DATA ENTER	2022	2,500	22,296	24,796			17,241C			
					2021	2,519	20,982	23,501			16,691C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 192 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1950		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 288 S.F. Crawl: 0 S.F. Slab: 288 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	288		
1.5 Story	Siding	Slab	288		
Total:				104,891	47,201

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,004	
Water Well, 50 Feet	1	2,530		1,138	
Porches					
WGEP (1 Story)	192	13,140		5,913	
Totals:			125,014		56,256

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 57,662

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type 16 CCP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior			Central Air Wood Furnace			Class: CD Effec. Age: 65 Floor Area: 360 Total Base New : 40,352 Total Depr Cost: 12,710 Estimated T.C.V: 13,028			E.C.F. X 1.025			Bsmnt Garage:							
Building Style: COLONIAL		Drywall Paneled			Plaster Wood T&G									Carport Area: Roof:							
Yr Built 1930 USED		Trim & Decoration																			
Remodeled 0		Ex			Ord			Min													
Condition: Poor		Size of Closets																			
		Lg			Ord			Small													
Room List		Doors:			Solid			H.C.													
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric																
		Kitchen:			0 Amps Service																
		Other:			No./Qual. of Fixtures																
		Other:			Ex.			Ord.			Min										
(1) Exterior		(6) Ceilings			No. of Elec. Outlets																
X Wood/Shingle Aluminum/Vinyl Brick  Insulation					Many			Ave.			Few										
					(13) Plumbing																
					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(2) Windows		(7) Excavation																			
Many Avg. Few		Large Avg. Small			Basement: 0 S.F. Crawl: 360 S.F. Slab: 0 S.F. Height to Joists: 0.0																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
		(9) Basement Finish																			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer																
X Gable Hip Flat		Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
Asphalt Shingle		(10) Floor Support			Lump Sum Items:																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																			

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service Station with Service Bays										<<<<<<Calculator Cost Computations>>>>>> Class: D      Quality: Low Cost Total Floor Area: 1764																			
Class: D Floor Area: 1,764 Gross Bldg Area: 1,764 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 102.81  (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.17      100% Adjusted Square Foot Cost for Upper Floors = 106.98  Total Floor Area: 1,764      Base Cost New of Upper Floors = 188,712  Reproduction/Replacement Cost = 188,712 Eff.Age:65      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5 Total Depreciated Cost = 33,025  ECF (SOUTH OF 283)      1.025 => TCV of Bldg: 1 = 33,850 Replacement Cost/Floor Area= 106.98      Est. TCV/Floor Area= 19.19																			
					High      Above Ave.      Ave.      X      Low																								
Depr. Table : 4% Effective Age : 65 Physical %Good: 35 Func. %Good : 50 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1764 Total # Units Has Elevators:																								
					*** Basement Info ***  Area: Perimeter: Type: Heat:																								
1947 Year Built Remodeled					* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:																								
Overall Bldg Height																													
Comments:					* Sprinkler Info *  Area: Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
															Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure:      Slope=0					(40) Exterior Wall:														
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness					Bsmnt Insul.									
(6) Ceiling:					Gas Oil      Coal Stoker      Hand Fired Boiler																								

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)			Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
RIMPELA GLENN & GREGG & (25% EA) SAUNDERS PAMELA & SLADENSKI LISA 5801 WRIGHT TROY MI 48098		2024 Est TCV 17,701											
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES				7.520 Acres		2,354	100	17,701
									7.52 Total Acres		Total Est. Land Value =		17,701
Tax Description													
P3-4-5 SEC 4 T53N R34W A PARCEL OF LAND													
IN SW 1/4 OF NE 1/4 SEC4 T53N R34W D/F,													
COM AT NW COR OF SW 1/4 OF NE 1/4 TH E													
660', TH S 600',TH W 660'TH N 600' TO POB													
ALSO EXC COM AT SW COR OF NE 1/4, TH N													
721' TO POB, TH E 660', TH N 104.3', TH W													
660', TH S 104.3' TO POB. 7.52 A.													
Comments/Influences													
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	8,851	0	8,851			8,807C		
		KH	09/01/2010	INSPECTED	2023	8,388	0	8,388			8,388S		
		SC	11/04/2010	DATA ENTER	2022	8,388	0	8,388			8,388S		
					2021	9,179	0	9,179			9,179S		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NIEMELA MARSHALL	SAUVOLA EDWARD	13,000	10/23/2018	WD	21-NOT USED/OTHER	2018/04911	PROPERTY TRANSFER	100.0				
HEIKKINEN MICHAEL & ELMA	NIEMELA MARSHALL	14,000	12/19/2008	WD	03-ARM'S LENGTH	2008/06993	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
41542 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		07/19/2018	2018-031-141	FOUNDATION			
		P.R.E. 100% 11/08/2021										
Owner's Name/Address		MAP #:										
SAUVOLA EDWARD & EVA K 41542 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 310,456 TCV/TFA: 161.70										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES					1.000 Acres	2,800 100	2,800
										1.00 Total Acres	Total Est. Land Value =	2,800
Tax Description					Land Improvement Cost Estimates							
					Description			Rate	Size % Good	Cash Value		
P3-4-5A SEC 4 T53N R34W PART OF W 1/2 OF NE 1/4 D/F, COM AT SW COR OF W 1/2 OF NE 1/4, TH N 208.7', TH E 208.7', TH S 208.7', TH W 208.7' TO POB. 1.00 A.					Sauna			6,499.14	1 96	6,239		
Comments/Influences					Sewer			35.34	96 95	3,223		
					Electric			28.90	96 48	1,332		
					Gas			Total Estimated Land Improvements True Cash Value =			10,794	
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	1,400	153,828	155,228				125,648C
		LP	08/06/2009	DATA ENTER	2023	1,250	124,884	126,134				119,665C
		KH	09/01/2010	INSPECTED	2022	1,250	59,614	60,864				56,933C
		SC	11/04/2010	DATA ENTER	2021	1,260	40,791	42,051	42,051D			39,251C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 64 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2020		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		800 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1280 SF Floor Area = 1920 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
1.5 Story Pine Logs Basement 1,280  
Total: 241,532 234,286  
Other Additions/Adjustments  
Basement Living Area 800 28,072 27,230  
Basement, Outside Entrance, Below Grade 1 2,505 2,430  
Plumbing  
3 Fixture Bath 1 4,547 4,411  
2 Fixture Bath 1 3,042 2,951  
Water/Sewer  
1000 Gal Septic 1 4,761 4,618  
Water Well, 200 Feet 1 10,514 10,199  
Porches  
WCP (1 Story) 64 3,604 3,496  
Totals: 298,577 289,621  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 296,862

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
RYYNANEN CHAD & RUTH	STEN ALLISON R & RYYNANEN	127,500	09/24/2020	WD	03-ARM'S LENGTH	2020/05359	DEED	100.0									
LOYD ADRIENNE & KARSAMA AL	RYYNANEN CHAD & RUTH	76,900	04/27/2012	WD	03-ARM'S LENGTH	2012/02654	DEED	100.0									
KARSAMA KEITH G & ALICE A	LOYD ADRIENNE & KARSAMA A	0	03/17/2010	QC	09-FAMILY	2010/01149	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
41636 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/01/2020		2020-999-108		FOUNDATION							
		P.R.E. 100% 10/12/2020															
Owner's Name/Address		MAP #:															
STEN ALLISON R & RYYNANEN BRANT R 41636 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 174,310 TCV/TFA: 181.57															
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value							
					INLAND PROPERTIES 7.850 Acres 2,328 100 18,273												
					7.85 Total Acres Total Est. Land Value = 18,273												
Tax Description		X	Dirt Road														
P3-4-5B SEC 4 T53N R34W A PARCEL OF LAND IN THE SW 1/4 OF FRL NE 1/4 OF SEC 4 T53N R34W D/F, COM AT SW COR OF NE 1/4 TH E 208.70' TO POB, TH N 208.70', TH W 208.70', TH N 511.30', TH E 660.00', TH S 721', TH W 451.30' TO POB, EXCEPT COM SW COR OF W 1/2 OF NE 1/4; TH E 208.71' TO POB; TH E 451.30'; TH N 208.7'; TH W 451.30'; TH S 208.71' TO POB. 7.85 A.			Gravel Road														
			Paved Road														
			Storm Sewer														
			Sidewalk														
		X	Water														
			Sewer														
			Electric														
			Gas														
			Curb														
		Street Lights															
		Standard Utilities															
		Underground Utils.															
Comments/Influences		Topography of Site															
		X	Level														
			Rolling														
			Low														
			High														
			Landscaped														
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain		Year							Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What							2024	9,137	78,018	87,155			72,634C
		KH	09/01/2010	INSPECTED							2023	8,603	63,107	71,710			69,176C
		SC	11/04/2010	DATA ENTER							2022	8,603	57,773	66,376			65,882C
											2021	9,408	54,370	63,778			63,778S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEIKKINEN MICHAEL G & ELMA	NIEMELA MARSHALL	14,000		12/19/2008	WD	03-ARM'S LENGTH	2008/06993	DEED	0.0				
KARSAMA KEITH G & ALICE A	HEIKKINEN MICHAEL & ELMA	4,000		02/20/2007	WD	03-ARM'S LENGTH		DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/08/2021											
Owner's Name/Address		MAP #:											
SAUVOLA EDWARD & EVA K 41542 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 5,660											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES			2.150 Acres			2,633	100	5,660
					2.15 Total Acres			Total Est. Land Value =			5,660		
Tax Description		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
P3-4-5B1 SEC 4 T53N R34W A PARCEL OF LAND IN THE SW 1/4 OF FRL NE 1/4 OF SEC 4 T53N R34W D/F, COM AT SW COR OF W 1/2 OF NE 1/4, TH E 208.70' TO POB, TH E 451.30'; TH N 208.70', TH W 451.3', TH S 208.71' TO POB. 2.15 A.													
Comments/Influences													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
KARSAMA ALICE A	LOYD ADRIENNE RAE & KARSAM	0		03/12/2010	QC	09-FAMILY		2010/01149	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
LOYD ADRIENNE RAE & KARSAMA ALEC J 2287 MEADOW HEIGHTS CIR NEENAH WI 54956		MAP #:													
		2024 Est TCV 4,250													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-4-5D SEC 4 T53N R34W PART OF SW 1/4 OF NE 1/4 D/F, COM AT SW COR OF NE 1/4, TH N 721' TO POB, TH E 660', TH N 104.3', TH W 660', TH S 104.3' TO POB. 1.58 A.					INLAND PROPERTIES					1.580 Acres		2,690	100		4,250
Comments/Influences					1.58 Total Acres			Total Est. Land Value =			4,250				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MATTILA JAMES S & BERTHA H	GRISCHKE JONATHAN P & VIVIEN J	150,000	06/01/2005	WD	03-ARM'S LENGTH	167:1744	DEED	0.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
41965 SUO LOOP		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		09/08/2010		10-239		COMPLETE				
		P.R.E. 100% 05/18/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
GRISCHKE JONATHAN P & VIVIEN J		2024 Est TCV 251,242 TCV/TFA: 92.95												
41965 SUO LOOP														
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table AG.AG LAND								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-4-7 SEC 4 T53N R34W FRL N 1/2 OF FRL					AG LAND 10 A OR MORE		71.580 Acres		1,345		100		96,265	
NW 1/4 EXCEPT PARCEL SOLD ON CODE P3-4-7A					71.58 Total Acres		Total Est. Land Value =						96,265	
(010-104-014-00). 71.58 A. (135 135)					Land Improvement Cost Estimates									
Comments/Influences					Description	Rate		Size		% Good		Cash Value		
					D/W/P: 4in Ren. Conc.	8.41		1157		79		7,687		
					D/W/P: 4in Concrete	7.16		51		79		288		
		X	Electric	Wood Frame			24.42		288		64		4,501	
			Gas	Wood Frame			36.07		64		64		1,477	
			Curb	Total Estimated Land Improvements True Cash Value =									13,953	
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	48,133	77,488	125,621				100,478C		
		LRK	06/17/2011	INSPECTED	2023	38,296	72,789	111,085				95,694C		
		KH	09/01/2010	INSPECTED	2022	35,790	70,806	106,596				91,138C		
					2021	35,531	68,576	104,107				88,227C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 80	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Drywall Paneled	X	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
Building Style: COLONIAL		Trim & Decoration		Ex		X	Ord		Min					
Yr Built 1910	Remodeled 2010	Size of Closets		Lg		X	Ord		Small					
Condition: Average		Doors:			Solid	X	H.C.	Central Air Wood Furnace						
Room List		(5) Floors		(12) Electric		60 Amps Service		No./Qual. of Fixtures						
1 Basement 4 1st Floor 4 2nd Floor 5 Bedrooms		Kitchen: Linoleum Other: Carpeted Other:		Ex.		X	Ord.		Min					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(2) Windows		(7) Excavation		Basement: 864 S.F. Crawl: 0 S.F. Slab: 615 S.F. Height to Joists: 0.0				(14) Water/Sewer						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish				Lump Sum Items:						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
X	Gable Hip Flat		Gambrel Mansard Shed											
Asphalt Shingle X Metal														
Chimney: Brick														

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1479 SF Floor Area = 2703 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	480		
1 Story	Siding	Slab	135		
2 Story	Siding	Basement	864		
Total:				265,071	129,886

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost
2 Fixture Bath	1	2,541	1,245
Water/Sewer			
1000 Gal Septic	1	4,453	2,182
Water Well, 50 Feet	1	2,530	1,240
Porches			
WGEP (1 Story)	48	5,340	2,617
Deck			
Treated Wood	80	2,166	1,061
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1280	23,923	11,722
Totals:		306,024	149,953

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 124,761

Class: CD  
Effec. Age: 51  
Floor Area: 2,703  
Total Base New : 306,024  
Total Depr Cost: 149,953  
Estimated T.C.V: 124,761

E.C.F.  
X 0.832

Bsmnt Garage:  
Carport Area:  
Roof:



Building Type	Barn - General Purpose	Equestrian Lean-Tos	Equestrian Lean-Tos		
Year Built	1933				
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 245	4 Wall, 64	4 Wall, 56		
Height	18	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	(L or Odd Shaped) 2175	20 x 12 = 240	18 x 10 = 180		
Cost New	\$ 52,352	\$ 4,330	\$ 3,510		
Phy./Func./Econ. %Good	30/100/100 30.0	49/100/100 49.0	49/100/100 49.0		
Depreciated Cost	\$ 15,706	\$ 2,122	\$ 1,720		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->   Unit-In-Place ->   Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832		
% Good	30	49	49		
Est. True Cash Value	\$ 13,067	\$ 1,765	\$ 1,431		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16263 / All Cards: 16263					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
KEISLER ERIK AND KATHERINE	JOUPPE TYLER & HEIDI	167,000	08/06/2014	WD	03-ARM'S LENGTH	2014/04158	DEED	100.0								
GRISCHKE JONATHAN P & VIVI	KEISLER ERIK AND KATHERINE	173,250	12/04/2010	WD	03-ARM'S LENGTH	2010/06554	DEED	100.0								
MATTILA JAMES JR & KAREN L	GRISCHKE JONATHAN P & VIVI	150,000	06/24/2005	WD	03-ARM'S LENGTH	167:1746	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
41779 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 100% 08/08/2014														
Owner's Name/Address		MAP #:														
JOUPPE TYLER & HEIDI		2024 Est TCV 239,467 TCV/TFA: 123.82														
41779 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
CHASSELL MI 49916		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
					INLAND PROPERTIES											
					15.000 Acres									2,000	100	30,000
					15.00 Total Acres									Total Est. Land Value =		30,000
Tax Description		X	Dirt Road													
P3-4-7A SEC 4 T53N R34W A PARCEL OF LAND			Gravel Road													
IN THE NW 1/4 OF SEC 4 D/F, COM AT THE N			Paved Road													
1/4 CORNER OF SEC 4; TH S 03 DEG 11' 32"			Storm Sewer													
E 0.35 TO A POINT ON THE TOWN LINE		X	Sidewalk													
BETWEEN T53N R 34W AND T54N R34W; TH			Water													
CONTINUING S 03 DEG 11' 32" E 1014.10'			Sewer													
ALONG THE N & S QUARTER LINE OF SAID			Electric													
SECTION TO THE POB; TH S 03 DEG 11' 32" E		X	Gas													
342.65' ALONG THE N AND S 1/4 LINE OF			Curb													
SAID SECTION; TH S 87 DEG 54' 55" W			Street Lights													
320.56'; TH S 03 DEG 11' 32" E 232.05';			Standard Utilities													
TH S 87 DEG 54' 55" W 933.85'; TH N 05		X	Underground Utils.													
DEG 36' 59" W 575.69'; TH N 87 DEG 54'																
55" E 1278.77' M/L TO THE POB. 15 A. M/L																
CORRECTED LEGAL FOR SALE DATED 12/4/2010																
Comments/Influences		Topography of Site														
		X	Level													
			Rolling													
			Low													
			High													
		X	Landscaped													
			Swamp													
			Wooded													
			Pond													
		X	Waterfront													
			Ravine													
			Wetland													
			Flood Plain													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	15,000	104,734	119,734			98,072C					
		LP	11/03/2009	INSPECTED	2023	11,250	84,862	96,112			93,402C					
		LP	11/04/2009	DATA ENTER	2022	11,250	77,959	89,209			88,955C					
		KH	09/07/2010	INSPECTED	2021	12,750	73,364	86,114			86,114S					

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal			Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub 1 Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 50 256		WGEP (1 Story) Treated Wood		Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 64 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: C Effec. Age: 31 Floor Area: 1,934 Total Base New : 296,173 Total Depr Cost: 204,358 Estimated T.C.V: 209,467				E.C.F. X 1.025				Bsmnt Garage:						
X Drywall Paneled				Plaster Wood T&G																										
Trim & Decoration																														
Yr Built Remodeled 1973 0				Ex X Ord Min																										
Condition: Good				Size of Closets				Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1934 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 322 2 Story Siding Basement 806 Total: 230,994 159,385				Cls C Blt 1973				Carport Area: Roof:										
Room List				Doors: Solid X H.C.																										
(5) Floors				Kitchen: Hardwood Other: Carpeted Other:																										
(6) Ceilings				X Drywall																										
(2) Windows				(7) Excavation				Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 3 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Exterior Brick Veneer 240 Basement, Outside Entrance, Below Grade 1 Plumbing 3 Fixture Bath 1 2 Fixture Bath 1 Ceramic Tile Floor 3 Water/Sewer 1000 Gal Septic 1 Water Well, 50 Feet 1 Porches WGEP (1 Story) 50 Deck Treated Wood 256 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 483 21,566 14,881 Common Wall: 1 Wall 1 -2,628 -1,813 Door Opener 1 535 369 Brick Veneer 64 1,076 742				230,994 159,385				2,786 1,728										
X Many Avg. X Large Avg. Few Small				Basement: 806 S.F. Crawl: 322 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
(8) Basement				Conc. Block Poured Conc. Stone																										
X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens				Treated Wood X Concrete Floor																										
(3) Roof				(9) Basement Finish				(14) Water/Sewer				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		
X Gable Hip Flat				Gambrel Mansard Shed				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																						
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																						
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MATTILA JAMES S ETAL	GRISCHKE JONATHAN P & VIVIEN J	150,000		06/24/2005	WD	03-ARM'S LENGTH		167:1744	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
41965 SUO LOOP		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/18/1994										
Owner's Name/Address		MAP #:										
GRISCHKE JONATHAN P & VIVIEN J		2024 Est TCV 66,664										
41965 SUO LOOP												
CHASSELL MI 49916												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES							66,664
					62.96 Total Acres							66,664
												</

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MANNINEN WAYNE H	TUOHIMAA JAKE R	25,000	12/08/2015	WD	21-NOT USED/OTHER	2015/06424	DEED	100.0		
GRISCHKE JONATHAN & VIVIEN	MANNINEN WAYNE H	0	12/04/2010	QC	05-CORRECTING TITLE	2010/06553	DEED	0.0		
		20,000	07/01/1999	WD	03-ARM'S LENGTH	147:857	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit (s)		Date	Number	Status	
41559 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 03/01/2021								
Owner's Name/Address		MAP #:								
TUOHIMAA JAKE R 41559 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 93,794 TCV/TFA: 83.82								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				INLAND PROPERTIES		10.000 Acres		2,200 100	22,000	
						10.00 Total Acres		Total Est. Land Value =	22,000	
Tax Description										
P3-4-9 SEC 4 T53N R34W E 10 A OF SE 1/4 OF FRL NW 1/4, AND A PARCEL OF LAND BEING A PART OF THE NW 1/4 OF SECTION 4, COM AT THE N 1/4 CORNER OF SECT; TH S 03 DEG 11' 32" E 0.35' TO A POINT ON THE TOWN LINE BETWEEN T53N R34W AND T54N R34W; TH S 03 DEG 11' 32" E 1356.75' ALONG THE N AND S QUARTER LINE OF SAID SECT; TH S 87 DEG 54' 55" W 312' TO THE POB; TH S 87 DEG 54' 55" W 8.56'; TH S 03 DEG 11' 32" E 232.05'; TH N 87 DEG 54' 55" E 8.56'; TH N 03 DEG 11' 32" W 232.05' M/L TO THE POB. EXC COM AT A PT ON N/S 1/4 LINE WH IS 355' N ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		X	Topography of Site							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
Comments/Influences				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	11,000	35,897	46,897		37,973C
		KH	08/26/2010	INSPECTED	2023	10,000	29,362	39,362		36,165C
		SC	11/04/2010	DATA ENTER	2022	10,000	26,899	36,899		34,443C
					2021	10,905	25,278	36,183		33,343C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Forced Air w/o Ducts Forced Air w/ Ducts X Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 24 WPP 30 WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior											
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
		Trim & Decoration											
		Ex X Ord Min											
Yr Built 1940		Remodeled 0											
Condition: Average													
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		200 Amps Service									
		No./Qual. of Fixtures											
(1) Exterior				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Plaster		Many X Ave. Few									
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
Many X Avg. Few		Large X Avg. Small		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone											
X Double Glass Patio Doors		Treated Wood X Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Hot Water

Ground Area = 919 SF Floor Area = 1119 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	799		
1 Story	Siding	Crawl Space	120		
Total:				126,483	56,918

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,785	803
Water/Sewer			
1000 Gal Septic	1	4,172	1,877
Water Well, 50 Feet	1	2,445	1,100
Porches			
WCP (1 Story)	30	1,896	777
WPP	24	1,105	453
Totals:		137,886	61,928

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 63,476

Cls D Blt 1940

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HOUGHTON CO RD COMMISSION		MAP #:										
ROYCE RD		2024 Est TCV 0										
HANCOCK MI 49930		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
Tax Description		Public Improvements		* Factors *								
P3-4-9A SEC 4 T53N R34W PART OF E 10 A OF SE 1/4 OF NW 1/4 D/F, COM AT A PT ON N/S 1/4 LINE WH IS 355' N OF SE COR OF NW 1/4 AND POB, TH N ALONG SD 1/4 LINE 965' M/L TO N LINE OF SE 1/4OF NW 1/4, TH W ALONG 1/16 LINE 68', TH S PAR TO 1/4 LINE 965', TH E 68' TO POB. .78 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		STANDARD COMMERCIAL			0.780	Acres	50,000	100		39,000
		Paved Road		0.78 Total Acres Total Est. Land Value = 39,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		Low		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		High		2022	0	0	0			0		
		Landscaped		2021	0	0	0			0		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	05/01/1997	WD	03-ARM'S LENGTH	139:908	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
41373 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KUJALA THOMAS D & MOLLY 617 DETROIT AVE IRON MOUNTAIN MI 49801		MAP #:												
		2024 Est TCV 54,706 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *										
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-4-10 SEC 4 T53N R34W S 1/2 OF N1/2 OF NE1/4 OF SW 1/4					INLAND PROPERTIES		20.000 Acres		1,700		100		34,000	
							20.00 Total Acres		Total Est. Land Value =				34,000	
Comments/Influences														
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
		Topography of Site												
		X	Level Rolling Low											
		X	High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	10,353	27,353			12,409C			
		KH	09/01/2010	INSPECTED	2023	14,000	8,362	22,362			11,819C			
		SC	11/04/2010	DATA ENTER	2022	14,000	7,680	21,680			11,257C			
					2021	15,000	7,231	22,231			10,898C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 1985 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			864	21,885	19,259
Door Opener			2	1,070	942
Totals:				22,955	20,201

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

20,706

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
			157,000	01/01/2004	WD	03-ARM'S LENGTH	163:885	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
41373 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 11/16/2005										
Owner's Name/Address		MAP #:										
PLUMER MARSHALL W & DAWN M 41373 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 267,782 TCV/TFA: 168.31										
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
P3-4-10B SEC 4 T53N R34W S 1/2 OF THE NE 1/4 OF THE SW 1/4 20 AC					INLAND PROPERTIES			20.000	Acres	1,700 100	34,000	
Comments/Influences					20.00		Total Acres		Total Est. Land Value =		34,000	
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Sauna	6,499.14		1 70		4,549		
					Total Estimated Land Improvements		True Cash Value =		4,549			
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	17,000	116,891	133,891				97,026C
		KH	09/01/2010	INSPECTED	2023	14,000	95,047	109,047				92,406C
		SC	11/04/2010	DATA ENTER	2022	14,000	87,367	101,367				88,006C
					2021	15,000	81,588	96,588				85,195C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 117 333 90	Type CPP WGEP (1 Story) Treated Wood	Year Built: 1985 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 864 % Good: 71 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 29 Floor Area: 1,591 Total Base New : 295,024 Total Depr Cost: 209,466 Estimated T.C.V: 214,703		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:					
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1961	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures												
Condition: Good		Lg	X Ord	Small	Ex. X Ord. Min												
Room List		Doors:	Solid	X H.C.	(12) Electric												
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall		Many	X Ave.	Few	(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)													
Many X Avg. Few	Large X Avg. Small	Basement: 1591 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family RANCH												Cls C		Blt 1961			
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1591 SF Floor Area = 1591 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71																	
Building Areas																	
Stories Exterior Foundation												Size		Cost New		Depr. Cost	
1 Story Siding Basement												1,591					
Total:												221,764		157,452			
Other Additions/Adjustments																	
Basement, Outside Entrance, Below Grade												1		2,505		1,779	
Plumbing																	
3 Fixture Bath												1		4,547		3,228	
Water/Sewer																	
1000 Gal Septic												1		4,761		3,380	
Water Well, 50 Feet												1		2,629		1,867	
Porches																	
CPP												117		2,271		1,612	
WGEP (1 Story)												333		21,475		15,247	
Deck																	
Treated Wood												90		2,372		1,684	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost												864		32,296		22,930	
Common Wall: 1 Wall												1		-2,628		-1,866	
Door Opener												1		535		380	
Fireplaces																	
Wood Stove												1		2,497		1,773	
Totals:												295,024		209,466			
Notes:																	
ECF (SOUTH OF 283) 1.025 => TCV:														214,703			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose				
Year Built	1985				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 108				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 30 = 720				
Cost New	\$ 21,478				
Phy./Func./Econ. %Good	66/100/100 66.0				
Depreciated Cost	\$ 14,175				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	66				
Est. True Cash Value	\$ 14,530				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14530 / All Cards: 14530					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	05/01/1997	WD	03-ARM'S LENGTH	139:909	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KUJALA THOMAS D & MOLLY 617 DETROIT AVE IRON MOUNTAIN MI 49801		MAP #:											
		2024 Est TCV 48,560											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P3-4-11 SEC 4 T53N R34W NW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100	48,560
Comments/Influences								40.00 Total Acres			Total Est. Land Value =		48,560
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	24,280	0	24,280			4,366C		
					2023	23,800	0	23,800			4,159C		
					2022	23,500	0	23,500			3,961C		
					2021	24,000	0	24,000			3,835C		
		Who	When	What									
		KH	09/01/2010	INSPECTED									
		SC	11/04/2010	DATA ENTER									
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
WALTANEN HENRY ESTATE OF	WALTANEN ETHEL & GRUNST JANE	1		05/01/2000	WD	03-ARM'S LENGTH		151:117	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
		MAP #:														
WALTANEN ETHEL & GRUNST JANE ESTATE MOODY SHAWN 906 CO RD O FORESTVILLE WI 54213		2024 Est TCV 48,560														
			Improved	X	Vacant		Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements				* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
						STANDARD 20+				40.000 Acres				1,214	100	48,560
						40.00				Total Acres		Total Est. Land Value =			48,560	
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who	When					What	2024	24,280	0	24,280			4,366C			
KH	09/01/2010					INSPECTED	2023	23,800	0	23,800			4,159C			
SC	11/04/2010					DATA ENTER	2022	23,500	0	23,500			3,961C			
							2021	24,000	0	24,000			3,835C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan																

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
WALTANEN HENRY, ESTATE OF	WALTANEN ETHEL & GRUNST JANE	1		05/01/2000	WD	03-ARM'S LENGTH		151:116	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
41171 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
WALTANEN ETHEL & GRUNST JANE ESTATE		MAP #:												
MOODY SHAWN		2024 Est TCV 74,151 TCV/TFA: 60.48												
906 CO RD O		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
FORESTVILLE WI 54213		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-4-13 SEC 4 T53N R34W SE 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES		40.000 Acres		1,200	100	48,000			
Comments/Influences					40.00 Total Acres		Total Est. Land Value =		48,000					
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	24,000	13,076	37,076			10,012C			
					2023	20,000	10,452	30,452			9,536C			
					2022	20,000	9,600	29,600			9,082C			
					2021	20,000	9,035	29,035			8,792C			
The Equalizer. Copyright (c) 1999 - 2009.		LP	06/26/2008	INSPECTED	2023	20,000	10,452	30,452			9,536C			
Licensed To: Township of Portage, County of Houghton, Michigan		LP	06/26/2008	DATA ENTER	2022	20,000	9,600	29,600			9,082C			
		KH	09/01/2010	INSPECTED	2021	20,000	9,035	29,035			8,792C			



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame			X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood				Oil Coal			Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas				Area	Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X Wood Frame				(4) Interior				X				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: D Effec. Age: 72 Floor Area: 674 Total Base New : 91,667 Total Depr Cost: 20,628 Estimated T.C.V: 21,144				E.C.F. X 1.025				Bsmnt Garage:																					
Building Style: COLONIAL				X Drywall				Plaster				Central Air Wood Furnace																Carport Area: Roof:																					
X Paneled				Wood T&G																																													
Trim & Decoration																																																	
Size of Closets																																																	
Yr Built 1940		Remodeled 0		Ex				X		Ord				Min		No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 513 SF Floor Area = 674 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5 Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 323 1 Story Siding Crawl Space 190 Total: 80,946 18,215																									
Condition: Poor				Lg				X		Ord				Small																																			
Room List				Doors:						Solid		X		H.C.																																			
1 Basement 2 1st Floor 2nd Floor 2 Bedrooms				(5) Floors								(12) Electric				100 Amps Service																																	
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other:																																													
X	Wood/Shingle Aluminum/Vinyl Brick			X	(6) Ceilings				Drywall									No. of Elec. Outlets				Ex. X Ord. Min				No. of Elec. Outlets				Many X Ave. Few				(13) Plumbing				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			
X Insulation				(7) Excavation																																													
(2) Windows				Basement: 323 S.F. Crawl: 190 S.F. Slab: 0 S.F. Height to Joists: 0.0																																													
X	Many Avg.		X Large Avg.																																														
	Few		Small																																														
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																																													
X Double Hung Horiz. Slide Casement								Conc. Block Poured Conc. Stone																																									
X Double Glass Patio Doors								Treated Wood Concrete Floor																																									
X Storms & Screens				(9) Basement Finish																																													
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																									
X	Gable Hip Flat		X Gambrel Mansard Shed																																														
X Asphalt Shingle				(10) Floor Support																																													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																																													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:														
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				60	WGEP (1 Story)	Car Capacity:											
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Class: Low Effec. Age: 25 Floor Area: Total Base New : 34,102 Total Depr Cost: 4,885 Estimated T.C.V: 5,007	E.C.F. X 1.025	Bsmnt Garage:												
	Duplex	0	Other Overhang														Carport Area:											
X	Wood Frame	(4) Interior															Roof:											
Building Style: 1		Drywall															Plaster											
		Paneled															Wood T&G											
Yr Built 1979		Trim & Decoration															Central Air			Wood Furnace			No Conc. Floor:					
		Ex	X														Ord		Min	(12) Electric			Car Capacity:					
Condition: Poor		Size of Closets															0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Mobile Home 1			Cls Low		Blt 1979
		Lg	X														Ord		Small	Ex.			X	Ord.		Min	Ground Area = 552 SF Floor Area = 552 SF.	
Room List		Doors:															Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/40/100/100/14			Building Areas		
	Basement	(5) Floors		(13) Plumbing			Type			Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	*4													
	4 1st Floor	Kitchen:		Average Fixture(s)			Main Home			Ribbed	Metal	552	29,458	4,123														
	2nd Floor	Other:		1 3 Fixture Bath			Other Additions/Adjustments																					
	2 Bedrooms	Other:		2 2 Fixture Bath			Porches																					
(1) Exterior		(6) Ceilings		Softener, Auto			WGEP (1 Story)			60			4,644		762													
X	Wood/Shingle	(7) Excavation		Softener, Manual			Notes:			Totals:			34,102		4,885													
	Aluminum/Vinyl	Basement: 0 S.F.		Solar Water Heat			ECF (SOUTH OF 283) 1.025 => TCv:						5,007															
	Brick	Crawl: 0 S.F.		No Plumbing																								
	Insulation	Slab: 0 S.F.		Extra Toilet																								
(2) Windows		Height to Joists: 0.0		Extra Sink																								
X	Many	X	Avg.	(8) Basement			(14) Water/Sewer																					
	Large		Conc. Block			Public Water																						
	Few		Small	Poured Conc.			Public Sewer																					
	Wood Sash	Stone			Water Well																							
	Metal Sash	Treated Wood			1000 Gal Septic																							
	Vinyl Sash	Concrete Floor			2000 Gal Septic																							
	Double Hung	(9) Basement Finish			Lump Sum Items:																							
	Horiz. Slide																											
	Casement																											
	Double Glass																											
	Patio Doors																											
	Storms & Screens																											
(3) Roof																												
X	Gable		Gambrel	Recreation SF																								
	Hip		Mansard	Living SF																								
	Flat		Shed	Walkout Doors (B)																								
	Asphalt Shingle	(10) Floor Support																										
	Chimney: Brick	Joists:																										
		Unsupported Len:																										
		Cntr.Sup:																										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MANNINEN RAY C & EDWARD ET	MANNINEN WAYNE H	0		01/10/2012	QC	09-FAMILY		2012/00581	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
41504 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MANNINEN WAYNE H 40675 TAPIOLA RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 46,200											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P3-4-14 SEC 4 T53N R34W N 1/2 OF N 1/2 OF SE 1/4 EXCEPT A PARCEL BEG AT THE SW CORNER OF THE N 1/2 OF THE N 1/2 OF SE 1/4 OF SEC 4, TH 208.71' NORTH ALONG THE TAPIOLA RD, THE 417.42' EAST, TH 208.71' SOUTH, TH 417.42' WEST ALONG THE SOUTH PROPERTY LINE TO THE POB (2 ACRES M/L EXCEPTION). 38A. SPLIT ON 05/07/2012 INTO 010-104-022-10, 010-104-022-20;					INLAND PROPERTIES				38.000 Acres	1,216	100		46,200
					38.00 Total Acres			Total Est. Land Value =			46,200		
Comments/Influences		Topography of Site											
Split/Comb. on 05/07/2012 completed 05/07/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-104-022-00; Child Parcel(s): 010-104-022-10, 010-104-022-20; -----		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	23,100	0	23,100			5,135C		
					2023	19,240	0	19,240			4,891C		
					2022	19,240	0	19,240			4,659C		
					2021	19,240	0	19,240			4,511C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MANNINEN WAYNE H	KORHONEN ROBERT	4,000		05/16/2012	QC	03-ARM'S LENGTH		2012/02988	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
41504 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KORHONEN CHARLES & JANE 17764 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 5,300										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-4-14A SEC 4 T53N R34W A PARCEL LOCATED IN THE N 1/2 OF N 1/2 OF SE 1/4; BEG AT THE SW CORNER OF THE N 1/2 OF THE N 1/2 OF SE 1/4 OF SEC 4, TH 208.71' NORTH ALONG THE TAPIOLA RD, THE 417.42' EAST, TH 208.71' SOUTH, TH 417.42' WEST ALONG THE SOUTH PROPERTY LINE TO THE POB. 2 ACRES M/L . SPLIT ON 05/07/2012 INTO 010-104-022-10, 010-104-022-20;					INLAND PROPERTIES			2.000	Acres	2,650	100	5,300
Comments/Influences					2.00 Total Acres Total Est. Land Value = 5,300							
Split/Comb. on 05/07/2012 completed 05/07/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-104-022-00; Child Parcel(s): 010-104-022-10, 010-104-022-20;												
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
POUTTU LILLIAN, ESTATE OF	EASTMAN DYLAN & NICOLE	170,000		01/11/2024	WD	03-ARM'S LENGTH		2024/00139	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
41324 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		07/20/2005		05-210	FOUNDATION			
Owner's Name/Address		P.R.E. 0%											
EASTMAN DYLAN & NICOLE PO BOX 331 PAINESDALE MI 49955		MAP #:											
		2024 Est TCV 152,068 TCV/TFA: 176.41											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			38.000 Acres			1,216	100	46,200
								38.00 Total Acres			Total Est. Land Value =		46,200
					Land Improvement Cost Estimates								
					Description				Rate	Size % Good		Cash Value	
					Sauna				6,499.14	1 70		4,549	
					Wood Frame				24.30	196 46		2,191	
					Wood Frame				22.09	576 46		5,853	
					Total Estimated Land Improvements True Cash Value =								12,593

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 71 Storage Area: 0 No Conc. Floor: 0												
X Wood Frame				(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 39 Floor Area: 862 Total Base New : 145,859 Total Depr Cost: 91,000 Estimated T.C.V: 93,275				E.C.F. X 1.025				Bsmnt Garage: Carport Area: Roof:															
Drywall Paneled				Plaster Wood T&G																															
Trim & Decoration																																			
Ex				X Ord																				Min											
Building Style: CAPE				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 690 SF Floor Area = 862 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas				Cls CD Blt 1950																			
Yr Built 1950				Remodeled 0																				Ex				X Ord				Min			
Condition: Good				Size of Closets																				Lg				X Ord				Small			
Room List				Doors:																				Solid				X H.C.							
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall				Total: 108,934 66,450				104 8,889 5,422 16 782 477				22,899 16,258 -2,628 -1,866 Totals: 145,859 91,000											
Kitchen: Other: Other:				100 Amps Service				No./Qual. of Fixtures																											
Ex.				X Ord.				Min																											
No. of Elec. Outlets				Many				X Ave.																				Few							
Insulation				(6) Ceilings				(13) Plumbing				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Total: 108,934 66,450				104 8,889 5,422 16 782 477				22,899 16,258 -2,628 -1,866 Totals: 145,859 91,000											
X Plaster																																			
(7) Excavation				1				3 Fixture Bath																											
Basement: 690 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
(2) Windows				(8) Basement								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Total: 108,934 66,450				104 8,889 5,422 16 782 477				22,899 16,258 -2,628 -1,866 Totals: 145,859 91,000											
Many Avg. Few				X Large Avg. Small				Basement: 690 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
Wood Sash Metal Sash Vinyl Sash								(9) Basement Finish																											
Double Hung Horiz. Slide Casement																																			
Double Glass Patio Doors				Conc. Block Poured Conc. Stone																															
X Storms & Screens				Treated Wood Concrete Floor																															
(3) Roof				(10) Floor Support																															
X Gable Hip Flat				Gambrel Mansard Shed																															
Asphalt Shingle X Metal				Joists: Unsupported Len: Cntr.Sup:																															
Chimney: Brick																																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
41272 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
POUTTU FRANK W, ESTATE OF		MAP #:										
41272 TAPIOLA RD		2024 Est TCV 54,588 TCV/TFA: 75.82										
CHASSELL MI 49916		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
Taxpayer's Name/Address		Public Improvements		* Factors *								
PESOLA MARILYN		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
234 MEADOR ST		Gravel Road		INLAND PROPERTIES			2.000	Acres	2,650	100		5,300
LANSE MI 49946		X	Paved Road				2.00	Total Acres			Total Est. Land Value =	5,300
Tax Description		Storm Sewer										
P3-4-15A SEC 4 T53N R34W PART OF S 1/2 OF		Sidewalk										
N 1/2 OF SE 1/4 D/F, COM AT SW COR OF S		Water										
1/2 OF N 1/2 OF SE 1/4, TH N 208.6', TH E		Sewer										
417.2', TH S 208.6' TH W 417.2' TO POB. 2		Electric										
A.		Gas										
Comments/Influences		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,650	24,644	27,294		18,011C		
		KH	09/01/2010	INSPECTED	2023	2,500	19,682	22,182		17,154C		
		SC	11/04/2010	DATA ENTER	2022	2,500	17,984	20,484	20,484A	16,338C		
					2021	2,519	16,926	19,445		15,817C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
		10,000		05/01/2000	WD	03-ARM'S LENGTH		151:315	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MATTILA JAMIE E & TINA M BOX 575 SOUTH RANGE MI 49963		MAP #:									
		2024 Est TCV 73,000									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P3-4-16 SEC 4 T53N R34W S 1/2 OF SE 1/4 EXC W 1040' OF N 416' 70 AC M/L					INLAND PROPERTIES			70.000 Acres	1,043	100	73,000
Comments/Influences						70.00	Total Acres	Total Est. Land Value =			73,000

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		2,500	04/01/2002	WD	03-ARM'S LENGTH	157:838	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
CHOPP GREGORY		MAP #:												
17284 BAYSHORE RD		2024 Est TCV 22,000												
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
Tax Description		Public Improvements			* Factors *									
P3-4-16A SEC 4 T53N R34W COM @ NW COR OF		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SW 1/4 OF SE 1/4; TH E 1040'; TH S 416';					INLAND PROPERTIES									
TH W 1040' M/L TO W BDRY OF SD SW 1/4 OF					10.000 Acres 2,200 100									
SE 1/4; TH N 416'M/L TO POB. 10 AC M/L					10.00 Total Acres Total Est. Land Value =									
Comments/Influences														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOUGHTON COUNTY				2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
P3-4-17 SEC 4 T53N R34W MINERAL RIGHTS ONLY IN THE NE 1/4 OF SE 1/4.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
		MAP #:												
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					STANDARD 20+			399.090 Acres			1,040	100		415,054
					399.09 Total Acres			Total Est. Land Value =			415,054			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
2024	0				0	0			0					
2023	0				0	0			0					
2022	0				0	0			0					
2021	0				0	0			0					
Tax Description														
P3-5-1 SEC 5 T53N R34W SW 1/4 OF FRL NE 1/4 FRL NW 1/4 N 1/2 OF SW 1/4 S 1/2 OF SE 1/4 & NW 1/4 OF SE 1/4. 399.09 A COMMERCIAL FOREST RESERVE.														
Comments/Influences														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-5-2 SEC 5 T53N R34W FRL N 1/2 OF FRL NE 1/4.					STANDARD 20+			78.890 Acres			1,080	100		85,212
78.89 A. COMMERCIAL FOREST RESERVE								78.89 Total Acres			Total Est. Land Value =			85,212
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RIEPI WILLIAM H	GILHOOL LINDA	0	11/10/2004	WD	03-ARM'S LENGTH	168/1035	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
GILHOOL LINDA 30851 HENNEPIN GARDEN CITY MI 48135		2024 Est TCV 86,200											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
GILHOOL LINDA					STANDARD 20+			80.000 Acres	1,078	100			86,200
								80.00	Total Acres		Total Est. Land Value =		86,200
Tax Description													
P3-5-3 SEC 5 T53N R34W SE 1/4 OF NE 1/4 & NE 1/4 OF SE 1/4. 80 A.													
Comments/Influences													
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	43,100	0	43,100			9,093C		
		KH	08/26/2010	INSPECTED	2023	42,240	0	42,240			8,660C		
		SC	10/29/2010	DATA ENTER	2022	41,500	0	41,500			8,248C		
					2021	41,600	0	41,600			7,985C		

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
GUSTKE MATTHEW & KRISTINE	MKG ENTERPRISES LLC	180,000		10/15/2014	WD	03-ARM'S LENGTH		2014/05360	DEED	100.0					
JASPER DUANE & EVA	GUSTKE MATTHEW & KRISTINE	0		01/06/2012	OTH	08-ESTATE		2012/00431	DEED	100.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
		MAP #:													
MKG ENTERPRISES LLC PO BOX 1451 TRAVERSE CITY MI 49685		2024 Est TCV 0													
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements				* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
						STANDARD 20+						80.000 Acres	1,078	100	86,200
						80.00 Total Acres						Total Est. Land Value =		86,200	
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
2024	0					0	0			0					
2023	0					0	0			0					
2022	0					0	0			0					
2021	0					0	0			0					
Who		When	What	2024	0	0	0			0					
KH		08/26/2010	INSPECTED	2023	0	0	0			0					
SC		10/29/2010	DATA ENTER	2022	0	0	0			0					
				2021	0	0	0			0					
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		9,000		12/01/1999	WD	03-ARM'S LENGTH		156:768	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
		MAP #:												
MORRELL JOHN 55843 CHURCH ST CALUMET MI 49913		2024 Est TCV 84,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					NEW ACREAG	40 + ACRES	40.00	Acres	2100	100				84,000
					40.00 Total Acres				Total Est. Land Value =				84,000	
Taxpayer's Name/Address		Topography of Site												
MORRELL JOHN 55843 CHURCH ST CALUMET MI 49913		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Tax Description		Who When What			2024	42,000	0	42,000			7,481C			
P3-6-1A SEC 6 T53N R34W SE 1/4 OF SW 1/4 40 AC					2023	38,000	0	38,000			7,125C			
Comments/Influences					2022	38,000	0	38,000			6,786C			
					2021	38,800	0	38,800			6,570C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/17/1994									
Owner's Name/Address		MAP #:									
MI DNR GRANTS ADMIN DIV PAYMENTS IN LIEU OF TAXES PO BOX 30735 LANSING MI 48909-8235		2024 Est TCV 2,000 (Value Overridden)									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					OFF HWY			2.270	Acres	14,351 100	32,578
					2.27 Total Acres Total Est. Land Value =						32,578
Tax Description		Dirt Road									
P3-6-2 SEC 6 T53N R34W THE EXISTING RR		Gravel Road									
R/W GENERALLY 100' IN WIDTH INCLUDING ALL		Paved Road									
SPURS AND WYES CONNECTING THERETO. 3.03		Storm Sewer									
A.		Sidewalk									
DNR PILT SAYS 2.27 ACRES - CORRECTED		Water									
3/24/14		Sewer									
Comments/Influences		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,000	0	1,000		571C	
		KH	09/02/2010	INSPECTED	2023	1,000	0	1,000		544C	
		SC	10/29/2010	DATA ENTER	2022	1,000	0	1,000		519C	
					2021	1,000	0	1,000		503C	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
K M J R LLC	ZADORECKY ERIC	83,750		11/15/2021	WD	03-ARM'S LENGTH		2021/07176	PROPERTY TRANSFER	100.0				
HOFFMEYER ALLAN D & BARBAR	SOMMER JOHN A	80,000		05/05/2006	WD	03-ARM'S LENGTH		168/1618	DEED	100.0				
		82,500		12/01/2002	WD	03-ARM'S LENGTH		160:23	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status			
GOODELL RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
ZADORECKY ERIC 41985 WILSON MEMORIAL DR CHASSELL MI 49916		MAP #:												
		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-6-3 SEC 6 T53N R34W NE 1/4 160 A					STANDARD 20+			160.000 Acres			1,040	100		166,400
Comments/Influences					160.00 Total Acres			Total Est. Land Value =			166,400			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1	07/01/2003	WD	03-ARM'S LENGTH	161:926	DEED	0.0
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:	Building Permit(s)	Date	Number	Status
43599 LEHTOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
DANIELSON ERIC 16538 VARLINE RD BARAGA MI 49908		MAP #:						
		2024 Est TCV 86,200						
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502			
		Public Improvements		* Factors *				
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth
P3-6-4		Gravel Road		STANDARD 20+			80.000	Acres
SEC 6 T53N R34W N 1/2 OF NW 1/4 EXC DNR		Paved Road					1,078	100
ROW 80 A M/L		Storm Sewer					Total Acres	
Comments/Influences		Sidewalk					Total Est. Land Value =	
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review
		Who	When	What	2024	43,100	0	43,100
		KH	09/02/2010	INSPECTED	2023	42,240	0	42,240
		SC	10/29/2010	DATA ENTER	2022	41,500	0	41,500
					2021	41,600	0	41,600
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
			9,000	09/01/1999	WD	03-ARM'S LENGTH		151:423	DEED	0.0		
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
			School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE				10/04/2001	01-883	FOUNDATION	
Owner's Name/Address			P.R.E. 0%									
			MAP #:									
SHULL CARL B JR & BERNICE 627 ELIZABETH ST ROCHESTER MI 48307			2024 Est TCV 134,296 TCV/TFA: 209.84									
			X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
			Public Improvements			* Factors *						
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-6-5 SEC 6 T53N R34W SW 1/4 OF SW 1/4. 40 A M/L						INLAND PROPERTIES			40.000	Acres	1,200 100	48,000
Comments/Influences							40.00	Total Acres	Total Est. Land Value =			48,000

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X Gas Wood Oil Coal Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X Wood Frame			(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 14 Floor Area: 640 Total Base New : 97,894 Total Depr Cost: 84,191 Estimated T.C.V: 86,296								
Building Style: 1			Drywall Paneled			Plaster Wood T&G														
Yr Built 2001			Remodeled 0			Ex X Ord Min														
Condition: Good			Trim & Decoration																	
			Size of Closets																	
Room List			Doors: Solid X H.C.			Central Air Wood Furnace														
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric														
			Kitchen: Other: Other:			0 Amps Service														
(1) Exterior						No./Qual. of Fixtures														
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets														
Insulation						Many X Ave. Few														
						(13) Plumbing														
(2) Windows			(7) Excavation			Average Fixture(s)														
X Many Avg. X Large Avg. Few Small			Basement: 640 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
			(9) Basement Finish																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer														
X Gable Hip Flat			Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X Asphalt Shingle			(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																	

Cost Est. for Res. Bldg: 1 Single Family 1

(11) Heating System: Forced Air w/ Ducts

Ground Area = 640 SF Floor Area = 640 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	640		
Total:				90,911	78,185

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		3,830
Water Well, 50 Feet	1		2,530		2,176
Totals:				97,894	84,191

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 86,296

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		18,000	08/01/1999	WD	03-ARM'S LENGTH	148:36	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 01/14/2019 Qual. Fr. PA 42									
PICKENS JAMES B & DOBROFSKY MIRIAM 1994 SYLVAN DR HANCOCK MI 49930		MAP #:									
		2024 Est TCV 168,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *						
P3-6-6 SEC 6 T53N R34W E 1/2 OF SE 1/4 80 AC		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					NEW ACREAG 40 + ACRES		80.00 Acres	2100	100		168,000
Comments/Influences					80.00 Total Acres      Total Est. Land Value =      168,000						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	84,000	0	84,000			14,978C
					2023	76,000	0	76,000			14,265C
					2022	76,000	0	76,000			13,586C
					2021	77,600	0	77,600			13,152C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
SCHADRIE GARY J & CAROL J	KEWEENAW LAND ASSOC., LTD	215,000		01/30/2006	WD	03-ARM'S LENGTH		168/874	DEED	100.0					
		54,000		01/01/2000	WD	03-ARM'S LENGTH		150:28	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
		MAP #:													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					STANDARD 20+			240.000 Acres			1,040	100			249,600
					240.00 Total Acres			Total Est. Land Value =					249,600		
Topography of Site															
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
			2024	0	0	0			0						
			2023	0	0	0			0						
			2022	0	0	0			0						
			2021	0	0	0			0						
Who		When	What												
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
GUSTKE MATTHEW & KRISTINE	MKG ENTERPRISES LLC	180,000		10/15/2014	WD	03-ARM'S LENGTH		2014/05360	DEED	100.0					
JASPER DUANE & EVA	GUSTKE MATTHEW & KRISTINE	0		01/06/2012	OTH	08-ESTATE		2012/00431	DEED	100.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
		MAP #:													
MKG ENTERPRISES LLC PO BOX 1451 TRAVERSE CITY MI 49685		2024 Est TCV 0													
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements				* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
						STANDARD 20+						40.000 Acres	1,214	100	48,560
						40.00 Total Acres						Total Est. Land Value =		48,560	
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What				2024	0	0	0			0					
KH 08/25/2010 INSPECTED				2023	0	0	0			0					
SC 10/29/2010 DATA ENTER				2022	0	0	0			0					
				2021	0	0	0			0					
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
JASPER DUANE	KAUMA TOIVO & NANCY R	10,000		11/08/2006	WD	03-ARM'S LENGTH		169/945	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		2024 Est TCV 48,560												
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						STANDARD 20+			40.000	Acres	1,214	100		48,560
						40.00 Total Acres							Total Est. Land Value =	48,560
Tax Description		Dirt Road												
SEC 7 T53N R34W		Gravel Road												
SW 1/4 OF NE 1/4. 40 A.		Paved Road												
Comments/Influences		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			8,575C			
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			8,167C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			7,779C			
					2021	24,000	0	24,000			7,531C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-7-1B SEC 7 T53N R34W E 1/2 OF NE 1/4					STANDARD 20+			80.000 Acres			1,078	100		86,200
80.00 ACRES COMMERCIAL FOREST RESERVE					80.00 Total Acres			Total Est. Land Value =			86,200			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: INDUSTRIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
COWENHOVEN N & PETERSON F TR LONGYEAR BLDG MARQUETTE MI 49855		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-7-1A SEC 7 T53N R34W MINERAL RIGHTS ONLY IN THE NE 1/4.	0.00 Total Acres Total Est. Land Value =							0			
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		KH	08/25/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		SC	10/29/2010	DATA ENTER	2022	0	0	0			0
					2021	0	0	0			0

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		9,000		08/01/2000	WD	03-ARM'S LENGTH		157:556	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
CRAWFORD GERALD 619 EAGLEWATCH DR DE FOREST WI 53532		2024 Est TCV 80,850										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
CRAWFORD GERALD 619 EAGLEWATCH DR DE FOREST WI 53532					NEW ACREAG	37 ACRES	36.75 Acres		2200	100		
					36.75 Total Acres		Total Est. Land Value =		80,850			
Tax Description												
P3-7-2 SEC 7 T53N R34W NW 1/4 OF FRL NW 1/4 36.75 A M/L												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	40,425	0	40,425			6,983C	
					2023	35,648	0	35,648			6,651C	
					2022	35,648	0	35,648			6,335C	
					2021	35,648	0	35,648			6,133C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
LA BEAU WILLIAM JR	TIGERTON LUMBER COMPANY	30,000		01/28/2009	WD	03-ARM'S LENGTH		2009/00572	DEED	100.0					
		9,000		11/01/1997	WD	03-ARM'S LENGTH		141:866	DEED	0.0					
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
		MAP #:													
TIGERTON LUMBER COMPANY PO BOX 70 TIGERTON WI 54486		2024 Est TCV 48,560													
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-7-2A SEC 7 T53N R34W SE 1/4 OF NW 1/4 40 A M/L					STANDARD 20+					40.000	Acres	1,214	100		48,560
Comments/Influences								40.00	Total Acres	Total Est. Land Value =			48,560		
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,280	0	24,280			24,280S				
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			23,800S				
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			23,500S				
					2021	24,000	0	24,000			23,609C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		9,000		11/01/1997	WD	03-ARM'S LENGTH		141:925	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
LA BEAU PHILIP L & CHRISTINE 7370 HIGHWAY 45 N THREE LAKES WI 54562		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
LA BEAU PHILIP L & CHRISTINE 7370 HIGHWAY 45 N THREE LAKES WI 54562					STANDARD 20+			40.000 Acres		1,214	100			48,560
								40.00 Total Acres		Total Est. Land Value =			48,560	
Tax Description														
P3-7-2B SEC 7 T53N R34W SW 1/4 OF NW 1/4 40 A M/L														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			8,243C			
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			7,851C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			7,478C			
					2021	24,000	0	24,000			7,240C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		9,000	08/01/2000	WD	03-ARM'S LENGTH	155:462	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
MORRELL JOHN 55843 CHURCH ST CALUMET MI 49913				2024 Est TCV 84,000								
			Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					NEW ACREAG 40 + ACRES		40.00	Acres	2100	100		84,000
							40.00	Total Acres		Total Est. Land Value =		84,000
Tax Description												
P3-7-2C SEC 7 T53N R34W NE 1/4 OF NW 1/4 40 A												
Comments/Influences												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
STATE OF MICHIGAN				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
STATE OF MICHIGAN					NEW ACREAG 40 + ACRES			160.00 Acres			2100 100				336,000
								160.00 Total Acres			Total Est. Land Value =				336,000
Tax Description															
P3-7-3 SEC 7 T53N R34W SW 1/4. 160 A.															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		KH	08/25/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		SC	10/29/2010	DATA ENTER	2022	0	0	0			0				
					2021	0	0	0			0				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:		2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-7-4 SEC7 T53N R34W NE 1/4 OF SE 1/4 40 AC					STANDARD 20+			40.000 Acres	1,214	100				48,560	
COMMERCIAL FOREST RESERVE															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-7-4A SEC 7 T53N R34W NW 1/4 OF SE 1/4.					STANDARD 20+			40.000 Acres			1,214	100		48,560
40 A. COMMERCIAL FOREST RESERVE					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
STATE OF MICHIGAN				2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
STATE OF MICHIGAN					NEW ACREAG 40 + ACRES			80.00 Acres			2100 100	168,000
					80.00 Total Acres			Total Est. Land Value =			168,000	
Tax Description												
P3-7-5 SEC 7 T53N R34W S 1/2 OF SE 1/4. 80 A.												
Comments/Influences												
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		KH	08/25/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		SC	10/29/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-8-1 SEC 8 T53N R34W E 1/2 320.00 ACRES					STANDARD 20+			320.000 Acres	1,040	100				332,800	
COMMERCIAL FOREST RESERVE															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	0	0	0			0				
					2023	0	0	0			0				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JASPER DUANE & EVA	KAUMA TOIVO, NANCY, & PAUL	10,000	09/15/2008	WD	03-ARM'S LENGTH	2008/05711	BUYER/SELLER	100.0					
Property Address		Class: TIMBER CUTOVER-VAC		Zoning: FF		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916				2024 Est TCV 0									
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			STANDARD 20+			40.000 Acres		1,214	100		48,560
P3-8-2 SEC 8 T53N R34W SE 1/4 OF NW 1/4. 40 A.								40.00 Total Acres		Total Est. Land Value =			48,560
Comments/Influences													
		Topography of Site											
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	0	0	0			0		
					2023	0	0	0			0		
					2022	0	0	0			0		
					2021	0	0	0			0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
JASPER DUANE	KAUMA TOIVO & NANCY R	5,000	05/26/2005	WD	03-ARM'S LENGTH	167:1478	DEED	0.0						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning: FF		Building Permit(s)		Date	Number	Status				
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-8-2B SEC 8 T53N R34W NE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences								40.00 Total Acres			Total Est. Land Value =			48,560
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-8-2A SEC 8 T53N R34W W 1/2 OF NW 1/4.					STANDARD 20+			80.000 Acres			1,078	100		86,200
80 A. COMMERCIAL FOREST RESERVE					80.00 Total Acres			Total Est. Land Value =			86,200			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2024	0	0	0			0				
				2023	0	0	0			0				
				2022	0	0	0			0				
				2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
STATE OF MICHIGAN				2024 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502										
		Public Improvements			* Factors *										
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
STATE OF MICHIGAN					STANDARD 20+					160.000 Acres	1,040	100			166,400
										160.00	Total Acres		Total Est. Land Value =		166,400
Tax Description															
P3-8-3 SEC 8 T53N R34W SW 1/4. 160 A.															
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		KH	08/25/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		SC	10/29/2010	DATA ENTER	2022	0	0	0			0				
					2021	0	0	0			0				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WUORINEN TERRY 7909 COTTAGE LANE TOIVOLA MI 49965		MAP #:		2024 Est TCV 48,560								
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-9-1 SEC 9 T53N R34W NE 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			8,061C	
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			7,678C	
		TH	11/08/2010	DATA ENTER	2022	23,500	0	23,500			7,313C	
					2021	24,000	0	24,000			7,080C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HOUGHTON COUNTY LAND BANK	LECLAIR JOHN	825	08/05/2015	AFF	10-FORECLOSURE		PROPERTY TRANSFER	100.0		
HOUGHTON COUNTY TREASURER	COUNTY OF HOUGHTON	0	07/14/2015	QC	10-FORECLOSURE	2015/03559	DEED	100.0		
HOUGHTON CO BOARD OF COMMI	HOUGHTON COUNTY LAND BANK	0	07/14/2015	QC	10-FORECLOSURE	2015/03560	DEED	100.0		
SAWICKY MICHELLE	HOUGHTON COUNTY TREASURER	0	04/09/2015	AFF	10-FORECLOSURE	2015/01924	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/16/2024	2023-031-383	FOUNDATION		
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LECLAIR JOHN 40868 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 3,875								
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				INLAND PROPERTIES		1.430 Acres		2,710 100		3,875
				1.43 Total Acres		Total Est. Land Value =				3,875
Tax Description		X		Dirt Road						
Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2020. P3-9-2 SEC 9 T53N R34W PAR IN NW 1/4 OF NE 1/4 COM @ N 1/4 COR OF SEC 9;TH E 33' TO E ROW OF CO RD P651 BEING POB; TH E 250'; TH S 250' TH W 250'; TH N 250' TO POB. 1.43 A M/L 162/554 167/1269		X		Gravel Road						
Comments/Influences		X		Paved Road						
		X		Storm Sewer						
		X		Sidewalk						
		X		Water						
		X		Sewer						
		X		Electric						
		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						
		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	1,938	0	1,938		1,877C
		KH	08/26/2010	INSPECTED	2023	1,788	0	1,788		1,788S
		TH	11/08/2010	DATA ENTER	2022	1,788	0	1,788		1,788S
					2021	1,802	0	1,802		1,802S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		40,000	08/01/1997	WD	03-ARM'S LENGTH	140:485	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
40780 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER		06/24/2020	2020-010-310	FOUNDATION		
		P.R.E. 100% 12/28/2016									
Owner's Name/Address		MAP #:									
ONKALO DAVID K & ANNETTE 40780 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 77,982 TCV/TFA: 124.97									
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					INLAND PROPERTIES					24,224	
					11.390 Acres					2,127 100	
					11.39 Total Acres					Total Est. Land Value =	24,224
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Sauna	5,204.57		1 75		3,904	
					Sewer	20.42		316 64		4,130	
		X	Electric		Total Estimated Land Improvements True Cash Value =					8,034	
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	12,112	26,879	38,991			30,993C
					2023	10,348	22,072	32,420			29,518C
					2022	10,348	20,205	30,553			28,113C
					2021	11,418	18,983	30,401			27,215C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88 237	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: CAPE			Drywall X Paneled		Plaster Wood T&G								
Yr Built 1930		Remodeled 0			Ex X Ord Min								
Condition: Good		Trim & Decoration			Size of Closets								
Room List			Lg X Ord Small		Doors: Solid X H.C.								
	Basement 6 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric								
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:			100 Amps Service								
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures								
	X Insulation		X Drywall		No. of Elec. Outlets								
(2) Windows		(7) Excavation			(13) Plumbing								
	Many X Avg. Few		Large X Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(14) Water/Sewer								
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Double Glass Patio Doors	(9) Basement Finish			Lump Sum Items:								
X	Storms & Screens	(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 416 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	416		
Total:				68,141	30,664

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,453	2,004
Water Well, 50 Feet			1	2,530	1,138
Porches					
WGEP (1 Story)			88	7,950	3,577
Deck					
Treated Wood			237	4,432	1,994
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			264	11,627	5,232
Totals:				99,133	44,609

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 45,724

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 1980 GARA0		Ex X Ord Min		Trim & Decoration									
Condition: Average		Size of Closets		X No Heating/Cooling									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost				576	21,807
Totals:				21,807	15,265

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 15,647

Cls C Blt 1980

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air			Appliance Allow.		2nd/Same Stack				Class:
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior:
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.:
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.:
		Drywall	Plaster					Vent Fan		Prefab 1 Story				Common Wall:
		Paneled	Wood T&G					Hot Tub		Prefab 2 Story				Foundation:
Building Style:		Trim & Decoration						Unvented Hood		Heat Circulator				Finished ?:
MANUFACTURED								Vented Hood		Raised Hearth				Auto. Doors:
Yr Built	Remodeled	Ex	X		Ord		Min	Intercom		Wood Stove				Mech. Doors:
2023	0							Jacuzzi Tub		Direct-Vented Gas				Area:
Condition: Good		Size of Closets					Jacuzzi repl.Tub		Class: Excellent				% Good:	
Part. Construct.: 20%		Lg	X	Ord		Small	Oven		Effec. Age: 1				Storage Area:	
Room List		Doors:		Solid	X	H.C.	Microwave		Floor Area:				No Conc. Floor:	
	Basement	(5) Floors					Standard Range		Total Base New : 187,018		E.C.F.		Bsmnt Garage:	
	1st Floor	Kitchen:		(12) Electric			Self Clean Range		Total Depr Cost: 183,277		X 1.025		Carport Area:	
	2nd Floor	Other:		0 Amps Service			Sauna		Estimated T.C.V: 187,859				Roof:	
	Bedrooms	Other:		No./Qual. of Fixtures			Trash Compactor							
(1) Exterior				Ex. X Ord. Min			Central Vacuum							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Security System							
	Aluminum/Vinyl			Many X Ave. Few										
	Brick			(13) Plumbing										
	Insulation			Average Fixture(s)										
(2) Windows		(7) Excavation		1 3 Fixture Bath										
X	Many	X	Large	2 Fixture Bath										
	Avg.			Avg.	Softener, Auto									
	Few		Small	Softener, Manual										
	Wood Sash	Basement: 0 S.F.		Solar Water Heat										
	Metal Sash	Crawl: 0 S.F.		No Plumbing										
	Vinyl Sash	Slab: 0 S.F.		Extra Toilet										
	Double Hung	Height to Joists: 0.0		Extra Sink										
	Horiz. Slide			Separate Shower										
	Casement	(8) Basement		Ceramic Tile Floor										
	Double Glass		Conc. Block	Ceramic Tile Wains										
	Patio Doors		Poured Conc.	Ceramic Tub Alcove										
	Storms & Screens		Treated Wood	Vent Fan										
			Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable		Recreation SF	Public Water										
	Hip			Living SF	Public Sewer									
	Flat		Walkout Doors (B)	Water Well										
			No Floor SF	1000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic										
				Lump Sum Items:										
	Chimney: Brick	Joists:												
		Unsupported Len:												
		Cntr.Sup:												



03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type 60 WGEP (1 Story) 84 WGEP (1 Story) 336 WGEP (1 Story)			Year Built: 1978 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 66 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
X	Wood Frame				(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Building Style: 1		Ex	X	Ord		Min																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
PETERSON LANCE K & MIKI L	OLSON MATTHEW P & NOLA	62,000	07/20/2005	WD	03-ARM'S LENGTH	167:1922	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
40752 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		09/19/2013		13-216		COMPLETE					
		P.R.E. 100% 06/17/1994													
Owner's Name/Address		MAP #:													
OLSON MATTHEW P, NOLA & ERIC 40752 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 112,405 TCV/TFA: 129.50													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-9-3 SEC 9 T53N R34W N 330' OF SW 1/4 OF NE 1/4. 10 AC M/L					INLAND PROPERTIES			10.000 Acres		2,200	100		22,000		
Comments/Influences					10.00 Total Acres			Total Est. Land Value =		22,000					
					Land Improvement Cost Estimates										
					Description		Rate		Size		% Good	Cash Value			
					Wood Frame		21.46		200		74	3,176			
					Sewer		25.69		96		64	1,578			
		X	Electric				Total Estimated Land Improvements		True Cash Value =		4,754				
					Gas										
					Curb										
					Street Lights										
					Standard Utilities										
					Underground Utils.										
		Topography of Site													
		X	Level												
					Rolling										
					Low										
					High										
					Landscaped										
					Swamp										
		X	Wooded												
					Pond										
					Waterfront										
					Ravine										
					Wetland										
					Flood Plain										
			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2024		11,000		45,203		56,203				43,991C
		LP	06/05/2008	INSPECTED	2023		10,000		37,035		47,035				41,897C
		KH	08/26/2010	INSPECTED	2022		10,000		33,980		43,980				39,902C
		TH	11/08/2010	DATA ENTER	2021		10,905		31,958		42,863				38,628C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area Type 100 WGEF (1 Story) 54 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: COLONIAL		X Drywall Paneled Plaster Wood T&G											
Yr Built 1910		Remodeled 2007		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets									
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 1 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Hardwood Other: Carpeted		100 Amps Service									
(1) Exterior				No./Qual. of Fixtures									
				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. Few		X Large Avg. Small		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement											
X Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 868 SF Floor Area = 868 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	868		
Total:				117,498	71,674

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453	2,716		
Water Well, 50 Feet	1	2,530	1,543		
Porches					
WGEF (1 Story)	100	8,645	5,273		
Deck					
Treated Wood	54	1,759	1,073		
Fireplaces					
Wood Stove	1	2,103	1,283		
Totals:				136,988	83,562

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 85,651

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		58,000	01/01/2003	WD	03-ARM'S LENGTH	160:267	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
40640 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
TORC LLC PO BOX 845 BARAGA MI 49908		MAP #:									
		2024 Est TCV 93,861 TCV/TFA: 64.03									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-9-3A2 SEC 9 T53N, R34W PART OF THE SW 1/4 OF THE NE 1/4, COMM AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4; TH N 624' TO POB; TH N 90'; TH E 208'; TH S 90'; THE W 208' TO POB .43 ACRES M/L					INLAND PROPERTIES			0.430	Acres	2,800 100	1,204
Comments/Influences					0.43 Total Acres Total Est. Land Value = 1,204						
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Wood Frame	23.46		145 84		2,858	
					Sewer	25.09		100 74		1,857	
					Total Estimated Land Improvements True Cash Value = 4,715						

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal				Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type 48 WGEP (1 Story) 48 WGEP (1 Story)			Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 216 % Good: 10 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																													
Building Style: RANCH				X Drywall				Plaster				Wood T&G																					
				Trim & Decoration																													
Yr Built 1970		Remodeled 0		X		Ex		X		Ord				Min																			
Condition: Average				Size of Closets																													
								Lg		X		Ord				Small																	
Room List				Doors:				Solid		X		H.C.																					
5	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors																													
				Kitchen: Linoleum Other: Carpeted Other:																													
(1) Exterior				(6) Ceilings																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			X		Tile																											
(2) Windows				(7) Excavation																													
X	Many Avg.		X		Large Avg.		Small		Basement: 0 S.F. Crawl: 120 S.F. Slab: 1346 S.F. Height to Joists: 0.0																								
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																													
						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
X	Double Hung																																
X	Double Glass																																
X	Patio Doors																																
X	Storms & Screens																																
(3) Roof																																	
X	Gable				Gambrel				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																								
	Hip				Mansard																												
Asphalt Shingle																																	
X	Metal			(10) Floor Support																													
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JOHNSTON JAMES P & ANGELA	TORC LLC	40,000	09/25/2019	WD	21-NOT USED/OTHER	2019/04976	PROPERTY TRANSFER	100.0			
		47,000	08/01/2004	WD	03-ARM'S LENGTH	165:962	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
40686 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		09/11/2003	03-1012	FOUNDATION			
Owner's Name/Address		P.R.E. 0%									
TORC LLC PO BOX 845 BARAGA MI 49908		MAP #:									
		2024 Est TCV 45,009 TCV/TFA: 48.71									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements		* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-9-3B SEC 9 T53N R34W SW 1/4 OF NE 1/4				INLAND PROPERTIES			8.600	Acres	2,276	100	19,573
EXC N 330' & EXC S 714' OF W 208' & EXC S 650'.							8.60	Acres	0	100	0
8.6 A M/L							17.20	Total Acres		Total Est. Land Value =	19,573
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
				2024	9,787	12,718	22,505			20,236C	
				2023	9,090	10,183	19,273			19,273S	
				2022	9,090	9,353	18,443			18,443S	
				2021	9,931	8,802	18,733			18,705C	
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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	X	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 64	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	X Wood Frame			(4) Interior				Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump				Class: Average Effec. Age: 40 Floor Area: Total Base New : 68,445 Total Depr Cost: 24,816 Estimated T.C.V: 25,436		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:								
Building Style: PARK MODEL			Trim & Decoration																					
Yr Built 1980		Remodeled 0		Ex	X	Ord			Min															
Condition: Good			Size of Closets																					
				Lg	X	Ord			Small															
Room List			Doors:			Solid	X	H.C.					Central Air Wood Furnace											
5	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors								(12) Electric													
			Kitchen: Other: Other:				0 Amps Service																	
(1) Exterior							No./Qual. of Fixtures								Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL				Cls Average		Blt 1980			
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No. of Elec. Outlets								(11) Heating System: Wall Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas									
	Insulation										Many X Ave. Few				Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
(2) Windows			(7) Excavation				(13) Plumbing								Main Home Ribbed Metal 924 Total: 52,625 18,420									
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) Notes: ECF (SOUTH OF 283) 1.025 => TCV: 25,436				1 4,761 1,666 1 5,684 1,989 64 5,375 2,741 *5 Totals: 68,445 24,816									
	X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement																					
(3) Roof			(9) Basement Finish				(14) Water/Sewer																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
	X Asphalt Shingle Metal		(10) Floor Support																					
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																					



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
AHO JESSE & JUDITH	AHO LANCE N	0		01/21/2003	WD	03-ARM'S LENGTH		160 /267	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
34960 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
TORC LLC PO BOX 845 BARAGA MI 49908		2024 Est TCV 30,736											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
P3-9-3C SEC 9 T53N R34W TH S 1/2 OF TH SW 1/4 OF TH NE 1/4; EXC:TH N 10' & EXC TH W 208' OF TH SW 1/4 OF TH SW 1/4 OF TH NE 1/4. 15.92 AC M/L					INLAND PROPERTIES			15.920 Acres			1,931 100	30,736	
								15.92 Acres			0 100	0	
								31.84 Total Acres			Total Est. Land Value =		30,736
Comments/Influences		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	15,368	0	15,368			12,343C		
		KH	08/26/2010	INSPECTED	2023	11,756	0	11,756			11,756S		
		TH	11/08/2010	DATA ENTER	2022	11,756	0	11,756			11,756S		
					2021	13,164	0	13,164			13,164S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		58,000	01/01/2003	WD	03-ARM'S LENGTH	160:267	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status					
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
TORC LLC PO BOX 845 BARAGA MI 49908		MAP #:												
		2024 Est TCV 5,300												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INLAND PROPERTIES			2.000 Acres		2,650		100		5,300
					2.00 Acres			0		100				0
					4.00 Total Acres			Total Est. Land Value =						5,300
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.												
P3-9-3A SEC 9 T53N R34W A PARCEL OF LAND IN THE SW 1/4 OF NE 1/4SEC 9 T53N R34W D/F, COM AT SW COR OF SD SW 1/4 OF NE 1/4 TH N 416', TH E 208', TH S 416', TH W 208' TO POB. 2 A.														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	2,650	0	2,650				2,625C		
		KH	08/26/2010	INSPECTED	2023	2,500	0	2,500				2,500S		
		TH	11/08/2010	DATA ENTER	2022	2,500	0	2,500				2,500S		
					2021	2,519	0	2,519				2,519S		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		58,000	01/01/2003	WD	03-ARM'S LENGTH	160:267	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
40584 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
TORC LLC PO BOX 845 BARAGA MI 49908		MAP #:										
		2024 Est TCV 18,271 TCV/TFA: 0.00										
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					INLAND PROPERTIES					1.000 Acres	2,800 100	2,800
					1.00 Total Acres					Total Est. Land Value =	2,800	
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Wood Frame	20.38		320 25		1,630		
					Total Estimated Land Improvements True Cash Value =					1,630		
Tax Description												
P3-9-3A1 SEC 9 T53N R34W PART OF SW 1/4 OF NE 1/4, FROM A POINT AT SW COR OF SD SW 1/4 OF NE 1/4 GO N 416' TO POB. TH N 208'; TH E 208'; TH S 208'; TH W 208' TO POB. 1 ACRE		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
			Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	1,400	7,736	9,136		4,130C		
		KH	08/26/2010	INSPECTED	2023	1,250	6,397	7,647		3,934C		
		TH	11/08/2010	DATA ENTER	2022	1,250	5,874	7,124		3,747C		
					2021	1,260	5,531	6,791		3,628C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 1910 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH  
(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 600 22,386 13,208  
Local Cost Items  
PRIVVY 1 500 295  
Totals: 22,886 13,503  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 13,841

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																							
HEIDER ROBERT ET AL	HEIDER THOMAS, JEAN & MICHAEL	0	01/26/2011	QC	09-FAMILY	2011/00510	DEED	0.0																																							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status																																						
40919 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																																													
		P.R.E. 100% 07/24/2017																																													
Owner's Name/Address		MAP #:																																													
HEIDER THOMAS, JEAN & MICHAEL 40919 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 127,932 TCV/TFA: 107.33																																													
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS																																									
		Public Improvements		* Factors *																																											
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value																																					
				INLAND PROPERTIES		40.000 Acres		1,200	100	48,000																																					
						40.00 Total Acres		Total Est. Land Value =		48,000																																					
Tax Description		X	Dirt Road		Land Improvement Cost Estimates																																										
P3-9-5 SEC 9 T53N R34W			Gravel Road																																												
N 1/2 OF N 1/2 OF NW 1/4.			Paved Road																																												
W/EXCEPT CERTAIN RIGHTS TO HAMAR LAND & LUMBER CO. 40 A.			Storm Sewer																																												
Comments/Influences			Sidewalk																																												
		X	Water								Land Improvement Cost Estimates																																				
			Sewer																																												
			Electric																																												
			Gas																																												
			Curb																																												
		X	Street Lights														Land Improvement Cost Estimates																														
			Standard Utilities																																												
			Underground Utils.																																												
		Topography of Site		Land Improvement Cost Estimates																																											
		X	Level																				Land Improvement Cost Estimates																								
			Rolling																																												
			X																										Low																		
																													High																		
																													Landscaped																		
		Swamp																																													
		Wooded																																													
		Pond																											Land Improvement Cost Estimates																		
		Waterfront																																													
		Ravine																																													
		Wetland																																													
		Flood Plain																																													
																																			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
		Who	When																																What	2024	24,000	39,966	63,966			45,876C					
		KH	08/26/2010																																INSPECTED	2023	20,000	32,932	52,932			43,692C					
		TH	11/08/2010																																DATA ENTER	2022	20,000	30,220	50,220			41,612C					
																																				2021	20,000	28,428	48,428			40,283C					
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang			Gas Wood		Oil Coal	X	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: CD Effec. Age: 14 Floor Area: 352 Total Base New : 51,263 Total Depr Cost: 44,087 Estimated T.C.V: 45,189		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1		Drywall Paneled		Plaster Wood T&G																			
Yr Built 2001		Remodeled 0		Ex														X		Ord		Min	
Condition: Good		Trim & Decoration		Size of Closets														Lg		X		Ord	
Room List			Doors:		Solid	X	H.C.		Central Air Wood Furnace														
	Basement 1 1st Floor 1 2nd Floor Bedrooms		(5) Floors			(12) Electric																	
(1) Exterior			Kitchen: Concrete Other: Hardwood Other:			100 Amps Service																	
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Ex.			X		Ord.		Min							
	Insulation					No. of Elec. Outlets			Many			X		Ave.		Few							
(2) Windows			(7) Excavation			(13) Plumbing																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 352 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement																				
X	Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																				
X	Double Glass Patio Doors		(9) Basement Finish																				
X	Storms & Screens																						
(3) Roof						(14) Water/Sewer																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
Asphalt Shingle X Metal			(10) Floor Support			Lump Sum Items:																	
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																	
X	Single Family	Eavestrough Insulation	0	Front Overhang	0	Other Overhang	X	Elec. Steam	X	Gas Wood	Oil Coal	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																											
	X																		Wood Frame	(4) Interior		Trim & Decoration		Size of Closets		Doors: Solid X H.C.		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
	Building Style: 1																		Yr Built 1991		Remodeled 0		Condition: Average		Room List		Basement 5 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		X		Wood/Shingle Aluminum/Vinyl Brick		X		Insulation		(2) Windows		Many Avg. Few		X		Large Avg. Small		X		Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		X		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle X Metal		Chimney: Metal		
	Ex																		X		Ord		Min		Lg		X		Ord		Small		Ex.		X		Ord.		Min		Many		X		Ave.		Few		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Condition: Average		Lg		X		Ord		Small		Doors: Solid X H.C.		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																											
Room List		Doors: Solid X H.C.		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
Basement		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
5 1st Floor		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
2nd Floor		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
(1) Exterior		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
X		Wood/Shingle		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Aluminum/Vinyl		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Brick		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Insulation		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
(2) Windows		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
Many		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
X		Avg.		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
Few		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
X		Wood Sash		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Metal Sash		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Vinyl Sash		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Double Hung		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Horiz. Slide		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Casement		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Double Glass		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Patio Doors		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Storms & Screens		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
(3) Roof		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					
X		Gable		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Hip		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Flat		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Gambrel		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Mansard		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Shed		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Asphalt Shingle		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
X		Metal		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																			
Chimney: Metal		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(6) Ceilings		X		Tile		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
40769 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/18/1994									
Owner's Name/Address		MAP #:									
MANNINEN JAMES & VOGHT JESSICA		2024 Est TCV 258,381 TCV/TFA: 105.55									
40769 TAPIOLA RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				INLAND PROPERTIES				39.000	Acres	1,208 100	47,100
								39.00	Total Acres	Total Est. Land Value =	47,100
Tax Description		Dirt Road									
P3-9-6		Gravel Road									
SEC 9 T53N R34W		Paved Road									
S 1/2 OF N 1/2 OF NW 1/4		Storm Sewer									
EXC. COM. 751.72' S OF N 1/4 COR. TH W		Sidewalk									
290', TH S 300', TH E 290', TH N 300' TO		Water									
POB. 39 A.		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Pond		2024	23,550	105,641	129,191			31,963C	
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who When What		2024	23,550	105,641	129,191			31,963C	
		KH 08/26/2010 INSPECTED		2023	19,620	85,651	105,271			30,441C	
		TH 11/08/2010 DATA ENTER		2022	19,620	78,672	98,292			28,992C	
				2021	19,620	74,042	93,662			28,066C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area Type 96 WGEF (1 Story) 64 WGEF (1 Story) 100 Treated Wood	Year Built: 1980 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 66 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								E.C.F. X 1.025		
Building Style: 2			Drywall Paneled		Plaster Wood T&G										
Yr Built 1980		Remodeled 0			Ex	X	Ord		Min						
Condition: Good		Trim & Decoration			Size of Closets										
Room List			Lg	X	Ord		Small								
	Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	Doors:		Solid	X	H.C.								Bsmnt Garage:	
(1) Exterior		(5) Floors			Kitchen: Other: Other:									Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures										
(2) Windows		(7) Excavation			Ex.	X	Ord.		Min						
X	Many Avg. Few	X	Large Avg. Small		No. of Elec. Outlets										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Many	X	Ave.		Few						
(3) Roof		(9) Basement Finish			(13) Plumbing										
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
					Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 2										Cls CD		Blt 1980			
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1632 SF Floor Area = 2448 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
2 Story Siding Basement 816															
1 Story Siding Slab 336															
1 Story Siding Crawl Space 480															
Total: 251,670 166,102															
Other Additions/Adjustments															
Basement, Outside Entrance, Below Grade 1 2,114 1,395															
Water/Sewer															
1000 Gal Septic 1 4,453 2,939															
Water Well, 50 Feet 1 2,530 1,670															
Porches															
WGEF (1 Story) 96 8,424 5,560															
WGEF (1 Story) 64 6,432 4,245															
Deck															
Treated Wood 100 2,437 1,608															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 840 31,618 20,868															
Door Opener 1 535 353															
Fireplaces															
Wood Stove 1 2,103 1,388															
Totals: 312,316 206,128															
Notes:															
ECF (SOUTH OF 283) 1.025 => TCV:														211,281	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MILLARD CHARLES & TYNE 4432 POMMORE MILFORD MI 48380		2024 Est TCV 2,800												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-6A SEC 9 T53N R34W COM 901.72' S OF N 1/4 COR, TH W 290.45', TH S 150', TH E 290.45', TH N 150' TO POB. 1 A. M/L					INLAND PROPERTIES			1.000 Acres			2,800	100		2,800
Comments/Influences					1.00 Total Acres			Total Est. Land Value =			2,800			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,400	0	1,400			950C			
		KH	08/26/2010	INSPECTED	2023	1,250	0	1,250			905C			
		TH	11/08/2010	DATA ENTER	2022	1,250	0	1,250			862C			
					2021	1,260	0	1,260			835C			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
41504 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MANNINEN JAMES P & VOIGHT JESSICA L 40769 TAPIOLA RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-9-7 SEC 9 T53N R34W SW 1/4 OF NW 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			2,694C	
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			2,566C	
		TH	11/08/2010	DATA ENTER	2022	23,500	0	23,500			2,444C	
					2021	24,000	0	24,000			2,366C	

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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96	Type WGEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 560
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 56 Floor Area: 1,470 Total Base New : 158,817 Total Depr Cost: 35,735 Estimated T.C.V: 36,628		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:		
Building Style: COLONIAL		Drywall Paneled		X	Plaster Wood T&G	No Heating/Cooling		Central Air Wood Furnace						
Yr Built 1900		Remodeled 0		Trim & Decoration		Ex		X	Ord	Min				
Condition: Very Poor		Size of Closets		Lg		X	Ord	Small						
Room List		Doors:		Solid		X	H.C.							
Basement 3 1st Floor 1 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		60 Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.	Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets		Many		X	Ave.	Few				
Insulation				(13) Plumbing		Average Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(2) Windows		(7) Excavation		Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish				
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash													
X	Double Hung Horiz. Slide Casement													
X	Double Glass Patio Doors Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:												
Chimney: Brick														

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900  
 (11) Heating System: No Heating/Cooling  
 Ground Area = 840 SF Floor Area = 1470 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5  
 Functional Depreciation because of: DEFERRED MAINTENANCE 2020  
 Building Areas  

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	840		
Total:				137,931	32,608

 Other Additions/Adjustments  

Porches	Size	Cost New	Depr. Cost
WGEP (1 Story)	96	8,424	1,895
Foundation: Shallow	96	-872	-196

 Garages  
 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)  

Base Cost	Cost New	Depr. Cost
560	16,386	3,687
No Concrete Floor	560	-687
Totals:	158,817	35,735

 Notes:  
 ECF (SOUTH OF 283) 1.025 => TCv: 36,628

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Greenhouses Straight-Wall				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 36				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	10 x 8 = 80				
Cost New	\$ 761				
Phy./Func./Econ. %Good	78/100/100 78.0				
Depreciated Cost	\$ 594				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->          Unit-In-Place ->          Items ->					
E.C.F.	X 1.025				
% Good	78				
Est. True Cash Value	\$ 608				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 608 / All Cards: 608					



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MANNINEN JOHN & CINDY	MANNINEN JOHN & CINDY & JC	0		03/04/2013	QC	09-FAMILY		2013/01260	DEED	0.0		
MANNINEN WAYNE H	MANNINEN JOHN & CINDY	0		03/11/2011	QC	09-FAMILY		2011/01174	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning: 0 (*)		Building Permit(s)		Date	Number	Status	
40674 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MANNINEN JOHN & CINDY & JOHN E		2024 Est TCV 2,950										
40675 TAPIOLA RD												
CHASSELL MI 49916												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			1.060	Acres	2,783	100	2,950
					1.06 Total Acres Total Est. Land Value = 2,950							
Tax Description		Dirt Road										
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	1,475	0	7,081	1,475M		157C	
		TH	01/27/2011	DATA ENTER	2023	1,325	4,478	5,803			4,428C	
					2022	1,325	4,113	5,438			4,218C	
					2021	1,335	3,871	5,206			4,084C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
41261 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
RINTALA GORDON & HOLLY 45481 US HIGHWAY 41 CHASSELL MI 49916		2024 Est TCV 53,942												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-9 SEC 9 T53N R34W NE 1/4 OF SW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
					40.00 Total Acres			Total Est. Land Value =			48,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	2,971	26,971			13,946C			
		KH	08/26/2010	INSPECTED	2023	20,000	2,362	22,362			13,282C			
		TH	11/08/2010	DATA ENTER	2022	20,000	2,207	22,207			12,650C			
					2021	20,000	1,832	21,832			12,246C			
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Building Type	Barn - General Purpose				
Year Built	1910				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 108				
Height	12				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 30 = 720				
Cost New	\$ 17,568				
Phy./Func./Econ. %Good	33/100/100 33.0				
Depreciated Cost	\$ 5,797				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	33				
Est. True Cash Value	\$ 5,942				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5942 / All Cards: 5942					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status						
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
JOHNSON ALLAN & MARY ANN 1206 E LAKESHORE DR HOUGHTON MI 49931		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-10 SEC 9 T53N R34W NW 1/4 OF SW 1/4. 40 A. 167/1076					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			5,639C			
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			5,371C			
		TH	11/08/2010	DATA ENTER	2022	23,500	0	23,500			5,116C			
					2021	24,000	0	24,000			4,953C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
VENCATO ANTHONY J & TAWNYA	D.P. CONSTRUCTION, INC.	40,000	06/01/2007	WD	03-ARM'S LENGTH		DEED	100.0							
Property Address		Class: INDUSTRIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status							
OLD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
DP CONSTRUCTION INC PO BOX 196 CHASSELL MI 49916		MAP #:													
		2024 Est TCV 220,000													
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-9-11 SEC 9 T53N R34W SW 1/4 OF SW 1/4. 40 A.					OFF HWY					40.000	Acres	5,500	100		220,000
Comments/Influences								40.00			Total Acres	Total Est. Land Value =			220,000
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	110,000	0	110,000			12,009C				
		KH	08/26/2010	INSPECTED	2023	110,000	0	110,000			11,438C				
		TH	11/08/2010	DATA ENTER	2022	110,000	0	110,000			10,894C				
					2021	110,000	0	110,000			10,546C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		4,000	05/01/1996	WD	03-ARM'S LENGTH	139:599	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
40123 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
SZIBER DAVID P & ETAL		2024 Est TCV 80,772 TCV/TFA: 67.31												
40123 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
CHASSELL MI 49916		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SZIBER DAVID P & ETAL					INLAND PROPERTIES			30.000 Acres			1,300	100		39,000
40123 TAPIOLA RD					30.00 Total Acres			Total Est. Land Value =			39,000			
CHASSELL MI 49916														
Tax Description		X												
P3-9-12 SEC 9 T53N R34W														
E 3/4 OF SE 1/4 OF SW 1/4. 30 A.														
SPLIT IN 2018 INTO 010-109-014-25														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	19,500	20,886	40,386				11,891C		
		LP	06/05/2008	INSPECTED	2023	16,200	16,704	32,904				11,325C		
		KH	08/26/2010	INSPECTED	2022	16,200	15,343	31,543				10,786C		
		TH	11/08/2010	DATA ENTER	2021	16,200	14,439	30,639				10,442C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough		X Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 100 WGEP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
		X Insulation											
		0 Front Overhang											
		0 Other Overhang											
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 59 Floor Area: 1,200 Total Base New : 151,707 Total Depr Cost: 40,753 Estimated T.C.V: 41,772		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:			
X Drywall		Plaster											
Paneled		Wood T&G											
Trim & Decoration		Ex										X Ord	
		Size of Closets		Lg		X Ord		Small					
Building Style: COLONIAL		Doors:		Solid		X		H.C.		(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
Yr Built 1930				Remodeled 0		Condition: Fair		Room List 1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms					
(1) Exterior		(5) Floors		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets	
X Wood/Shingle		(6) Ceilings		X Drywall		Many		X Ave.		Few		(13) Plumbing	
X Insulation		(7) Excavation		Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
(2) Windows		(7) Excavation		Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
X Many Avg. X Few		X Large Avg. X Small		Basement: 800 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer	
X Wood Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Metal Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Vinyl Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Double Hung		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Horiz. Slide		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Casement		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Double Glass		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Patio Doors		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Gable		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Hip		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Flat		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X Asphalt Shingle		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Chimney: Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
SZIBER DAVID P & ETAL	MANNINEN JOHN	10,000		12/03/2018	QC	22-OUTLIER		2018/05893	DEED	100.0		
		4,000		05/01/1996	WD	03-ARM'S LENGTH		139:599	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
OLD ROAD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MANNINEN JOHN 40675 TAPIOLA RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 22,000										
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
P3-9-12 SEC 9 T53N R34W					INLAND PROPERTIES			10.000	Acres	2,200	100	22,000
W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A. SPLIT IN 2018 FROM 010-109-014-00						10.00	Total Acres	Total Est. Land Value =				22,000
Comments/Influences												
		X	Dirt Road									
			Gravel Road									
		X	Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	11,000	0	11,000				10,500C
		LP	06/05/2008	INSPECTED	2023	10,000	0	10,000				10,000S
		KH	08/26/2010	INSPECTED	2022	10,000	0	10,000				10,000S
		TH	11/08/2010	DATA ENTER	2021	10,905	0	10,905				10,905S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-9-13 SEC 9 T53N R34W NE 1/4 OF SE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			4,366C	
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			4,159C	
		TH	11/09/2010	DATA ENTER	2022	23,500	0	23,500			3,961C	
					2021	24,000	0	24,000			3,835C	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
RINTALA GORDON, NIEMERG JO	LANCTOT NICHOLAS S & KALI	150,000		09/09/2022	WD	03-ARM'S LENGTH		2022/04851	PROPERTY TRANSFER	100.0				
RINTALA WESTER R LOIS I	RINTALA FAMILY TRUST	0		01/31/2014	QC	09-FAMILY		2014/00414	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
40298 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/03/2022												
Owner's Name/Address		MAP #:												
LANCTOT NICHOLAS S & KALI M 40298 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 121,169 TCV/TFA: 158.39												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-14 SEC 9 T53N R34W NW 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres		1,200	100		48,000	
Comments/Influences					40.00 Total Acres			Total Est. Land Value =		48,000				
					Land Improvement Cost Estimates									
					Description			Rate			Size	% Good	Cash Value	
					Water			23.24			288	49	3,280	
					Sewer			23.32			280	59	3,853	
		X	Electric			Residential Local Cost Land Improvements								
					Gas			Rate			Size	% Good	Cash Value	
					Curb			10.00			192	95	1,824	
					Street Lights			Total Estimated Land Improvements True Cash Value =						
					Standard Utilities			8,957						
					Underground Utils.									
		Topography of Site												
		X	Level											
					Rolling									
					Low									
					High									
					Landscaped									
					Swamp									
					Wooded									
					Pond									
					Waterfront									
					Ravine									
					Wetland									
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	36,585	60,585				53,022C		
		KH	08/26/2010	INSPECTED	2023	20,000	30,498	50,498				50,498S		
		TH	11/09/2010	DATA ENTER	2022	20,000	28,027	48,027			48,027W	17,737C		
					2021	20,000	19,552	39,552				17,171C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood X Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 72 WGEF (1 Story)		Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 54 Floor Area: 765 Total Base New : 145,430 Total Depr Cost: 62,646 Estimated T.C.V: 64,212		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:					
Building Style: CAPE		Trim & Decoration		Central Air X Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Space Heater, Wood Furnace Add-On Ground Area = 660 SF Floor Area = 765 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 420 1 Story Siding Crawl Space 240 Total: 88,407 40,667  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 2,048 Water Well, 50 Feet 1 2,530 1,164 Porches WGEF (1 Story) 72 6,925 3,185 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,807 10,031 Door Opener 2 1,070 492 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1040 25,906 6,476 *2 No Concrete Floor 1040 -5,668 -1,417 Totals: 145,430 62,646  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 64,212		Cls CD Blt 1939							
Yr Built Remodeled 1939 0		Ex X Ord Min		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Condition: Average		Size of Closets		Kitchen: Other: Other:		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
(1) Exterior		(6) Ceilings		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
X Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
(2) Windows		(7) Excavation		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
X Asphalt Shingle Metal		(9) Basement Finish		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(12) Electric 0 Amps Service		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status					
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KAUMA TOIVO NANCY R & PAUL T 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:											
		2024 Est TCV 48,000											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements		* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-15 SEC 9 T53N R34W SW 1/4 OF SE 1/4 40A 155/042 167/859				INLAND PROPERTIES		40.000 Acres		1,200	100				48,000
Comments/Influences				40.00 Total Acres		Total Est. Land Value =					48,000		
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,000	0	24,000			15,322C		
		KH	08/26/2010	INSPECTED	2023	20,000	0	20,000			14,593C		
		TH	11/09/2010	DATA ENTER	2022	20,000	0	20,000			13,899C		
					2021	20,000	0	20,000			13,455C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 48,000										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-9-16 SEC 9 T53N R34W SE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			3,767C			
		KH	08/26/2010	INSPECTED	2023	20,000	0	20,000			3,588C			
		TH	11/09/2010	DATA ENTER	2022	20,000	0	20,000			3,418C			
					2021	20,000	0	20,000			3,309C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOUGHTON COUNTY		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements		* Factors *							
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOUGHTON COUNTY				0.00 Total Acres Total Est. Land Value = 0							
Tax Description											
P3-9-17 SEC 9 T53N R34W MINERAL RIGHTS ONLY IN THE W 1/2 OF E 1/2 SE 1/4 OF NW 1/4 NE 1/4 OF SE 1/4.											
Comments/Influences											
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-IMP	Zoning:	Building Permit(s)		Date	Number	Status				
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MYKEL WILLIAM & PAULA 519 CO RD 455 THORNDALE TX 76577		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-10-1 SEC 10 T53N R34W NE 1/4 OF NE 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences		Paved Road		40.00 Total Acres Total Est. Land Value = 48,560								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	24,280	0	24,280			24,280S	
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			23,800S	
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			23,500S	
					2021	24,000	0	24,000			24,000S	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA PAUL T & NANCY R 19925 WORHAM RD CHASSELL MI 49916		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-10-2 SEC 10 T53N R34W NW 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			4,162C			
		KH	08/26/2010	INSPECTED	2023	20,000	0	20,000			3,964C			
		SC	10/29/2010	DATA ENTER	2022	20,000	0	20,000			3,776C			
					2021	20,000	0	20,000	20,000D		3,656C			

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Grantor			Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page		Verified By		Prcnt. Trans.	
KAUMA EDWIN TOIVO BETTY			SCHMITZ WILLIAM & PAULA		0	11/28/2014	QC	03-ARM'S LENGTH			2014/06442		DEED		0.0	
Property Address			Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)			Date		Number		Status	
19195 KAUMA RD			School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address			P.R.E. 0%													
KAUMA PAUL T & NANCY R			MAP #:													
19925 WORHAM RD			2024 Est TCV 84,000													
CHASSELL MI 49916			Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END										
			Public Improvements			* Factors *										
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-10-3 SEC 10 T53N R34W SW 1/4 OF NE 1/4. 40 A.						NEW ACREAG 40 + ACRES		40.00	Acres	2100	100			84,000		
Comments/Influences								40.00	Total Acres		Total Est. Land Value =			84,000		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
KAUMA EDWIN TOIVO BETTY	SCHMITZ WILLIAM & PAULA	0		11/28/2014	QC	03-ARM'S LENGTH		2014/06442	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
19195 KAUMA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SCHMITZ WILLIAM & PAULA 519 COUNTY ROAD 455 THORNDAL TX 76577		MAP #:											
		2024 Est TCV 84,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P3-10-4 SEC 10 T53N R34W SE 1/4 OF NE 1/4. 40 A.					ACREAGE PARCELS			40.000 Acres			2,100	100	84,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			84,000		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	42,000	0	42,000			17,239C		
					2023	38,000	0	38,000			16,419C		
					2022	38,000	0	38,000			15,638C		
					2021	38,800	0	38,800			15,139C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
SWEETING JAMES D & GAIL A	TUOMI GERALD WILLIAM	90,000		05/02/2012	WD	03-ARM'S LENGTH		2012/02465	DEED	100.0				
		35,000		01/01/2000	WD	03-ARM'S LENGTH		149:674	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/29/2015												
Owner's Name/Address		MAP #:												
TUOMI GERALD WILLIAM 16404 BRANDT ST ROMULUS MI 48174		2024 Est TCV 146,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
SNOWBIRD					ACREAGE PARCELS		80.000 Acres		1,825 100		146,000			
					80.00 Total Acres		Total Est. Land Value =		146,000					
Tax Description														
P3-10-5 SEC 10 T53N R34W N 1/2 OF NW 1/4. 80 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	73,000	0	73,000			50,833C			
					2023	71,500	0	71,500			48,413C			
					2022	71,500	0	71,500			46,108C			
					2021	77,600	0	77,600			44,636C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA PAUL T & NANCY R 19925 WORHAM RD CHASSELL MI 49916		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-10-6 SEC 10 T53N R34W SW 1/4 OF NW 1/4. 40 A. (142/220)					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			17,259C			
		KH	08/26/2010	INSPECTED	2023	20,000	0	20,000			16,438C			
		SC	10/29/2010	DATA ENTER	2022	20,000	0	20,000			15,656C			
					2021	20,000	0	20,000			15,156C			

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
KAUMA BENJAMIN E HASAN SA	KAUMA ERIC E	2,000		04/05/2017	QC	21-NOT USED/OTHER		2017/02124	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
		MAP #:													
KAUMA PAUL T & NANCY R 19925 WORHAM RD CHASSELL MI 49916		2024 Est TCV 48,000													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-10-7					INLAND PROPERTIES				40.000	Acres	1,200	100			48,000
SEC 10 T53N R34W									40.00	Total Acres			Total Est. Land Value =		48,000
SE 1/4 OF NW 1/4. 40 A.															
Comments/Influences															

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-10-8 SEC 10 T53N R34W NE 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences								40.00 Total Acres			Total Est. Land Value =			48,560
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			3,767C			
		KH	08/26/2010	INSPECTED	2023	23,800	0	23,800			3,588C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,418C			
					2021	24,000	0	24,000			3,309C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		2024 Est TCV 84,000													
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END										
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			NEW ACREAG 40 + ACRES							40.00 Acres	2100	100	84,000
P3-10-9 SEC 10 T53N R34W NW 1/4 OF SW 1/4. 40 A.					40.00 Total Acres							Total Est. Land Value =		84,000	
Comments/Influences															
		Topography of Site													
		X Level X Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	42,000	0	42,000			3,768C				
					2023	38,000	0	38,000			3,589C				
					2022	38,000	0	38,000			3,419C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2021	38,800	0	38,800			3,310C				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-10-10 SEC 10 T53N R34W S 1/2 OF SW					STANDARD 20+			80.000 Acres			1,078 100		86,200	
1/4. 80 A. COMMERCIAL FOREST RESERVE					80.00 Total Acres			Total Est. Land Value =		86,200				
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KAUMA EDWIN TOIVO BETTY	SCHMITZ WILLIAM & PAULA	0	11/28/2014	QC	03-ARM'S LENGTH	2014/06442	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
19195 KAUMA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SCHMITZ WILLIAM & PAULA 519 COUNTY ROAD 455 THORNDAL TX 76577		MAP #:											
		2024 Est TCV 146,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
P3-10-11 SEC 10 T53N R34W E 1/2 OF SE 1/4. 80 A.					ACREAGE PARCELS			80.000 Acres			1,825	100	146,000
Comments/Influences					80.00 Total Acres			Total Est. Land Value =			146,000		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	73,000	0	73,000			35,004C		
					2023	71,500	0	71,500			33,338C		
					2022	71,500	0	71,500			31,751C		
					2021	77,600	0	77,600			30,737C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:										
		2024 Est TCV 84,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *							
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-10-11A SEC 10 T53N R34W NW 1/4 OF SE 1/4. 40 A.					NEW ACREAG 40 + ACRES		40.00	Acres	2100	100		
Comments/Influences		Topography of Site			40.00 Total Acres Total Est. Land Value = 84,000							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	42,000	0	42,000			3,767C	
		Who When What			2023	38,000	0	38,000			3,588C	
					2022	38,000	0	38,000			3,418C	
					2021	38,800	0	38,800			3,309C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 84,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-10-12 SEC 10 T53N R34W SW 1/4 OF SE 1/4. 40 A.					NEW ACREAG 40 + ACRES		40.00 Acres		2100		100				84,000
Comments/Influences					40.00 Total Acres		Total Est. Land Value =								84,000
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	42,000	0	42,000			3,767C				
					2023	38,000	0	38,000			3,588C				
					2022	38,000	0	38,000			3,418C				
					2021	38,800	0	38,800			3,309C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KAUMA EDWIN TOIVO BETTY	SCHMITZ WILLIAM & PAULA	0	11/28/2014	QC	03-ARM'S LENGTH	2014/06442	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
19195 KAUMA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
KAUMA PAUL T & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916		2024 Est TCV 58,372 TCV/TFA: 63.17												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
P3-15-1 SEC 15 T53N R34W NE 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES					40.000	Acres	1,200	100	48,000
Comments/Influences					40.00			Total Acres		Total Est. Land Value =			48,000	
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						2024	24,000	5,186	29,186			21,130C		
						2023	20,000	4,142	24,142			20,124C		
						2022	20,000	3,805	23,805			19,166C		
						2021	20,000	3,580	23,580		23,580A	18,554C		
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		KH	08/25/2010	INSPECTED	2023	20,000	4,142	24,142			20,124C			
		SC	10/29/2010	DATA ENTER	2022	20,000	3,805	23,805			19,166C			
		TH	02/22/2011	DATA ENTER	2021	20,000	3,580	23,580		23,580A	18,554C			

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area		Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame			(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: D Effec. Age: 59 Floor Area: 924 Total Base New : 89,946 Total Depr Cost: 10,119 Estimated T.C.V: 10,372								E.C.F. X 1.025				Bsmnt Garage:  Carport Area: Roof:							
Building Style: 1 1/4				Drywall Paneled		Plaster Wood T&G		X No Heating/Cooling				Central Air Wood Furnace																			
Yr Built 1900	Remodeled 0			Ex	X	Ord		Min	Size of Closets																						
Condition: Unsound				Lg	X	Ord		Small	X																						
Room List				Doors:			Solid	X	H.C.	(12) Electric																					
4	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				0 Amps Service																							
(1) Exterior				Kitchen: Other: Other:				No./Qual. of Fixtures																							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																							
Insulation									Many				X				Ave.				Few										
(2) Windows				(7) Excavation				1				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 S.F. Height to Joists: 0.0				(8) Basement																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish																									
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer																							
X	Gable Hip Flat		Gambrel Mansard Shed						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA PAUL T & NANCY R 19925 WORHAM RD CHASSELL MI 49916		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-15-2 SEC 15 T53N R34W NW 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			19,483C			
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			18,556C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			17,673C			
					2021	24,000	0	24,000		24,000A	17,109C			
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			1	12/01/2000	WD	03-ARM'S LENGTH		153:204	DEED	0.0			
Property Address			Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
COTE RD			School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address			P.R.E. 0%										
KAUMA PAUL T 39853 COTE RD CHASSELL MI 49916-9632			MAP #:										
			2024 Est TCV 168,000										
			Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
			Public Improvements		* Factors *								
Taxpayer's Name/Address			X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
KAUMA MELANIE & PAUL 19925 WORAM RD CHASSELL MI 49916					NEW ACREAG 40 + ACRES		80.00	Acres	2100	100			168,000
Tax Description					80.00 Total Acres		Total Est. Land Value =				168,000		
P3-15-3 SEC 15 T53N R34W S 1/2 OF NE 1/4. 80 A.													
Comments/Influences													
			Topography of Site										
			X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2024	84,000	0	84,000			15,316C	
			KH	08/25/2010	INSPECTED	2023	76,000	0	76,000			14,587C	
			SC	10/29/2010	DATA ENTER	2022	76,000	0	76,000			13,893C	
						2021	77,600	0	77,600			13,450C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-15-4 SEC 15 T53N R34W NE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
COMMERCIAL FOREST RESERVE					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-15-5 SEC 15 T53N R34W NW 1/4 OF NW 1/4. 40 A.		Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
COMMERCIAL FOREST RESERVE		Paved Road		40.00 Total Acres					Total Est. Land Value =		48,560	
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status	
UPPER WORHAM RD		School: HOUGHTON-PORTAGE TWP SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916		MAP #:							
		2024 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				STANDARD 20+			80.000 Acres	1,078 100	86,200
				80.00 Total Acres Total Est. Land Value =					86,200
Tax Description		Dirt Road							
P3-15-6 SEC 15 T53N R34W SW 1/4 OF NW 1/4		Gravel Road							
SW 1/4 OF SW 1/4 80.00 ACRES		Paved Road							
167/857 COMMERCIAL FOREST RESERVE		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
Comments/Influences		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	0	0	0	0
					2023	0	0	0	0
					2022	0	0	0	0
					2021	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-15-7 SEC 15 T53N R34W SE 1/4 OF NW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:										
		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				STANDARD 20+			120.000	Acres	1,040	100		124,800
				120.00 Total Acres					Total Est. Land Value =		124,800	
Tax Description		Dirt Road										
P3-15-8 SEC 15 T53N R34W E 1/2 OF SW 1/4, SW 1/4 OF SE 1/4 120.00 ACRES		Gravel Road										
COMMERCIAL FOREST RESERVE		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
Comments/Influences		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	0	0	0			0	
					2023	0	0	0			0	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KEMPPAINEN JOHN H & LEIGH M 39304 TAPIOLA RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 48,560												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-15-9 SEC 15 T53N R34W NW 1/4 OF SW 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences								40.00 Total Acres			Total Est. Land Value =			48,560
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,280	0	24,280			4,366C			
		KH	08/25/2010	INSPECTED	2023	23,800	0	23,800			4,159C			
		SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			3,961C			
					2021	24,000	0	24,000			3,835C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
		45,000		08/01/2004	WD	03-ARM'S LENGTH		165:927	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
COTE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
REABE JILL ANN W7483 STATE RD 68 WAUPUN WI 53963		MAP #:									
		2024 Est TCV 83,600									
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-15-12 SEC 15 T53N R34W NE 1/4 OF SE 1/4. EXC MAP CODE P3-15-12ACON'T 38 ACRES 165/927					NEW ACREAG 38 ACRES		38.00 Acres	2200	100		83,600
Comments/Influences							38.00 Total Acres			Total Est. Land Value =	83,600
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	41,800	0	41,800			3,767C
					2023	36,860	0	36,860			3,588C
					2022	36,860	0	36,860			3,418C
					2021	36,860	0	36,860			3,309C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status					
39585 COTE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
COTE PAUL R & MICHELLE 2344 ISABELL AVE TROY MI 48083		2024 Est TCV 59,355 TCV/TFA: 75.71											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			2.000 Acres		2,650	100		
					2.00 Total Acres		Total Est. Land Value =						5,300
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					Wood Frame	22.09		576		62	7,889		
					Total Estimated Land Improvements		True Cash Value =				7,889		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,650	27,028	29,678			367C		
					2023	2,500	22,925	25,425			350C		
					2022	2,500	20,982	23,482			334C		
					2021	2,519	19,714	22,233			324C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:	
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				45
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Average Effec. Age: 2 Floor Area: Total Base New : 47,915 Total Depr Cost: 45,040 Estimated T.C.V: 46,166		E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:	
	Duplex	0	Other Overhang												
X	Wood Frame	(4) Interior													
Building Style:		Drywall	Plaster												
PARK MODEL		Paneled	Wood T&G												
Trim & Decoration															
Yr Built	Remodeled	Ex	X Ord												
0	0		Min												
Condition: Good		Size of Closets													
		Lg	X Ord												
			Small												
Room List		Doors:	Solid X H.C.	Central Air Wood Furnace											
	Basement	(5) Floors		(12) Electric											
	1st Floor			0 Amps Service											
	2nd Floor	Kitchen:		No./Qual. of Fixtures											
	Bedrooms	Other:		Ex. X Ord. Min											
		Other:		No. of Elec. Outlets											
(1) Exterior				Many X Ave. Few											
X	Wood/Shingle	(6) Ceilings		(13) Plumbing											
	Aluminum/Vinyl			Average Fixture(s)											
	Brick			1 3 Fixture Bath											
	Insulation			2 Fixture Bath											
(2) Windows		(7) Excavation		Softener, Auto											
	Many		Basement: 0 S.F.	Softener, Manual											
X	Avg.	X	Crawl: 0 S.F.	Solar Water Heat											
	Few		Slab: 0 S.F.	No Plumbing											
			Height to Joists: 0.0	Extra Toilet											
	Wood Sash	(8) Basement		Extra Sink											
	Metal Sash			Separate Shower											
	Vinyl Sash	Conc. Block		Ceramic Tile Floor											
	Double Hung	Poured Conc.		Ceramic Tile Wains											
	Horiz. Slide	Stone		Ceramic Tub Alcove											
	Casement	Treated Wood		Vent Fan											
	Double Glass	Concrete Floor													
	Patio Doors	(9) Basement Finish		(14) Water/Sewer											
	Storms & Screens			Public Water											
(3) Roof		Recreation SF		Public Sewer											
X	Gable		Living SF	Water Well											
	Hip		Walkout Doors (B)	1000 Gal Septic											
	Mansard		No Floor SF	2000 Gal Septic											
	Flat		Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
	Chimney: Brick	Joists:													
		Unsupported Len:													
		Cntr.Sup:													



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
39160 COTE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BINGHAM TANYA ET AL 47190 GREEN ACRES RD HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 98,623 TCV/TFA: 135.47												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
Taxpayer's Name/Address		X	Dirt Road	Description			Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COLOMBE RICHARD 21241 DENTON RD CHASSELL MI 49916		X	Gravel Road	INLAND PROPERTIES					40.000	Acres	1,200	100		48,000
			Paved Road						40.00	Total Acres			Total Est. Land Value =	48,000
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	24,000	25,312	49,312			42,550C			
		KH	08/25/2001	INSPECTED	2023	20,000	20,524	40,524			40,524S			
		SC	10/29/2010	DATA ENTER	2022	20,000	18,850	38,850			24,299C			
					2021	20,000	17,742	37,742			23,523C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat				Class: CD Effec. Age: 38 Floor Area: 728 Total Base New : 74,704 Total Depr Cost: 49,389 Estimated T.C.V: 50,623		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: 1		Drywall Paneled Plaster Wood T&G		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Total Depr Cost: 49,389				Carport Area: Roof:	
Yr Built 1988		Ex X Ord Min		Central Air Wood Furnace				Total Base New : 74,704					
Condition: Average		Size of Closets		Lg X Ord Small		No Heating/Cooling							
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:				0 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets		Many X Ave. Few							
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KAUMA TOIVO NANCY & PAUL 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		MAP #:		2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-16-1 SEC 16 T53N R34W NE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000 Acres			1,214	100		48,560
COMMERCIAL FOREST RESERVE					40.00 Total Acres			Total Est. Land Value =			48,560			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
		KH	08/17/2010	INSPECTED	2023	0	0	0			0			
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
EGBUKE BARBARA & DATARYOTO	SUOJANEN BARBARA	0	03/02/2010	OTH	21-NOT USED/OTHER	2010/00980	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
39794 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		03/02/2010	10-002	COMPLETE			
		P.R.E. 100% 02/13/2012									
Owner's Name/Address		MAP #:									
LITZNER BARBARA J 39794 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 242,663 TCV/TFA: 166.66									
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
				INLAND PROPERTIES				53.130 Acres 1,088 100 57,817			
				53.13 Total Acres Total Est. Land Value =				57,817			
Tax Description				Land Improvement Cost Estimates							
				Description		Rate	Size % Good	Cash Value			
				Wood Frame		22.09	416 95	8,730			
				Total Estimated Land Improvements True Cash Value =				8,730			
P3-16-3 SEC 16 T53N R34W W 1/2 OF NE 1/4. EXCEPT COM NE COR OF W 1/2 OF NE 1/4, TH E 340' ALONG N LINE OF W 1/2 OF NE 1/4, TH S AND PARALLEL TO W LINE W 1/2 OF NE 1/4 880', TH W AND PARALLEL TON LINE OF W 1/2 OF NE 1/4 340' TO W BDRY OF W 1/2 OF NE 1/4, TH N 880' ALG W BDRY TO POB. (EXCEPXT S 1/2 OF SW 1/4 OF NE 1/4) AND EXCEPT A PARCEL IN THE W 1/2 OF NE 1/4; COM AT 1320' FROM THE NW CORNER OF THE W 1/2 OF THE NE 1/4 THE POB; TH E 1320' PARALLEL TO THE N LINE OF THE W 1/2 OF THE NE 1/4; TH S AND PARALLEL TO THE W LINE OF THE W 1/2 OF THE NE 1/4 660'; TH W AND PARALLEL TO THE NORTH LINE OF THE W 1/2 OF THE NE 1/4 1320' TO THE WEST BOUNDARY OF THE W 1/2 OF THE NE 1/4; THE NORTH 660' ALONG THE WEST BOUNDARY TO THE POB. 33.13 A. ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain								
Comments/Influences				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Split/Comb. on 06/26/2012 completed 06/26/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-116-002-10; Child Parcel(s): 010-116-002-40; -----		Who	When	What	2024	28,909	92,423	121,332			102,657C
		LP	07/14/2009	DATA ENTER	2023	24,377	75,445	99,822			97,769C
		KH	08/17/2010	INSPECTED	2022	17,390	69,504	86,894			71,799C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:													
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				192	WCP (1 Story)	Car Capacity:										
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Very Good Effec. Age: 19 Floor Area: Total Base New : 189,110 Total Depr Cost: 128,595 Estimated T.C.V: 131,810		Class: Very Good Effec. Age: 19 Floor Area: Total Base New : 189,110 Total Depr Cost: 128,595 Estimated T.C.V: 131,810		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:									
	Duplex	0	Other Overhang																								
X	Wood Frame	(4) Interior																									
Building Style: MANUFACTURED		Drywall	Plaster																								
		Paneled																		Wood T&G							
Yr Built 2000		Trim & Decoration																		Ex		X		Ord		Min	
Condition: Good		Lg																		X		Ord				Small	
Room List		(5) Floors																		(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 2000 (11) Heating System: Wall Furnace Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 1456 Basement Block, 6" 1456 Total: 170,872 116,193  Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 5,984 4,069 Water Well, 50 Feet 1 3,023 2,056 Porches WCP (1 Story) 192 9,231 6,277 Totals: 189,110 128,595  Notes: ECF (SOUTH OF 283) 1.025 => TCV: 131,810				
Basement		(6) Ceilings		0 Amps Service																							
5 1st Floor		Kitchen:		No./Qual. of Fixtures																							
2nd Floor		Other:		Ex. X Ord. Min																							
3 Bedrooms		Other:		No. of Elec. Outlets																							
(1) Exterior				Many X Ave. Few																							
X	Wood/Shingle	(7) Excavation		(13) Plumbing																							
	Aluminum/Vinyl	Basement: 1456 S.F.		Average Fixture(s)																							
	Brick	Crawl: 0 S.F.		1 3 Fixture Bath																							
	Insulation	Slab: 0 S.F.		2 Fixture Bath																							
(2) Windows		Height to Joists: 0.0		Softener, Auto																							
X	Many	X	Large	Softener, Manual																							
	Avg.			Avg.	Small	Solar Water Heat																					
	Few			No Plumbing																							
	Wood Sash	(8) Basement		Extra Toilet																							
	Metal Sash	Conc. Block		Extra Sink																							
	Vinyl Sash	Poured Conc.		Separate Shower																							
	Double Hung	Stone		Ceramic Tile Floor																							
	Horiz. Slide	Treated Wood		Ceramic Tile Wains																							
	Casement	Concrete Floor		Ceramic Tub Alcove																							
	Double Glass	(9) Basement Finish		Vent Fan																							
	Patio Doors			(14) Water/Sewer																							
	Storms & Screens			Public Water																							
(3) Roof		Recreation SF		Public Sewer																							
X	Gable		Gambrel	1 Water Well																							
	Hip			Mansard	1 1000 Gal Septic																						
	Flat		Shed	2000 Gal Septic																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																							
Chimney: Brick		Joists:																									
		Unsupported Len:																									
		Cntr.Sup:																									

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2010		Remodeled GARA 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 2 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	528			20,529	18,271
Common Wall: 1 Wall	1			-2,172	-1,933
Door Opener	1			535	476
Totals:				18,892	16,814

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 17,234

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Yr Built 2019	Remodeled 0	Ex	X	Ord	Min								
Condition: Good		Size of Closets		Lg	X	Ord	Small						
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures									
	Insulation			Ex.	X	Ord.	Min						
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X	Many Avg. Few	X	Large Avg. Small	Many		X	Ave.	Few					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing									
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer									
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Brick		(10) Floor Support		Lump Sum Items:									
		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 3 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener	2			1,070	1,027
Base Cost	1120			26,443	25,385
Totals:				27,513	26,412

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

27,072



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
EGBUKE BARBARA JEAN	NIEMELA BENJAMIN J & JENNIFER	30,000		10/21/2008	WD	03-ARM'S LENGTH		2008/06014	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/21/2008												
Owner's Name/Address		MAP #:												
NIEMELA BENJAMIN J & JENNIFER 39466 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 42,398												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 16 T53N R34W					INLAND PROPERTIES			20.000 Acres		1,700	100	34,000		
S 1/2 OF SW 1/4 OF NE 1/4. 20 A.					20.00 Total Acres			Total Est. Land Value =			34,000			
Comments/Influences		Topography of Site			Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Wood Frame					22.09	576	66	8,398	
					Total Estimated Land Improvements True Cash Value = 8,398									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	17,000	4,199	21,199			18,916C			
					2023	14,000	4,016	18,016			18,016S			
					2022	14,000	3,614	17,614			17,614S			
					2021	15,000	3,367	18,367			18,367S			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	17,000	4,199	21,199			18,916C			
		LP	07/14/2009	INSPECTED	2023	14,000	4,016	18,016			18,016S			
		KH	08/25/2010	INSPECTED	2022	14,000	3,614	17,614			17,614S			
		SC	11/09/2010	DATA ENTER	2021	15,000	3,367	18,367			18,367S			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
SUOJANEN HARRY SAMUEL & MA	SUOJANEN BARBARA J.	6,000		06/10/2008	QC	03-ARM'S LENGTH		2009/00117	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 02/13/2012													
Owner's Name/Address		MAP #:													
LITZNER BARBARA J 39794 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 16,504													
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-16-3A SEC 16 T53N R34W COM NW COR OF W 1/2 OF NE 1/4, TH E 340' ALONG N LINE OF W 1/2 OF NE 1/4, TH S AND PARALLEL TO W LINE W 1/2 OF NE 1/4 880', TH W AND PARALLEL TO N LINE OF W 1/2 OF NE 1/4 340' TO W BDRY OF W 1/2 OF NE 1/4, TH N 880' ALG W BDRY TO POB. 6.87 AC					INLAND PROPERTIES										
Comments/Influences					6.870 Acres 2,402 100 16,504										
					6.87 Total Acres Total Est. Land Value = 16,504										
		</													

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 21 Floor Area: 0 Total Base New : 27,307 Total Depr Cost: 21,573 Estimated T.C.V: 22,112		E.C.F. X 1.025				
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0		Ex		X		Ord		Min					
Condition: Good		Trim & Decoration		Size of Closets		Lg		X		Ord		Small			
Room List		Doors:		Solid		X		H.C.		Central Air Wood Furnace					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric		0		Amps Service		Cost Est. for Res. Bldg: 2 Single Family RANCH		Cls		C	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X		Ord.		Min		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few			
Insulation															
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Building Areas Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		No Plumbing		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Door Opener		768 1 Totals:		26,772 535 27,307	21,150 423 21,573
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Notes:		ECF (SOUTH OF 283) 1.025 => TC		V: 22,112	
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
TUOHIMAA DAVID & PAULINE E	TUOHIMAA JAKE R	1		05/14/2015	QC	09-FAMILY		2015/02459	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
OLD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
TUOHIMAA JAKE R 39795 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 10,000										
			Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			4.000 Acres		2,500	100	10,000
								4.00 Total Acres		Total Est. Land Value =		10,000
Tax Description												
SEC 16 T53N R34W A PARCEL OF LAND SITUATED AND BEING WITHIN THE N ½ OF THE NW ¼ OF SAID SECTION; E 884' FROM THE NW CORNER OF SEC 16 TO THE POB ALONG OLD ROAD; TH 400' S THEN 436' E; TH 400' N; TH 436' W ALONG OLD ROAD TO POB 4 A MOL SPLIT FROM 010-116-006-00 IN 2015		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	5,000	0	5,000				1,875C
		KH	08/17/2010	INSPECTED	2023	12,000	0	12,000	4,900M			1,786C
		SC	11/09/2001	DATA ENTER	2022	12,000	0	12,000				1,701C
					2021	11,000	0	11,000				1,647C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
DILLMAN PAUL E & CONNIE J	TUOHIMAA CONNIE J	1		04/05/2012	QC	09-FAMILY		2012/01806	DEED	0.0			
		1		04/01/2002	WD	03-ARM'S LENGTH		157:495	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
17367 OLD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE				08/31/2010	10-237	COMPLETE		
		P.R.E. 100% 01/02/2003											
Owner's Name/Address		MAP #:											
TUOHIMAA CONNIE J 17367 OLD RD CHASSELL MI 49916		2024 Est TCV 220,523 TCV/TFA: 119.33											
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-16-6B SEC 16 T53N R34W N 1/2 OF NW 1/4 OF E 1/2 OF N 1/2 OF NW 1/4. 5 AC		X			INLAND PROPERTIES			5.000 Acres		2,450	100		12,250
Comments/Influences						5.00	Total Acres			Total Est.	Land Value =		12,250

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 336	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																					
X	Wood Frame		(4) Interior X Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: Very Good Effec. Age: 12 Floor Area: Total Base New : 206,340 Total Depr Cost: 163,008 Estimated T.C.V: 167,083																																																																																									
Building Style: RANCH		Trim & Decoration																																																																																																	
Yr Built 2001	Remodeled 0	Ex	X Ord		Min																																																																																														
Condition: Good		Size of Closets																																																																																																	
		Lg	X Ord		Small																																																																																														
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace																																																																																													
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					(12) Electric																																																																																												
		Kitchen: Linoleum Other: Carpeted Other:					100 Amps Service																																																																																												
(1) Exterior		No./Qual. of Fixtures																																																																																																	
		Ex.	X Ord.		Min																																																																																														
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings					No. of Elec. Outlets																																																																																												
X Insulation		X	Drywall			Many			X Ave.		Few																																																																																								
		(13) Plumbing																																																																																																	
(2) Windows		(7) Excavation					Average Fixture(s)																																																																																												
X Many Avg. Few		X	Large Avg. Small	Basement: 0 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink																																																																																												
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement					1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																	
(3) Roof		(9) Basement Finish					(14) Water/Sewer																																																																																												
X Gable Hip Flat			Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																												
X Asphalt Shingle		(10) Floor Support					Lump Sum Items:																																																																																												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																																																																	
Cost Est. for Res. Bldg: 1 Mobile Home RANCH (11) Heating System: Warm & Cool Air Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>1456</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>392</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>172,696</td> <td>136,429</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,373</td> <td>3,455</td> </tr> <tr> <td>Separate Shower</td> <td>1</td> <td>1,491</td> <td>1,178</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>5,984</td> <td>4,727</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,023</td> <td>2,388</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>120</td> <td>1,811</td> <td>1,431</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>336</td> <td>6,297</td> <td>4,975</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Microwave</td> <td>1</td> <td>1,104</td> <td>872</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>9,561</td> <td>7,553</td> </tr> <tr> <td colspan="3">Totals:</td> <td>206,340</td> <td>163,008</td> </tr> </tbody> </table> Notes: ECF (SOUTH OF 283) 1.025 => TCV: 167,083															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	1456			Addition	Siding	Crawl	392			Total:				172,696	136,429	Plumbing	Size	Cost New	Depr. Cost	3 Fixture Bath	1	4,373	3,455	Separate Shower	1	1,491	1,178	Water/Sewer				1000 Gal Septic	1	5,984	4,727	Water Well, 50 Feet	1	3,023	2,388	Porches				CPP	120	1,811	1,431	Deck				Treated Wood	336	6,297	4,975	Built-Ins				Microwave	1	1,104	872	Fireplaces				Exterior 1 Story	1	9,561	7,553	Totals:			206,340	163,008
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1156 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 45,665 Total Depr Cost: 40,185 Estimated T.C.V: 41,190		E.C.F. X 1.025		Bsmnt Garage:			
Building Style: RANCH		X Drywall Plaster Paneled Wood T&G		X No Heating/Cooling				X Central Air Wood Furnace				Carport Area: Roof:			
Yr Built Remodeled 2010 GARA0		Trim & Decoration		X											
Condition: Good		Ex X Ord Min		Lg X Ord Small											
Room List		Doors: Solid X H.C.		(5) Floors				(12) Electric							
Basement 5 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Linoleum Other: Carpeted Other:				100 Amps Service							
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures							
X Wood/Shingle X Aluminum/Vinyl Brick		X Drywall						Ex. X Ord. Min							
X Insulation								No. of Elec. Outlets							
						Many X Ave. Few									
(2) Windows		(7) Excavation				(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat									
X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement				1 No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish				(14) Water/Sewer									
X Gable Hip Flat X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support				Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TUOHIMAA KEITH	TUOHIMAA KEITH & KRISTINE	0	02/27/2015	QC	09-FAMILY	2015/00958	DEED	0.0		
TUOHIMAA KEITH	TUOHIMAA KEITH	0	02/26/2015	QC	09-FAMILY	2015/00957	DEED	0.0		
TUOHIMAA KEITH & DIANE	TUOHIMAA KEITH	0	11/07/2011	SD	09-FAMILY	2011/05719	DEED	0.0		
		66,700	05/01/2002	WD	03-ARM'S LENGTH	158:66	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
39795 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		08/07/2008		08-221		PART COMPL
		P.R.E. 100% 05/18/1994								
Owner's Name/Address		MAP #:								
TUOHIMAA KEITH & KRISTINE 39795 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 182,318 TCV/TFA: 114.23								
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					RATE 1 1.750 Acres 10,857 100 19,000					
					1.75 Total Acres Total Est. Land Value = 19,000					
Tax Description					Land Improvement Cost Estimates					
					Description		Rate	Size	% Good	Cash Value
					Wood Frame		32.97	72	10	237
					Total Estimated Land Improvements True Cash Value = 237					
Comments/Influences										

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam  X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Appliance Allow. Cook Top 1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 120 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior											
Building Style: RANCH		X Drywall Paneled Plaster Wood T&G		Trim & Decoration									
Yr Built Remodeled 1967 2008		Ex X Ord Min											
Condition: Good		Size of Closets											
		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
				No./Qual. of Fixtures									
(1) Exterior				Ex. X Ord. Min									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
		X Drywall		Many X Ave. Few									
X Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 912 S.F. Crawl: 0 S.F. Slab: 684 S.F. Height to Joists: 0.0		1 3 Fixture Bath									
				2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement											
X Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X Double Glass Patio Doors													
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water									
				Public Sewer									
X Asphalt Shingle		(10) Floor Support		1 Water Well									
				1 1000 Gal Septic									
				2000 Gal Septic									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1596 SF Floor Area = 1596 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	684		
1 Story	Siding	Basement	912		
Total:				181,519	121,853

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,494	
Water Well, 50 Feet	1	2,530		1,417	
Deck					
Treated Wood	120	2,819		1,579	
Built-Ins					
Dishwasher	1	618		346	
Totals:				191,939	127,689

Notes:

ECF (SOUTH OF 283) 1.025 => TCV: 130,881

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X No Heating/Cooling		Class: C Effec. Age: 18 Floor Area: 0 Total Base New : 38,311 Total Depr Cost: 31,415 Estimated T.C.V: 32,200		E.C.F. X 1.025		Bsmnt Garage:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace									
Yr Built Remodeled 2004 GAR0		Ex X Ord Min		X									
Condition: Good		Size of Closets											
Room List		Doors: Solid X H.C.											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 12/15/2009												
Owner's Name/Address		MAP #:												
KINNUNEN RUSSELL J & MARIA ANN KINNUNEN BRANDY & JACK; LB 17040 VALLEY RD CHASSELL MI 49916		2024 Est TCV 48,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-16-7 SEC 16 T53N R34W SW 1/4 OF NW 1/4. 40 A.					INLAND PROPERTIES			40.000 Acres			1,200	100		48,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,000			
		Topography of Site												
		Level Rolling X Low High Landscaped X Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	24,000	0	24,000			3,402C			
		LP	09/02/2009	INSPECTED	2023	20,000	0	20,000			3,240C			
		KH	08/25/2010	INSPECTED	2022	20,000	0	20,000			3,086C			
		SC	11/09/2010	DATA ENTER	2021	20,000	0	20,000			2,988C			

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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type	Year Built: 1930 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame			(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: CD Effec. Age: 56 Floor Area: 672 Total Base New : 110,634 Total Depr Cost: 49,784 Estimated T.C.V: 51,029		108 WGEP (1 Story) 96 WGEP (1 Story) 16 Treated Wood		E.C.F. X 1.025		Bsmnt Garage:									
Building Style: CAPE				X Drywall Paneled		Plaster Wood T&G		Trim & Decoration																			
Yr Built 0	Remodeled 0			Ex	X	Ord		Min	Size of Closets																		
Condition: Poor				Lg	X	Ord		Small																			
Room List				Doors:			Solid	X	H.C.																		
	Basement			(5) Floors						(12) Electric																	
2	1st Floor			Kitchen: Linoleum						150 Amps Service																	
3	2nd Floor			Other: Carpeted																							
3	Bedrooms			Other:																							
(1) Exterior				(6) Ceilings						No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall						Ex.		X	Ord.				Min		No. of Elec. Outlets								
Insulation										Many		X	Ave.				Few										
(2) Windows				(7) Excavation						(13) Plumbing																	
X	Many		Large	Basement: 0 S.F.		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
	Avg.	X	Avg.	Crawl: 0 S.F.																							
Few		Small	Slab: 448 S.F.																								
				Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																							
(3) Roof				(9) Basement Finish						(14) Water/Sewer																	
X	Gable		Gambrel	Recreation SF		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			
	Hip		Mansard	Living SF																							
Flat		Shed	Walkout Doors (B)																								
				No Floor SF																							
X	Asphalt Shingle			(10) Floor Support																							
Chimney: Brick				Joists:																							
				Unsupported Len:																							
				Cntr.Sup:																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	06/01/1997	WD	03-ARM'S LENGTH	141:323	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
17474 VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
PAPKE RONALD & BONITA SUE 46985 PARADISE RD HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 161,455 TCV/TFA: 142.63												
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INLAND PROPERTIES			40.000 Acres			1,200 100 48,000			
								40.00 Total Acres			Total Est. Land Value = 48,000			
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
P3-16-9 SEC 16 T53N R34W NE 1/4 OF SW 1/4. 40 A. SPLIT 010-116-010-00 INTO 010-116-301-00 AND 010-116-301-00 FOR 2023														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
						Who	When	What	2024	24,000	56,728	80,728		42,477C
						KH	08/25/2010	INSPECTED	2023	20,000	45,925	65,925		40,455C
						SC	11/09/2010	DATA ENTER	2022	20,000	42,182	62,182		38,529C
									2021	20,000	39,697	59,697		37,299C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
17040 VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						06/21/2021	2021-999-111	FOUNDATION			
		P.R.E. 86% 01/09/2021				HOUSE		07/20/2006	06-205	FOUNDATION			
Owner's Name/Address		MAP #:											
KINNUNEN RUSSELL J & MARIA ANN KINNUNEN BRANDY & JACK; LB 17040 VALLEY RD CHASSELL MI 49916		2024 Est TCV 557,142 TCV/TFA: 129.27											
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					NEW ACREAG	30 ACRES	29.63 Acres	2700	100				80,001
								29.63 Total Acres	Total Est. Land Value =			80,001	
Tax Description		X	Dirt Road			Land Improvement Cost Estimates DescriptionRateSize % GoodCash Value Sauna6,499.141452,925 Wood Frame22.09522849,686 Metal Prefab17.00140541,285 Residential Local Cost Land Improvements DescriptionRateSize % GoodCash Value OLDER SHED10.004895456 LEAN TO, FAIR6.00240951,368 Total Estimated Land Improvements True Cash Value =15,720							
P3-16-10 SEC 16 T53N R34W NW 1/4 OF SW		Gravel Road											
1/4 EXCEPT PARCELS SOLD ON CODE P3-16-10A		Paved Road											
& P3-16-10B, & P3-16-10C, & P3-16-10D.		Storm Sewer											
29.63 A.		Sidewalk											
Comments/Influences		Water											
		Sewer											
		X	Electric										
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level			YearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/OtherTaxable Value							
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2024	40,001	238,570	278,571			82,728C		
		LP	09/02/2009	INSPECTED	2023	29,630	193,545	223,175			78,789C		
		LP	09/03/2009	DATA ENTER	2022	29,630	177,752	207,382			75,038C		
		KH	08/25/2010	INSPECTED	2021	29,630	167,210	196,840			72,641C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36 96 35 64	Type WGEP (1 Story) CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
													(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 13 Floor Area: 2,700 Total Base New : 421,470 Total Depr Cost: 366,678 Estimated T.C.V: 375,845	E.C.F. X 1.025	Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Room List			Doors:				Solid	X	H.C.	Central Air Wood Furnace			X			(12) Electric			200			Amps Service			No./Qual. of Fixtures			Ex.			X	Ord.		Min	No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Poultry Houses Floor Oper				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 22				
Height	7				
Heating System	No Heating/Cooling				
Length/Width/Area	6 x 5 = 30				
Cost New	\$ 1,443				
Phy./Func./Econ. %Good	92/100/100 92.0				
Depreciated Cost	\$ 1,328				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025				
% Good	92				
Est. True Cash Value	\$ 1,361				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1361 / All Cards: 1361					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
YAMBOR STEVEN P & JOY L	YAMBOR STEVEN TRUST	1		05/01/2013	WD	09-FAMILY		2013/03512	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
YAMBOR STEVEN TRUST 7800 SEARS HORTON MI 49246		MAP #:										
		2024 Est TCV 9,460										
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INLAND PROPERTIES			3.770 Acres		2,509	100	9,460
					3.77 Total Acres Total Est. Land Value = 9,460							
Tax Description		Dirt Road										
P3-16-10A SEC 16 T53N R34W A PARCEL OF LAND IN THE NW 1/4 OF SW 1/4 OF SEC 16 T53N R34W D/F, COM AT THE N'LY BDY OF THE CO RD R/W 64.58' N & 654.87'E OF THE S 1/16TH COR BET SECS 16 & 17 POB, TH N 16 DEG 53' 40" E ALONG OTTER RIVER 250',TH S 82 DEG 38' 04" E 645.72' TO THE E LINE OF SD NW 1/4 OF SW 1/4, THS 01 DEG 56' 15" E 156.16' TO THE N'LY BDRY OF CO RD R/W, TH S 89 DEG 58' 17" W 718.32' M/L TO POB. 3.77 ACRES M/L		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
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		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	4,730	0	4,730			2,694C	
		KH	08/25/2010	INSPECTED	2023	4,619	0	4,619			2,566C	
		SC	11/09/2010	DATA ENTER	2022	4,619	0	4,619			2,444C	
					2021	10,885	0	10,885			2,366C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
YAMBOR MICHAEL J & DEBORAH A 38716 FISHERMANS LN CHASSELL MI 49916		2024 Est TCV 8,379											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			3.310	Acres	2,531	100		8,379
					3.31 Total Acres Total Est. Land Value =						8,379		
Tax Description		Dirt Road											
P3-16-10B SEC 16 T53N R34W A PARCEL OF LAND IN THE NW 1/4 OF SW 1/4OF SEC 16 T53N R34W D/F, COM 303.79' N & 727.52' E OF THE S 1/16TH COR BET SEC W 16 & 17 POB		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
TH N 37 DEG 14' 10" E ALONG THE OTTER RIVER 250', TH S 75 DEG 45' 31" E 497.91' TO THE E LINE OF SD NW 1/4 OF SW 1/4, TH S 02 DEG 20' 10" E 159.46', TH N 82 DEG 38' 04" W 645.72' M/L TO POB. 3.31 A.		Street Lights											
Comments/Influences		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	4,190	0	4,190			1,533C		
		KH	08/25/2010	INSPECTED	2023	4,055	0	4,055			1,460C		
		SC	11/09/2010	DATA ENTER	2022	4,055	0	4,055			1,391C		
					2021	4,169	0	4,169			1,347C		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MINIER JOSEPH & YAMBOR STE	YAMBOR STEVEN & MINIER JOS	1		05/05/2013	WD	09-FAMILY		2013/03513	DEED	0.0			
YAMBOR STEVEN P & JOY L	MINIER JOSEPH & YAMBOR STE	1		07/29/2011	QC	09-FAMILY		2011/03754	DEED	0.0			
		1		10/01/1998	WD	03-ARM'S LENGTH		145:235	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
YAMBOR STEVEN & MINIER JOSEPH &KRIS YAMBOR STEVEN 7800 SEARS HORTON MI 49246		MAP #:											
Taxpayer's Name/Address		2024 Est TCV 4,675											
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					INLAND PROPERTIES			1.750 Acres			2,671	100	4,675
					1.75 Total Acres			Total Est. Land Value =			4,675		
Tax Description		Topography of Site											
P3-16-10C SEC 16 T53N R34W A PARCEL OF LAND IN THE NW 1/4 OF SW 1/4OF SEC 16 T53N R34W D/F, COM 502.83' N & 878.80' E OF THE S 1/16TH COR BET SEC W 16 & 17 WH IS POB, TH N 58 DEG 18' 05" E ALONG OTTER RIVER 200', TH S 77 DEG 43' 36" E 316.62' TO E LINE OF SD NW 1/4 OF SW 1/4, TH S 1 DEG 06' 16" E 160.31', TH N 75 DEG 45' 31" W 497.91'M/L TO POB. THE LOT LINES EXTEND TO THE OTTER RIVER 1.70 A.													
Comments/Influences													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	2,338	0	2,338			1,251C		
		KH 08/25/2010 INSPECTED			2023	2,188	0	2,188			1,192C		
		SC 11/09/2010 DATA ENTER			2022	2,188	0	2,188			1,136C		
					2021	2,205	0	2,205			1,100C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
YAMBOR STEVEN 7800 SEARS RD HORTON MI 49246		2024 Est TCV 4,275									
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INLAND PROPERTIES			1.590	Acres	2,689 100	4,275
					1.59 Total Acres Total Est. Land Value =						4,275
Tax Description		Dirt Road									
P3-16-10D		Gravel Road									
SEC 16 T53N R34W		Paved Road									
A PARCEL OF LAND BEING IN THE NW 1/4 OF		Storm Sewer									
SW 1/4 OF SEC 16 T53N R34W D/F, COM		Sidewalk									
607.92' N & 1048.96' E OF THE S 1/16TH		Water									
COR BET SECS 16 & 17 WH IS POB, TH N 55		Sewer									
DEG 10' 10" E ALONG THE OTTER RIVER		Electric									
197.65', TH N 13 DEG 39' 55" E ALONG THE		Gas									
OTTER RIVER 150.73', TH S 76 DEG 37' 10"E		Curb									
117.12' TO E LINE OF NW 1/4 OF SW 1/4,TH		Street Lights									
S 00 DEG 27'53" W 299.56',TH N 77 DEG43'		Standard Utilities									
36" W 316.62' M/L TO POB. 1.59 A.		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	2,138	0	2,138			1,146C
		KH	08/25/2010	INSPECTED	2023	1,988	0	1,988			1,092C
		SC	11/09/2010	DATA ENTER	2022	1,988	0	1,988			1,040C
					2021	2,003	0	2,003			1,007C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		100	09/01/2001	WD	03-ARM'S LENGTH	155:792	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
17127 VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		07/27/2024		2023-031-249		FOUNDATION	
		P.R.E. 100% 08/02/2023				06/01/2021		2021-999-112		FOUNDATION	
Owner's Name/Address		MAP #:									
VEDDER FRED STEVEN		2024 Est TCV 187,643 TCV/TFA: 180.43									
17127 VALLEY RD		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements		* Factors *							
Tax Description		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-16-11 SEC 16 T53N R34W SW 1/4 OF SW 1/4. 40 A.		INLAND PROPERTIES				40.000 Acres		1,200	100		48,000
Comments/Influences		40.00 Total Acres		Total Est. Land Value =		48,000					
		Land Improvement Cost Estimates									
		Description		Rate		Size		% Good		Cash Value	
		Sauna		6,499.14		1		70		4,549	
		Sewer		22.46		364		69		5,641	
		X	Electric	Total Estimated Land Improvements True Cash Value =							10,190
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	24,000	69,822	93,822		53,444C	
		KH	08/25/2010	INSPECTED	2023	20,000	48,616	68,616	68,616A	40,585C	
		SC	11/09/2010	DATA ENTER	2022	20,000	44,570	64,570		38,653C	
					2021	20,000	41,904	61,904		37,419C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas	Wood	Oil	Coal	Elec.	Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 720				
X	Wood Frame			(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												24 390				4in Concrete Treated Wood							
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G		Trim & Decoration																							
Yr Built 1975	Remodeled 0			Ex	X	Ord		Min	Size of Closets																						
Condition: Average				Lg	X	Ord		Small																							
Room List				Doors:			Solid	X	H.C.					Central Air Wood Furnace																Bsmnt Garage:	
	Basement 5 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric																							
				Kitchen: Other: Other:				0 Amps Service																							
								No./Qual. of Fixtures																							
								Ex.	X	Ord.		Min																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																							
								Many				X	Ave.		Few																
								(13) Plumbing																							
								1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
(2) Windows				(7) Excavation																											
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
	Few		Small																												
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																											
X	Double Hung Horiz. Slide Casement																														
X	Double Glass Patio Doors Storms & Screens																														
(3) Roof																															
X	Gable		Gambrel	Recreation SF																											
	Hip		Mansard	Living SF																											
X	Flat		Shed	Walkout Doors (B)																											
				No Floor SF																											
Asphalt Shingle																															
X	Metal			(10) Floor Support																											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																											

Cost Est. for Res. Bldg: 1 Single Family RANCH																Cls C		Blt 1975	
(11) Heating System: Forced Hot Water																			
Ground Area = 1040 SF Floor Area = 1040 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																			
Building Areas																			
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
1 Story		Siding		Crawl Space		1,040													
						Total:		139,286		82,180									
Other Additions/Adjustments																			
Water/Sewer																			
						1000 Gal Septic		1		4,761		2,809							
						Water Well, 50 Feet		1		2,629		1,551							
Deck																			
						Treated Wood		390		6,279		3,705							
Garages																			
Class: C Exterior: Pole (Unfinished)																			
						Base Cost		720		19,202		11,329							
						No Concrete Floor		720		-4,680		-2,761							
Class: C Exterior: Pole (Unfinished)																			
						Base Cost		432		13,383		7,896							
						No Concrete Floor		432		-2,808		-1,657							
Porches																			
						4in Concrete		24		192		113							
						Totals:		178,244		105,165									
Notes:																			
ECF (SOUTH OF 283) 1.025 => TCV: 107,794																			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump								
Building Style: RANCH			Drywall Paneled			Plaster Wood T&G							
Yr Built 2023			Ex	X	Ord		Min						
Condition: Average Part. Construct.: 40%			Lg	X	Ord		Small						
Room List		Doors:		Solid	X	H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric								
(1) Exterior			Kitchen: Other: Other:			0 Amps Service							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures								
	Insulation				Ex.	X	Ord.		Min				
(2) Windows		(7) Excavation			No. of Elec. Outlets								
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing								
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat								
X	Gable Hip Flat		Gambrel Mansard Shed			1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer								
Chimney: Brick			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:							

Cost Est. for Res. Bldg: 2 Single Family RANCH  
(11) Heating System: No Heating/Cooling  
Ground Area = 0 SF Floor Area = 0 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97  
Building Areas  
Stories Exterior Foundation Size Cost New Depr. Cost  
Other Additions/Adjustments  
Garages  
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Door Opener 2 1,070 1,038  
Base Cost 1536 53,391 51,789  
Totals: 54,461 52,827  
  
Notes:  
ECF (SOUTH OF 283) 1.025 => TCV: 54,148  
40% Completed => Est. True Cash Value 2024 =

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
39229 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
VADNAIS PATRICK M & ROBERT M 26 GREAT LAKES ST RIVER ROUGE MI 48218-1223		MAP #:											
		2024 Est TCV 71,484 TCV/TFA: 77.36											
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INLAND PROPERTIES			38.000	Acres	1,216	100		46,200
									38.00	Total Acres	Total Est. Land Value =		46,200
Tax Description					Land Improvement Cost Estimates								
P3-16-12 SEC 16 T53N R34W SE 1/4 OF SW 1/4 EXC PAR D/F; COMM AT THE SE COR OF SE 1/4 OF SW 1/4; TH N 89 DEG 15' W 33' TO W RD ROW & POB. TH N 89 DEG 15' W 417.40'; TH N 0 DEG 45' E 208.70'; TH S 89 DEG 15' E 417.40'; TH S 0 DEG 45' W 208.70' TO POB. 38 ACRES		X	Dirt Road		Description								
			Gravel Road		Rate								
		X	Paved Road		Size % Good								
			Storm Sewer		Cash Value								
			Sidewalk										
			Water										
		X	Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	23,100	12,642	35,742			30,877C		
		X	Low		2023	19,240	10,167	29,407			29,407S		
		X	High		2022	19,240	9,331	28,571			18,059C		
		X	Landscaped		2021	19,240	8,779	28,019			17,483C		
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
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		SC	11/09/2010	DATA ENTER									

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 42 60	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 30 Floor Area: Total Base New : 68,202 E.C.F. X 1.025 Total Depr Cost: 23,871 Estimated T.C.V: 24,468					Bsmnt Garage:								
	Trim & Decoration						Bsmnt Garage:													
X Wood Frame			X Drywall Paneled		Plaster Wood T&G															
Building Style: PARK MODEL			Trim & Decoration																	
Yr Built 1973		Remodeled 0		Ex X Ord Min		Size of Closets														
Condition: Fair			Lg X Ord Small																	
Room List			Doors: Solid X H.C.			Central Air Wood Furnace														
5	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric														
	Kitchen: Linoleum Other: Carpeted Other:			100 Amps Service																
	No./Qual. of Fixtures																			
(1) Exterior			Ex. X Ord. Min																	
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets														
	X Tile			Many X Ave. Few																
	(13) Plumbing																			
X	Insulation		(7) Excavation			Average Fixture(s)														
(2) Windows			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few		X Large Avg. Small		(8) Basement															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
	X Double Glass Patio Doors																			
X	Storms & Screens		(9) Basement Finish																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat		Gambrel Mansard Shed																	
X	Asphalt Shingle		(10) Floor Support																	
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																	

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			132,000	12/01/2003	WD	03-ARM'S LENGTH		163:622	DEED	0.0			
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
38915 TAPIOLA RD			School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE			05/24/1991	91-239	FOUNDATION		
			P.R.E. 100% 12/23/1997										
Owner's Name/Address			MAP #:										
ROSS WILLIAM & JULIE			2024 Est TCV 242,120 TCV/TFA: 196.85										
38915 TAPIOLA RD			X	Improved		Land Value Estimates for Land Table M & B.METES & BOUNDS							
CHASSELL MI 49916													
			Public Improvements			* Factors *							
Taxpayer's Name/Address						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
ROSS WILLIAM & JULIE						INLAND PROPERTIES			2.000 Acres			2,650 100	5,300
38915 TAPIOLA RD									2.00 Total Acres			Total Est. Land Value =	5,300
CHASSELL MI 49916													
Tax Description			X	Electric									
P3-16-12A SEC 16 T53N R34W A PARCEL OF LAND IN THE SE 1/4 OF SW 1/4D/F: COMM AT THE SE COR OF SE 1/4 OF SW 1/4, TH N 89 DEG 15' W 33' TO W RD ROW & POB. TH N 89 DEG 15' W 417.70'; THN 0 DEG 45' E 208.70'; TH S 89 DEG 15' E417.40'; TH S 0 DEG 45' W 208.70' TO POB. 2 ACRES M/L			X	Gas									
Comments/Influences			X	Curb									
			X	Street Lights									
			X	Standard Utilities									
			X	Underground Utils.									
			Topography of Site										
			X	Level									
			X	Rolling									
			X	Low									
			X	High									
			X	Landscaped									
			X	Swamp									
			X	Wooded									
			X	Pond									
			X	Waterfront									
			X	Ravine									
			X	Wetland									
			X	Flood Plain									
			Who	When	What	2024	2,650	118,410	121,060			76,927C	
			KH	08/17/2010	INSPECTED	2023	2,500	95,703	98,203			73,264C	
			SC	11/09/2010	DATA ENTER	2022	2,500	87,913	90,413			69,776C	
						2021	2,519	82,732	85,251			67,547C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		81,000	08/01/1999	WD	03-ARM'S LENGTH	148:230	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
39466 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION	09/20/2016	2016-031-228	COMPLETE			
Owner's Name/Address		P.R.E. 100% 08/25/1999			GARAGE	08/31/2007	07-270	FOUNDATION			
NIEMELA BENJAMIN J & JENNIFER 39466 TAPIOLA RD CHASSELL MI 49916		MAP #:									
		2024 Est TCV 349,551 TCV/TFA: 207.08									
		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
P3-16-13 SEC 16 T53N R34W N 1/2 OF N 1/2 OF SE 1/4. 40 A.					RATE 1			40.000 Acres	2,100	100	84,000
Comments/Influences								40.00 Total Acres		Total Est. Land Value =	84,000
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	42,000	132,776	174,776			116,723C
		LP			08/31/2008	INSPECTED	38,000	107,664	145,664		111,165C
		KH			08/17/2010	INSPECTED	38,000	78,036	116,036		86,732C
		SC	11/09/2010 DATA ENTER		2021	38,800	73,437	112,237			83,962C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose	Equestrian Lean-Tos			
Year Built					
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Average	Cheap			
# of Walls, Perimeter	4 Wall, 180	4 Wall, 40			
Height	14	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	48 x 42 = 2016	10 x 10 = 100			
Cost New	\$ 59,755	\$ 1,319			
Phy./Func./Econ. %Good	90/100/100 90.0	59/100/100 59.0			
Depreciated Cost	\$ 53,780	\$ 778			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 1.025	X 1.025			
% Good	90	59			
Est. True Cash Value	\$ 55,124	\$ 798			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 55922 / All Cards: 55922					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
39304 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
KEMPPAINEN JOHN H & LEIGH M		2024 Est TCV 257,056 TCV/TFA: 166.70												
39304 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
CHASSELL MI 49916		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					NEW ACREAG	40 + ACRES	40.00	Acres	2100	100			84,000	
					40.00 Total Acres				Total Est. Land Value =		84,000			
Tax Description														
P3-16-14 SEC 16 T53N R34W S 1/2 OF N 1/2 OF SE 1/4. 40 A.		X	Dirt Road											
			Gravel Road											
Comments/Influences			Paved Road											
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
		X	Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	42,000	86,528	128,528			47,875C			
		KH	08/17/2010	INSPECTED	2023	38,000	69,908	107,908			45,596C			
		SC	11/09/2010	DATA ENTER	2022	38,000	64,214	102,214			43,425C			
					2021	38,800	60,435	99,235			42,038C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 36 CPP 312 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1995		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Drywall		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1028 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(8) Basement		(13) Plumbing									
X Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1995 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1028 SF Floor Area = 1542 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,028 Total: 180,609 155,324 Other Additions/Adjustments Plumbing 1 2,541 2,185 Water/Sewer 1 4,453 3,830 Water Well, 50 Feet 1 2,530 2,176 Porches CPP 36 883 759 Deck Treated Wood 312 5,304 4,561 Totals: 196,320 168,835 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 173,056													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOMMES WAINO & LORRAINE	KOMMES KENNETH W	0	01/17/2013	QC	08-ESTATE	2013/00466	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
39178 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/21/2021									
Owner's Name/Address		MAP #:									
KOMMES KENNETH W 39178 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 161,841 TCV/TFA: 165.14									
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				NEW ACREAG 39 ACRES		38.25 Acres		2100 100		80,325	
						38.25 Total Acres		Total Est. Land Value =		80,325	
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates						
P3-16-15 SEC 16 T53N R34W N 1/2 OF S 1/2 OF SE 1/4 LESS PAR D/F, COM AT NW COR OF SW 1/4 OF SE 1/4 TH E 33' TH S 100' TO POB, TH E 165' TH S 275' TH W 165' TH N 275' TO POB ALSO EXCP3-16-16A. 38.25 A.					Description	Rate		Size % Good		Cash Value	
					Sauna	6,499.14		1 70		4,549	
					Total Estimated Land Improvements True Cash Value =						4,549
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	40,163	40,758	80,921			53,892C
		KH	08/17/2010	INSPECTED	2023	37,103	32,978	70,081			51,326C
		SC	11/09/2010	DATA ENTER	2022	37,103	30,254	67,357			48,882C
					2021	37,103	28,452	65,555	65,555J		47,321C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood			X	Oil Coal			Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas			Area 80 CPP 12 WGEP (1 Story)		Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 81 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Drywall Paneled				X Plaster Wood T&G																		
Building Style: CAPE				Trim & Decoration																										
Yr Built 1929		Remodeled 0		Ex		X		Ord				Min																		
Condition: Average				Size of Closets																										
		Lg		X		Ord				Small																				
Room List				Doors:						Solid		X		H.C.																
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric																		
				Kitchen: Linoleum Other: Carpeted Other:								100 Amps Service																		
(1) Exterior												No./Qual. of Fixtures																		
		Ex.		X		Ord.				Min																				
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																						
		X		Plaster								Many		X		Ave.				Few										
Insulation												(13) Plumbing																		
(2) Windows				(7) Excavation				1				Average Fixture(s)																		
		Many				Large		Basement: 336 S.F. Crawl: 140 S.F. Slab: 336 S.F. Height to Joists: 0.0				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X Avg.		X Avg.		Small																										
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																										
						Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																								
X Double Hung Horiz. Slide Casement																														
X Double Glass Patio Doors																														
X Storms & Screens				(9) Basement Finish																										
(3) Roof																														
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																						
X Asphalt Shingle Metal				(10) Floor Support																										
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		1	08/01/1996	WD	03-ARM'S LENGTH	136:479	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
39130 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/18/1994												
Owner's Name/Address		MAP #:												
BURKMAN JOHN P & TAMMY D		2024 Est TCV 139,376 TCV/TFA: 111.50												
39130 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
CHASSELL MI 49916		Public Improvements			* Factors *									
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BURKMAN JOHN P & TAMMY D					NEW ACREAG 1 ACRE		0.75 Acres	13000	100		9,750			
39130 TAPIOLA RD							0.75 Total Acres			Total Est. Land Value =	9,750			
CHASSELL MI 49916														
Tax Description		X	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
P3-16-16A														
SEC 16 T53N R34W														
PART OF N 1/2 OF S 1/2 OF SE 1/4 SEC 16														
D/F, COM AT THE NW COR OF SW 1/4 OF SE														
1/4 PT OF INTERSECTION OF CO ROAD #651		Topography of Site												
&CO ROAD #651G, TH S ALONG CEN LINE OF CO														
ROAD #651, 662', TH E 33' TO POB TH E														
208', TH N 156', TH W 208', TH S 156' TO														
POB. .75 A M/L														
Comments/Influences		X				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X												
		X												
		X												
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: 1950 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 294 % Good: 56 Storage Area: 0 No Conc. Floor: 0				
			X Insulation																					
			0 Front Overhang																					
			0 Other Overhang																					
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																	
			X Drywall																			Plaster		
			Paneled																			Wood T&G		
			Trim & Decoration																					
Building Style: RANCH																								
Yr Built	Remodeled				Ex	X	Ord		Min															
Condition: Average																								
			Lg	X	Ord		Small																	
Room List			Doors:				Solid	X	H.C.															
1 Basement			(5) Floors																					
5 1st Floor																								
2nd Floor																								
3 Bedrooms																								
(1) Exterior																								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																					
			X Drywall																					
X	Insulation																							
(2) Windows			(7) Excavation																					
X	Many		X	Large	Basement: 1250 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
	Avg.			Avg.																				
	Few		Small																					
X	Wood Sash																							
	Metal Sash																							
X	Vinyl Sash																							
	Double Hung																							
X	Horiz. Slide																							
	Casement																							
X	Double Glass																							
	Patio Doors																							
X	Storms & Screens																							
(3) Roof																								
X	Gable		X	Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
	Hip			Mansard																				
	Flat		Shed																					
X	Asphalt Shingle																							
Chimney: Block																								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RANTAMAKI WAYNE PAUL	ASSELIN PATRICIA A & ZIPP	155,000	11/23/2015	WD	03-ARM'S LENGTH	2016/06201	PROPERTY TRANSFER	100.0				
RANTAMAKI WAYNE PAUL & REB	RANTAMAKI WAYNE PAUL	0	08/28/2007	QC	09-FAMILY	2013/02921	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
39060 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/15/2017										
Owner's Name/Address		MAP #:										
ASSELIN PATRICIA A & ZIPP JOHN A LABESKE DANIEL J 176 PINE ST MOHAWK MI 49950		2024 Est TCV 301,691 TCV/TFA: 177.05										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					NEW ACREAG	39 ACRES	38.80 Acres	2100	100	40A -1.205 ACRE	81,480	
					38.80 Total Acres						Total Est. Land Value =	81,480
Tax Description					Land Improvement Cost Estimates							
					Description		Rate		Size %	Good	Cash Value	
					Wood Frame		23.64		140	66	2,185	
					Sewer		20.74		280	66	3,833	
					Total Estimated Land Improvements True Cash Value =						6,018	
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	40,740	110,106	150,846				100,394C
		KH	08/17/2010	INSPECTED	2023	37,636	89,474	127,110				95,614C
		SC	11/09/2010	DATA ENTER	2022	37,636	82,139	119,775				91,061C
					2021	37,636	77,269	114,905				88,152C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-16-5 SEC 16 T53N R34W N 1/2 SE 1/4 OF NE 1/4.					STANDARD 20+			20.000 Acres			1,326	100		26,520
COMMERCIAL FOREST RESERVE								20.00 Total Acres			Total Est. Land Value =			26,520
ILLEGAL SPLIT FROM 010-116-005-00 FOR 2021 ROLL														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	0	0	0			0			
		KH 08/17/2010 INSPECTED			2023	0	0	0			0			
		SC 11/09/2010 DATA ENTER			2022	0	0	0			0			
					2021	0	0	0			0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632		2024 Est TCV 34,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-16-5 SEC 16 T53N R34W S 1/2 SE 1/4 OF NE 1/4. 40 A. ILLEGAL SPLIT FROM 010-116-005-00 FOR 2021 ROLL					INLAND PROPERTIES			20.000 Acres			1,700	100		34,000
					20.00 Total Acres			Total Est. Land Value =			34,000			
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	17,000	0	17,000			14,700C			
		KH	08/17/2010	INSPECTED	2023	14,000	0	14,000			14,000S			
		SC	11/09/2010	DATA ENTER	2022	14,000	0	14,000			14,000S			
					2021	15,000	0	15,000			15,000S			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
PETERSON HELEN & KEITH	PETERSON KEITH & ISENBERG	0		08/15/2013	QC	09-FAMILY		2013/04798	DEED	0.0		
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status	
16981 OLD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PETERSON KEITH & ISENBERG GAIL 1755 E 55TH ST APT #703 CHICAGO IL 60615		MAP #:										
		2024 Est TCV 48,560										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-17-1 SEC 17 T53N R34W NE 1/4 OF NE 1/4. 40 A.					STANDARD 20+			40.000	Acres	1,214	100	48,560
Comments/Influences						40.00	Total Acres	Total Est. Land Value =			48,560	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KAUMA TOIVO & NANCY R 39519 LOWER WORHAM RD CHASSELL MI 49916-9632				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-17-2 SEC 17 T53N R34W NW 1/4 OF NE 1/4. 40 A. COMMERCIAL FOREST RESERVE					STANDARD 20+			40.000 Acres			1,214	100		48,560
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			48,560			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 03/05/2018										
Owner's Name/Address		MAP #:										
KINNUNEN RUSSELL J & MARIA ANN KINNUNEN BRANDY & JACK; LB 17040 VALLEY RD CHASSELL MI 49916		2024 Est TCV 146,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-17-3 SEC 17 T53N R34W		Gravel Road		RATE 1			80.000	Acres	1,825	100		146,000
S 1/2 OF NE 1/4. 80 AC M/L.		Paved Road		80.00 Total Acres					Total Est. Land Value =		146,000	
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		X	Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	73,000	0	73,000			9,349C	
		LP	09/02/2009	INSPECTED	2023	71,500	0	71,500			8,904C	
					2022	71,500	0	71,500			8,480C	
					2021	77,600	0	77,600			8,210C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
STATE OF MICHIGAN		MAP #:													
		2024 Est TCV 0													
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN										
		Public Improvements			* Factors *										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P3-17-4 SEC 17 T53N R34W W 1/2. 320 A.					RATE 1					320.000 Acres	1,800	100		576,000	
Comments/Influences															
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
					2022	0	0	0			0				
					2021	0	0	0			0				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status				
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/17/1994										
Owner's Name/Address		MAP #:										
KINNUNEN RUSSELL J & MARIA ANN KINNUNEN BRANDY & JACK; LB 17040 VALLEY RD CHASSELL MI 49916		2024 Est TCV 143,195										
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-17-5 SEC 17 T53N R34W N 1/2 OF SE 1/4 EXCEPT COMMENCING AT SE COR OF N 1/2 OF SE 1/4, TH N 184', TH W 390', TH S 184', TH E 390' TO POB. 78.35 A.		Gravel Road		RATE 1			78.350	Acres	1,828	100		143,195
Comments/Influences		Paved Road		78.35 Total Acres					Total Est. Land Value =		143,195	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		X	Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	71,598	0	71,598			31,780C	
		LP	09/02/2009	INSPECTED	2023	70,180	0	70,180			30,267C	
					2022	70,180	0	70,180			28,826C	
					2021	76,000	0	76,000			27,906C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KINNUNEN RUSSELL J	KINNUNEN RUSSELL J & MARIA ANN	0	01/05/2010	QC	09-FAMILY	2010/00108	DEED	0.0		
		2,000	09/01/1996	WD	03-ARM'S LENGTH	138:219	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
16991 VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
KINNUNEN RUSSELL J & MARIA ANN KINNUNEN BRANDY & JACK; LB 17040 VALLEY RD CHASSELL MI 49916		2024 Est TCV 47,283 TCV/TFA: 46.91								
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
P3-17-6A SEC 17 T53N R34W PART OF N 1/2 OF SE 1/4 D/F, COM AT SE COR OF N 1/2 OF SE 1/4 SEC 17, TH N 184', TH W 390', TH S 184', TH E 390' TOPOB. 1.65 A M/L.				RATE 1			1.650 Acres 11,273 100	18,600		
Comments/Influences				1.65 Total Acres Total Est. Land Value = 18,600						
				Land Improvement Cost Estimates						
				Description		Rate	Size % Good	Cash Value		
				Wood Frame		30.53	64 54	1,055		
				Total Estimated Land Improvements True Cash Value = 1,055						
		X	Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	9,300	14,342	23,642		4,033C
		LP	09/02/2009	INSPECTED	2023	7,508	11,543	19,051		3,841C
		LP	09/03/2009	DATA ENTER	2022	7,508	10,599	18,107		3,659C
					2021	7,950	9,974	17,924		3,543C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 72 36	Type WGEP (1 Story) WPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 432																																																																																						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																															
Building Style: COLONIAL			Drywall Paneled	X	Plaster Wood T&G																																																																																															
Yr Built 1920		Remodeled 0			Ex	X	Ord		Min																																																																																											
Condition: Fair		Trim & Decoration			Size of Closets																																																																																															
Room List			Lg	X	Ord		Small																																																																																													
	Basement 2 1st Floor 2 2nd Floor 2 Bedrooms	Doors:		Solid	X	H.C.																																																																																														
(1) Exterior		(5) Floors			Kitchen: Hardwood Other: Hardwood Other:																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X	Plaster																																																																																															
	Insulation																																																																																																			
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																															
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																															
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																															
X	Double Hung Horiz. Slide Casement																																																																																																			
X	Double Glass Patio Doors	(9) Basement Finish																																																																																																		
X	Storms & Screens																																																																																																			
(3) Roof		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																															
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																															
X	Asphalt Shingle				Lump Sum Items:																																																																																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																																		
<p>Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1920</p> <p>(11) Heating System: Space Heater</p> <p>Ground Area = 504 SF Floor Area = 1008 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5</p> <p>Functional Depreciation because of: CAMP CONDITION</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Piers</td> <td>504</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>96,679</td> <td>21,752</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>72</td> <td>6,925</td> <td>1,558</td> </tr> <tr> <td>Foundation: Shallow</td> <td>72</td> <td>-744</td> <td>-167</td> </tr> <tr> <td>WPP</td> <td>36</td> <td>1,587</td> <td>357</td> </tr> <tr> <td>Foundation: Shallow</td> <td>36</td> <td>-527</td> <td>-119</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>432</td> <td>15,863</td> <td>3,569</td> </tr> <tr> <td>No Concrete Floor</td> <td>432</td> <td>-2,583</td> <td>-581</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>2,103</td> <td>473</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PRIVVY</td> <td>1</td> <td>500</td> <td>112</td> </tr> <tr> <td colspan="3">Totals:</td> <td>119,803</td> </tr> <tr> <td colspan="3">Notes:</td> <td></td> </tr> <tr> <td colspan="3">ECF (SOUTH OF 283) 1.025 =&gt; TCV:</td> <td>27,628</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Piers	504			Total:				96,679	21,752					Porches				WGEP (1 Story)	72	6,925	1,558	Foundation: Shallow	72	-744	-167	WPP	36	1,587	357	Foundation: Shallow	36	-527	-119	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	432	15,863	3,569	No Concrete Floor	432	-2,583	-581	Fireplaces				Wood Stove	1	2,103	473	Local Cost Items				PRIVVY	1	500	112	Totals:			119,803	Notes:				ECF (SOUTH OF 283) 1.025 => TCV:			27,628
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
KAUMA TOIVO & NANCY	STATE OF MICHIGAN	72,800		05/17/2010	WD	03-ARM'S LENGTH		2100/02467	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		10/05/2006		06-311	ROUGH FRAM				
		P.R.E. 100% 08/22/2011												
Owner's Name/Address		MAP #:												
MI DNR GRANTS ADMIN DIV PAYMENTS IN LIEU OF TAXES PO BOX 30735 LANSING MI 48909-8235		2024 Est TCV 116,800												
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-17-7 SEC 17 T53N R34W					RATE 1			80.000	Acres	1,825	80	4/5	INTEREST	116,800
UNDIVIDED 4/5 INTEREST IN S 1/2 OF SE 1/4. 64 A.								80.00	Total Acres		Total Est.	Land Value =		116,800
Comments/Influences		Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			2024	58,400	0	58,400				41,486C		
					2023	57,200	0	57,200				39,511C		
					2022	57,200	0	57,200				37,630C		
					2021	62,080	0	62,080				36,428C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
VALLEY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
STATE OF MICHIGAN					RATE 1			80.000 Acres	1,825	20	1/5 INTEREST	29,200		
								80.00 Total Acres			Total Est. Land Value =	29,200		
Tax Description														
P3-17-8 SEC 17 T53N R34W UNDIVIDED 1/5 INTEREST IN S 1/2 OF SE 1/4. 80 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
STATE OF MICHIGAN					NEW ACREAG 40 + ACRES			633.84 Acres			2100 100			1,331,064
					633.84 Total Acres			Total Est. Land Value =			1,331,064			
Tax Description														
P3-18-1 SEC 18 T53N R34W ENTIRE FRL SEC 18. 633.84 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
STATE OF MICHIGAN				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
STATE OF MICHIGAN					NEW ACREAG 40 + ACRES			594.24 Acres			2100 100			1,247,904
					594.24 Total Acres			Total Est. Land Value =			1,247,904			
Tax Description														
P3-19-1 SEC 19 T53N R34W ENTIRE FRL SEC 19 LESS SE 1/4 OF SE 1/4. 594.24 A.														
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PROVENZANO DARLENE&ELFTMAN	WALIGURSKY CRAIG J	30,000	02/11/2011	PTA	03-ARM'S LENGTH		DEED	100.0					
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status			
15900 TORRO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/09/2015 Qual. Fr. PA 42											
Owner's Name/Address		MAP #: P3-19-2											
WALIGURSKY CRAIG J 48420 PARK AVE HOUGHTON MI 49931		2024 Est TCV 47,529 TCV/TFA: 61.89											
		X	Improved		Vacant	Land Value Estimates for Land Table FORST.501 & 502							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 19 T53N R34W					STANDARD 20+			39.000	Acres	1,219	100		47,529
SE 1/4 OF SE 1/4.								39.00	Total Acres		Total Est. Land Value =		47,529
SEE GHOST -01 PARCEL FOR BUILDINGS AND 1 ACRE													
Comments/Influences													
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		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	23,765	0	23,765			23,765S		
					2023	23,295	0	23,295	23,295D		22,792C		
					2022	23,500	21,512	45,012			42,574C		
		Who	When	What	2021	24,000	20,246	44,246			41,214C		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: C Effec. Age: 8 Floor Area: 768 Total Base New : 90,810 Total Depr Cost: 0 Estimated T.C.V: 0				E.C.F. X 1.025					Bsmnt Garage:  Carport Area: Roof:											
Building Style: CAMP			Drywall Paneled		Plaster Wood T&G																Trim & Decoration			E.C.F.					
Yr Built	Remodeled	Ex	X	Ord																	Min	Size of Closets			E.C.F.				
Condition: Average			Lg	X	Ord																	Small	E.C.F.						
Room List			Doors:																		Solid	X	H.C.	E.C.F.					
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors																		(12) Electric			E.C.F.					
(1) Exterior			Kitchen: Other: Other:																		0 Amps Service			E.C.F.					
			No./Qual. of Fixtures																		E.C.F.								
			Ex.	X	Ord.																	Min	E.C.F.						
			No. of Elec. Outlets									E.C.F.																	
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			E.C.F.			E.C.F.			E.C.F.														
	Insulation						Many	X	Ave.		Few	E.C.F.			E.C.F.														
(2) Windows			(7) Excavation			(13) Plumbing			E.C.F.			E.C.F.			E.C.F.														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			E.C.F.			E.C.F.			E.C.F.													
(3) Roof			(8) Basement			(14) Water/Sewer			E.C.F.			E.C.F.			E.C.F.														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			E.C.F.			E.C.F.			E.C.F.														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:			E.C.F.			E.C.F.			E.C.F.														
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			E.C.F.			E.C.F.			E.C.F.														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
PROVENZANO DARLENE&ELFTMAN	WALIGURSKY CRAIG J	30,000	02/11/2011	PTA	03-ARM'S LENGTH		DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
15900 TORRO RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			CABIN		06/17/2014	14-078	COMPLETE							
Owner's Name/Address		P.R.E. 0%														
		MAP #:														
WALIGURSKY CRAIG J 48420 PARK AVE HOUGHTON MI 49931		2024 Est TCV 88,433 TCV/TFA: 115.15														
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.  Topography of Site  Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
GHOST PARCEL TO HOLD BUILDINGS FOR QF LAND					INLAND PROPERTIES					1.000	Acres	2,800	100		2,800	
SEC 19 T53N R34W					1.00 Total Acres			Total Est. Land Value =			2,800					
SE 1/4 OF SE 1/4.																
Comments/Influences																

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 8 Floor Area: 768 Total Base New : 90,810 Total Depr Cost: 83,545 Estimated T.C.V: 85,633					
Building Style: CAMP		Drywall Paneled		Plaster Wood T&G									
Yr Built 2014		Remodeled 0		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets		X No Heating/Cooling							
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family CAMP

(11) Heating System: No Heating/Cooling

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				90,310	83,085

Other Additions/Adjustments

Local Cost Items

PRIVVY

1	500	460
Totals:	90,810	83,545

Notes:

ECF (SOUTH OF 283) 1.025 => TCv: 85,633

Cls C Blt 2014

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
				100	09/01/2001	WD	03-ARM'S LENGTH			155:792	DEED	0.0		
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status	
VALLEY RD				School: HOUGHTON-PORTAGE TWP SCHOOLS										
				P.R.E. 100% 08/02/2023										
Owner's Name/Address				MAP #: P3-20-1										
VEDDER FRED STEVEN CHASSELL MI 49916				2024 Est TCV 48,560										
				Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
				Public Improvements		* Factors *								
Tax Description				Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 20 T53N R34W NE 1/4 OF NE 1/4. 40 A.				Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences				Paved Road				40.00	Total Acres		Total Est. Land Value =			48,560
				Storm Sewer										
				Sidewalk										
				Water										
				Sewer										
				Electric										
				Gas										
				Curb										
				Street Lights										
				Standard Utilities										
				Underground Utils.										
				Topography of Site										
				Level										
				Rolling										
				Low										
				High										
				Landscaped										
				Swamp										
				Wooded										
				Pond										
				Waterfront										
				Ravine										
				Wetland										
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
				Who	When	What	2024	24,280	0	24,280			10,780C	
				KH	08/11/2010	INSPECTED	2023	23,800	0	23,800		23,800A	10,267C	
				SC	10/29/2010	DATA ENTER	2022	23,500	0	23,500			9,779C	
							2021	24,000	0	24,000			9,467C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC	Zoning:	Building Permit(s)		Date	Number	Status						
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0												
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-20-2					STANDARD 20+			600.000	Acres	1,040	100			624,000
SEC 20 T53N R34W ENTIRE SEC 20, EXC NE 1/4 OF NE 1/4. 600 A. COMMERCIAL FOREST RESERVE.					600.00 Total Acres Total Est. Land Value = 624,000									
Comments/Influences														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANDERSON BARBARA K	GRAY ERIC M & DANA M	237,900	08/28/2018	WD	03-ARM'S LENGTH	2018/04365	DEED	100.0			
		165,000	10/01/2002	WD	03-ARM'S LENGTH	159:368	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
38928 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/01/2020									
Owner's Name/Address		MAP #:									
GRAY ERIC M & DANA M		2024 Est TCV 272,629 TCV/TFA: 170.82									
38928 TAPIOLA RD		X Improved		Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS					
CHASSELL MI 49916		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
Tax Description				INLAND PROPERTIES		15.000 Acres		2,000 100		30,000	
P3-21-1 SEC 21 T53N R34W				15.00 Total Acres		Total Est. Land Value =				30,000	
TH W 1100' OF N 1/2 OF N 1/2 OF NE 1/4.				Land Improvement Cost Estimates							
EXC TH S 66' THEREOF. 15 AC				Description		Rate		Size % Good		Cash Value	
Comments/Influences				Wood Frame		26.42		144 66		2,511	
				Sewer		38.41		16 66		406	
				Electric		Total Estimated Land Improvements True Cash Value =					2,917
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	15,000	121,315	136,315		108,302C	
		KH	08/16/2010	INSPECTED	2023	11,250	98,433	109,683		103,145C	
		SC	11/09/2010	DATA ENTER	2022	11,250	90,398	101,648		98,234C	
					2021	16,875	85,059	101,934		95,096C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 304	WGEP (1 Story) WGEP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 400 No Conc. Floor: 0					
			Front Overhang																	
			Other Overhang																	
			(4) Interior																	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G															
Building Style: COLONIAL			Trim & Decoration																	
Yr Built 1977	Remodeled 0		Ex	X	Ord		Min													
Condition: Good			Size of Closets																	
			Lg	X	Ord		Small													
Room List			Doors:		Solid	X	H.C.	Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,596 Total Base New : 320,363 Total Depr Cost: 233,865 Estimated T.C.V: 239,712			E.C.F. X 1.025			Bsmnt Garage:			
3	Basement	(5) Floors			(12) Electric															
3	1st Floor	Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service															
4	2nd Floor				No./Qual. of Fixtures															
3	Bedrooms				Ex. X Ord. Min															
(1) Exterior			(6) Ceilings			No. of Elec. Outlets														
	Wood/Shingle Aluminum/Vinyl Brick	X	Wood				Many X Ave. Few	(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Hot Water Ground Area = 1064 SF Floor Area = 1596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas									
X	Log Insulation										Stories Exterior Foundation 1.5 Story Pine Logs Basement	Size 1,064			Cost New Depr. Cost					
(2) Windows			(7) Excavation						Total: 205,111 149,731											
	Many Avg.	X	Large Avg.	Basement: 1064 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1 Ceramic Tile Floor 1 Ceramic Tile Wains 1 Vent Fan			Other Additions/Adjustments Plumbing 2 Fixture Bath Ceramic Tile Floor Vent Fan Ceramic Tile Wains Water/Sewer 1000 Gal Septic Water Well, 50 Feet			1 3,042 2,221 1 1,096 800 1 247 180 1 2,201 1,607							
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement						Porches WGEP (1 Story) WGEP (1 Story)			14,413 10,521 19,626 14,327							
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone							Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Storage Over Garage Door Opener			32,686 23,861 5,380 3,927 1,070 781							
X	Double Glass Patio Doors	X	Treated Wood Concrete Floor							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Door Opener			21,807 15,919 1,070 781							
X	Storms & Screens	(9) Basement Finish			(14) Water/Sewer															
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic															
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:			Fireplaces Interior 1 Story										
X	Asphalt Shingle	(10) Floor Support																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
GARDNER ROBERT & MARY 29394 HOROSCOPE RD PELKIE MI 49958		MAP #:		2024 Est TCV 75,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-21-1A N 1/2 OF N 1/2 OF NE 1/4 EXC THE W 1100'THEREOF. 25 AC M/L					NEW ACREAG 25 ACRES			25.00 Acres			3000 100			75,000
Comments/Influences					25.00 Total Acres			Total Est. Land Value =			75,000			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	37,500	0	37,500			6,316C			
		KH	08/16/2010	INSPECTED	2023	25,000	0	25,000			6,016C			
		SC	11/09/2010	DATA ENTER	2022	25,000	0	25,000			5,730C			
					2021	25,000	0	25,000			5,547C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PALO LYNNE M	KEMPPAINEN DANIEL & AMBER	43,000	06/15/2010	WD	03-ARM'S LENGTH	2010/03000	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
38770 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KEMPPAINEN DANIEL & AMBER		MAP #:											
38770 TAPIOLA RD		2024 Est TCV 113,031 TCV/TFA: 107.24											
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-21-2 SEC 21 T53N R34W S 1/2 OF S 1/2 OF N 1/2 OF NE 1/4. 20 A.					NEW ACREAG	20 ACRES	20.00	Acres	3400	100			68,000
Comments/Influences					20.00			Total Acres	Total Est. Land Value =			68,000	
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					Water	28.22		100		46	1,298		
					Sewer	28.22		100		46	1,298		
		X	Electric				Total Estimated Land Improvements True Cash Value = 2,596						
					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	34,000	22,516	56,516				36,995C	
		KH	08/16/2010	INSPECTED	2023	22,000	18,380	40,380				35,234C	
		SC	11/09/2010	DATA ENTER	2022	22,000	16,862	38,862				33,557C	
					2021	22,000	15,857	37,857				32,485C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
PALO LYNNE M	KEMPPAINEN DANIEL R & AMBER J	20,000	08/31/2005	LC	03-ARM'S LENGTH	133/2768	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
38838 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE	07/13/2016	2016-031-136	COMPLETE						
		P.R.E. 100% 07/13/2020			HOUSE	07/06/2016	2016-010-008	COMPLETE						
Owner's Name/Address		MAP #:			GARAGE	07/10/2008	08-182	COMPLETE						
KEMPPAINEN DANIEL R & AMBER J		2024 Est TCV 451,337 TCV/TFA: 213.30												
38838 TAPIOLA RD		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
CHASSELL MI 49916		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					NEW ACREAG	20 ACRES	20.00	Acres	3400	100			68,000	
Tax Description					20.00 Total Acres				Total Est. Land Value =				68,000	
N 1/2 OF S 1/2 OF N 1/2 OF NE 1/4. 20 AC.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Land Improvement Cost Estimates									
21-53-34					Description					Rate	Size	% Good	Cash Value	
Comments/Influences					D/W/P: Patio Blocks					15.28	30	97	444	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Total Estimated Land Improvements True Cash Value =									444
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	34,000	191,669	225,669			179,636C			
		LP	10/15/2008	INSPECTED	2023	22,000	154,759	176,759			171,082C			
		LP	10/16/2008	DATA ENTER	2022	22,000	177,162	199,162			162,936C			
		KH	08/16/2010	INSPECTED	2021	22,000	166,723	188,723			157,731C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area	Type 41 CCP (1 Story) 9 Treated Wood 34 Treated Wood		Year Built: 2008 Car Capacity: 4 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame			(4) Interior																			
	Building Style: COLONIAL			Drywall Paneled			Plaster Wood T&G																
			Trim & Decoration																				
Yr Built 2016			Remodeled 0		Ex	X	Ord			Min													
Condition: Good				Size of Closets																			
				Lg	X	Ord			Small														
Room List			Doors:			Solid	X			H.C.													
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																			
			Kitchen: Other: Other:																				
			No./Qual. of Fixtures																				
			Ex. X Ord. Min																				
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																			
	Insulation																						
			No. of Elec. Outlets																				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
			45,500	09/01/1997	WD	03-ARM'S LENGTH		140:797	DEED	0.0		
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
38698 TAPIOLA RD			School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address			P.R.E. 0%									
BERGAN THOMAS G & ROBIN D 237 E MADISON ST WATERLOO WI 53594			MAP #:									
			2024 Est TCV 130,385 TCV/TFA: 125.37									
			X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
			Public Improvements		* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-21-3 SEC 21 T53N R34W N 1/2 OF S 1/2 OF NE 1/4. 40 A.					NEW ACREAG 40 + ACRES		40.00	Acres	2100	100		84,000
Comments/Influences							40.00	Total Acres		Total Est.	Land Value =	84,000
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Water					31.62	80 45	1,138
					Sewer					31.62	80 45	1,138
					Electric					Total Estimated Land Improvements True Cash Value =		2,276
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
			Topography of Site									
			Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2024	42,000	23,193	65,193			39,462C
			KH	07/27/2010	INSPECTED	2023	38,000	18,760	56,760			37,583C
			SC	11/09/2010	DATA ENTER	2022	38,000	17,213	55,213			35,794C
						2021	38,800	16,189	54,989			34,651C

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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood Oil Coal Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																								
X	Wood Frame		X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace												Class: Average Effec. Age: 24 Floor Area: Total Base New : 92,365 Total Depr Cost: 43,033 Estimated T.C.V: 44,109				E.C.F. X 1.025		Bsmnt Garage:		
Building Style: 1				Trim & Decoration				(12) Electric												E.C.F. X 1.025				Carport Area: Roof:				
Yr Built 0	Remodeled 0		Ex	X	Ord			Min	100 Amps Service											Cost Est. for Res. Bldg: 1 Mobile Home 1				Cls Average Blt 0				
Condition: Average									No./Qual. of Fixtures											(11) Heating System: Wall Furnace				Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47				
Room List			Doors:		Solid	X		H.C.	No. of Elec. Outlets											Building Areas				Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost				
4	Basement 1st Floor 2nd Floor 2 Bedrooms								(5) Floors											Many X Ave. Few				Main Home Plywood Comp.Shingle Addition Siding Crawl				Total: 73,044 34,331
	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				(13) Plumbing												Other Additions/Adjustments				Water/Sewer				
X		Insulation		(7) Excavation				Average Fixture(s)												Notes:				ECF (SOUTH OF 283) 1.025 => TCV: 44,109				
(2) Windows			(8) Basement				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																					
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 488 S.F. Slab: 0 S.F. Height to Joists: 0.0																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement																											
X	Double Glass Patio Doors																											
X	Storms & Screens																											
(3) Roof																												
X	Gable Hip Flat	Gambrel Mansard Shed																										
Asphalt Shingle Metal																												
Chimney: Brick																												



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BAKER JAMES & VICTORIA	PETERSON FAMILY TRUST	32,000	12/20/2017	WD	03-ARM'S LENGTH	2017/06527	PROPERTY TRANSFER	100.0		
CHECK JASON & DANIEL	BAKER JAMES & VICTORIA	31,000	02/18/2012	WD	03-ARM'S LENGTH	2012/00870	DEED	100.0		
CHECK WILLIAM & ELIZABETH	CHECK JASON & DANIEL	0	05/19/2009	WD	03-ARM'S LENGTH	2009/03470	DEED	100.0		
CHECK ELIZABETH M TRUST	CHECK ELIZABETH M	0	05/19/2009	WD	03-ARM'S LENGTH	2009/03471	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
38632 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/29/2020		2020-010-308		FOUNDATION
Owner's Name/Address		P.R.E. 0%								
PETERSON FAMILY TRUST 45658 US HIGHWAY 41 CHASSELL MI 49916		MAP #:								
		2024 Est TCV 126,970 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				INLAND PROPERTIES			38.485	Acres	1,200 100	46,182
P3-21-4 SEC 21 T53N R34W S 1/2 OF S 1/2 OF NE 1/4. 40				INLAND PROPERTIES			1.515	Acres	1,200 0 ROW	0
Comments/Influences				40.00 Total Acres		Total Est. Land Value =		46,182		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 1 Area: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: BC Effec. Age: 2 Floor Area: 0 Total Base New : 80,426 Total Depr Cost: 78,818 Estimated T.C.V: 80,788					
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 0 GARAGE 0		Trim & Decoration		X No Heating/Cooling									
Condition: Good		Ex X Ord Min											
Room List		Size of Closets											
Basement 1st Floor 2nd Floor Bedrooms		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service									
Insulation		No./Qual. of Fixtures		Ex. X Ord. Min									
(2) Windows		(6) Ceilings		No. of Elec. Outlets									
Many Avg. X Avg. Large Small				Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing									
X Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat									
(3) Roof		(8) Basement		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X Gable Hip Flat Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer									
X Asphalt Shingle		(9) Basement Finish											
Chimney: Brick		(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Door Opener	1			669	656
Base Cost	1920			79,757	78,162
Totals:				80,426	78,818

Notes:

ECF (SOUTH OF 283) 1.025 => TCv: 80,788

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COMMUNITY REAL ESTATE & PP	KEWEENAW LAND ASSOCIATION,	1,047,000	06/19/2006	WD	03-ARM'S LENGTH	168/2063	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+			40.000	Acres	1,214	100	48,560
Tax Description							40.00	Total Acres	Total Est. Land Value =		48,560	
P3-21-5 SEC 21 T53N R34W NE 1/4 OF NW 1/4. 40 A COMMERCIAL FOREST RESERVE.	X	Dirt Road										
		Gravel Road										
Comments/Influences		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	0	0	0			0	
		KH	08/14/2010	INSPECTED	2023	0	0	0			0	
		SC	11/09/2010	DATA ENTER	2022	0	0	0			0	
					2021	0	0	0			0	
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Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.		
				100	09/01/2001	WD	03-ARM'S LENGTH			155:792	DEED	0.0		
Property Address				Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)			Date	Number	Status	
VALLEY RD				School: HOUGHTON-PORTAGE TWP SCHOOLS										
				P.R.E. 100% 08/02/2023										
Owner's Name/Address				MAP #:										
VEDDER FRED STEVEN 17127 VALLEY RD CHASSELL MI 49916				2024 Est TCV 48,560										
				Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502							
				Public Improvements		* Factors *								
Tax Description				Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P3-21-6 SEC 21 T53N R34W NW 1/4 OF NW 1/4. 40 A.				Gravel Road		STANDARD 20+			40.000	Acres	1,214	100		48,560
Comments/Influences				Paved Road		40.00 Total Acres							Total Est. Land Value =	48,560
				Storm Sewer										
				Sidewalk										
				Water										
				Sewer										
				Electric										
				Gas										
				Curb										
				Street Lights										
				Standard Utilities										
				Underground Utils.										
				Topography of Site										
				Level										
				Rolling										
				Low										
				High										
				Landscaped										
				Swamp										
				Wooded										
				Pond										
				Waterfront										
				Ravine										
				Wetland										
				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
				Who	When	What	2024	24,280	0	24,280			10,780C	
				KH	08/16/2010	INSPECTED	2023	23,800	0	23,800		23,800A	10,267C	
				SC	11/09/2010	DATA ENTER	2022	23,500	0	23,500			9,779C	
							2021	24,000	0	24,000			9,467C	
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03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HOLMGREN ISAAC & JOSHUA	KEWEENAW LAND ASSOCIATION	27,000		04/03/2013	WD	03-ARM'S LENGTH	2013/01853	DEED	100.0	
HOLMGREN EDWARD H & CAROLY	HOLMGREN ISAAC & JOSHUA	0		08/24/2012	QC	09-FAMILY	2012/04583	DEED	100.0	
		83,000		12/01/2002	WD	03-ARM'S LENGTH	160:46	DEED	0.0	
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:	Building Permit(s)	Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931					2024 Est TCV 0					
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
P3-21-8 SEC 21 T53N R34W S 1/2 OF N 1/2 OF SW 1/4. EXCEPT 10 ACRE PARCEL SOLD TO CRISMAN DESCRIBED AS; BEG AT SE COR OF SD S 1/2 OF N 1/2 OF SW 1/4 TH W'LY ALNG S LN 1065'; TH N PAR TO THE N/S LN 410'; TH E'LY PAR TO THE S LN 1065' TO THE N-S 1/4 LN' TH S ALNG N/S LN 410' TO POB. 30 A M/L 160/046		X			STANDARD 20+			30.000 Acres	1,275 100	38,250
Comments/Influences								30.00 Total Acres	Total Est. Land Value =	38,250

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		83,000	12/01/2002	WD	03-ARM'S LENGTH	160:46	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
38339 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/27/2016		2016-010-006		COMPLETE	
		P.R.E. 100% 04/19/2006									
Owner's Name/Address		MAP #:									
CRISMAN DANIEL & SHELLIE		2024 Est TCV 204,650 TCV/TFA: 155.39									
38339 TAPIOLA RD		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END					
CHASSELL MI 49916											
		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				NEW ACREAG		11 ACRE		10.02 Acres		4250 100	42,585
						10.02 Total Acres				Total Est. Land Value =	42,585
Tax Description				Land Improvement Cost Estimates							
				Description		Rate		Size % Good		Cash Value	
				Wood Frame		25.44		168 73		3,120	
						Total Estimated Land Improvements		True Cash Value =		3,120	
P-10-8A T53N R34W SEC 21 A PRT OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF SD SEC DESC AS FOL. BEG AT SE COR OF SD S 1/2 OF N 1/2 OF SW 1/4 TH W'LY ALNG S LN 1065'; TH N PAR TO THE N/S LN 410'; TH E'LY PAR TO THE S LN 1065' TO THE N-S 1/4 LN' TH S ALNG N/S LN 410' TO POB. 10.02 AC M/L		X		Dirt Road							
		X		Gravel Road							
		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water							
		X		Sewer							
		X		Electric							
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
Comments/Influences											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURNETT ROBERT K	KEWEENAW LAND ASSOCIATION	70,000	05/24/2016	WD	03-ARM'S LENGTH	2016/02640	DEED	100.0
		65,000	07/01/2002	WD	03-ARM'S LENGTH	158:627	DEED	0.0
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:	Building Permit(s)	Date	Number	Status
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502			
		Public Improvements		* Factors *				
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
P3-21-8A SEC 21 T53N R34W				STANDARD 20+			24.000 Acres	1,324 100 31,784
N 1/2 OF N 1/2 OF SW 1/4. EXC N 660' OF E 840'. 24 AC M/L							24.00 Total Acres	Total Est. Land Value = 31,784
Comments/Influences								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		105,000	04/01/2000	WD	03-ARM'S LENGTH	150:429	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
38541 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/10/1998										
Owner's Name/Address		MAP #:										
LEDGERWOOD JEROD & AMIE		2024 Est TCV 243,270 TCV/TFA: 173.27										
38541 TAPIOLA RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
CHASSELL MI 49916		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
					NEW ACREAG 16 ACRE					59,200		
					16.00 Acres					3700 100		
					16.00 Total Acres					Total Est. Land Value =	59,200	
Taxpayer's Name/Address					Land Improvement Cost Estimates							
LEDGERWOOD JEROD & AMIE		X			Description					Rate	Size % Good	Cash Value
38541 TAPIOLA RD					D/W/P: 5in Ren. Conc.					8.75	456 94	3,751
CHASSELL MI 49916					Total Estimated Land Improvements True Cash Value =						3,751	
Tax Description		X										
P3-21-8B SEC 21 T53N R34W COM @ NE COR OF												
S 1/2 OF N 1/2 OF SW 1/4TH N 840'; TH W												
840'; TH S TO N LN OF S 1/2 OF N 1/2 OF												
SW 1/4; TH E ALG SD LN TO POB. 16 A M/L												
Comments/Influences												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
38145 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		08/22/2005		05-256		FOUNDATION
Owner's Name/Address		P.R.E. 100% 05/18/1994 Qual. Ag.								
LITTLE MARK S SR & VICKI L LITTLE MARK S JR & JAY P; LB 38145 TAPIOLA RD CHASSELL MI 49916		MAP #:		2024 Est TCV 219,013 TCV/TFA: 188.64						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table AG.AG LAND				
P3-21-9 SEC 21 T53N R34W S 1/2 OF SW 1/4. 80 A.		X		Public Improvements		* Factors *				
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		X		Gravel Road		AG LAND 10 A OR MORE 80.000 Acres 1,338 100 107,000				
		X		Paved Road		80.00 Total Acres Total Est. Land Value = 107,000				
		X		Storm Sewer		Land Improvement Cost Estimates				
		X		Sidewalk		Description Rate Size % Good Cash Value				
		X		Water		Wood Frame 23.21 576 46 6,150				
		X		Sewer		Total Estimated Land Improvements True Cash Value = 6,150				
		X		Electric						
		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						
		X		Topography of Site						
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		X		Year		Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value				
		X		Who When What		2024 53,500 56,007 109,507 54,513C				
		X		KH 08/16/2010 INSPECTED		2023 42,800 52,354 95,154 51,918C				
		X		SC 11/09/2010 DATA ENTER		2022 40,000 51,294 91,294 49,446C				
		X				2021 39,640 51,840 91,480 47,867C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 24 WGEF (1 Story) 144 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 1930		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 624 S.F. Crawl: 0 S.F. Slab: 305 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls C Blt 1930 (11) Heating System: Forced Air w/ Ducts Ground Area = 929 SF Floor Area = 1161 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 624 1.25 Story Siding Slab 305 Total: 153,472 82,874 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,571 Water Well, 50 Feet 1 2,629 1,420 Deck Treated Wood 144 3,267 1,764 Porches WGEF (1 Story) 24 2,414 1,304 Totals: 166,543 89,933 Notes: ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 74,824													

Building Type	Barn - General Purpose	Farm Utility Buildings	Utility Lean-Tos	Farm Utility Buildings	
Year Built	1930	1930	1930	2005	
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	4 Wall, 1600	4 Wall, 224	4 Wall, 192	4 Wall, 100	
Height	14	14	14	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	20 x 60 = 1200	76 x 36 = 2736	76 x 20 = 1520	32 x 18 = 576	
Cost New	\$ 72,540	\$ 24,980	\$ 12,981	\$ 6,112	
Phy./Func./Econ. %Good	30/100/100 30.0	30/100/100 30.0	30/100/100 30.0	68/100/100 68.0	
Depreciated Cost	\$ 21,762	\$ 7,494	\$ 3,894	\$ 4,156	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost  Itemized ->    Unit-In-Place ->    Items ->					
E.C.F.	X 0.832	X 0.832	X 0.832	X 0.832	
% Good	30	30	30	68	
Est. True Cash Value	\$ 18,106	\$ 6,235	\$ 3,240	\$ 3,458	
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 31039 / All Cards: 31039					

03/26/2024

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/28/2006		06-252		FOUNDATION				
Owner's Name/Address		P.R.E. 100% 10/24/2019												
RIEMER KLARA 38290 TAPIOLA RD CHASSELL MI 49916		MAP #:												
		2024 Est TCV 84,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-21-10A SEC 21 T53N R34W NE 1/4 OF SE 1/4. 40 A.					NEW ACREAG 40 + ACRES			40.00 Acres			2100 100			84,000
Comments/Influences					40.00 Total Acres			Total Est. Land Value =			84,000			
		Topography of Site												
		Level Rolling Low X High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	42,000	0	42,000			4,455C			
		KH	08/16/2010	INSPECTED	2023	38,000	0	38,000			4,243C			
		SC	11/09/2010	DATA ENTER	2022	38,000	0	38,000			4,041C			
					2021	38,800	0	38,800			3,912C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KURBURSKI LORENA	KAISER JAMES & MARY BETH	27,000	07/18/2018	WD	03-ARM'S LENGTH	2018/03577	DEED	100.0		
KRAFT SHARON K & KURBURSKI	KURBURSKI LORENA	0	01/07/2007	OTH	03-ARM'S LENGTH	2012/03389	DEED	0.0		
		28,000	03/01/2004	WD	03-ARM'S LENGTH	164:271	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
38010 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 05/26/2020								
Owner's Name/Address		MAP #:								
KAISER JAMES & MARY BETH 37870 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 35,628 TCV/TFA: 53.02								
		X	Improved		Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P3-21-11 SEC 21 T53N R34W S 330' OF S 1/2 OF SW 1/4 OF SE 1/4 10 AC M/L 164/271		X		INLAND PROPERTIES			10.000	Acres	2,200 100	22,000
Comments/Influences				10.00		Total Acres	Total Est. Land Value =			22,000

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family		Eavestrough	X	Gas		Oil		Elec.		Interior 1 Story	Area	Type	Year Built:		
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story				Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: Fair Effec. Age: 25 Floor Area: Total Base New : 37,991 Total Depr Cost: 13,296 Estimated T.C.V: 13,628		E.C.F. X 1.025 Bsmnt Garage: Carport Area: Roof:		
	Duplex	0	Other Overhang													
X	Wood Frame	(4) Interior														
Building Style:		Drywall	Plaster													
PARK MODEL		Paneled	Wood T&G													
Yr Built		Trim & Decoration														
1970	Remodeled	Ex	X Ord													
0		Min														
Condition: Poor		Size of Closets														
		Lg	X Ord													
		Small														
Room List		Doors:	Solid X H.C.	Central Air Wood Furnace												
	Basement	(5) Floors		(12) Electric												
	5 1st Floor			0 Amps Service												
	2nd Floor	Kitchen:		No./Qual. of Fixtures												
	3 Bedrooms	Other:		Ex. X Ord. Min												
		Other:		No. of Elec. Outlets												
(1) Exterior					Many X Ave. Few											
X	Wood/Shingle	(6) Ceilings		(13) Plumbing												
	Aluminum/Vinyl			Average Fixture(s)												
	Brick			1 3 Fixture Bath												
	Insulation			2 Fixture Bath												
(2) Windows					Softener, Auto											
	Many				Softener, Manual											
X	Avg.	X			Solar Water Heat											
	Few				No Plumbing											
					Extra Toilet											
	Wood Sash			Extra Sink												
	Metal Sash			Separate Shower												
	Vinyl Sash			Ceramic Tile Floor												
	Double Hung			Ceramic Tile Wains												
	Horiz. Slide			Ceramic Tub Alcove												
	Casement			Vent Fan												
	Double Glass															
	Patio Doors															
	Storms & Screens															
(3) Roof					(14) Water/Sewer											
	Gable				Public Water											
X	Hip	Gambrel			Public Sewer											
	Flat	Mansard			Water Well											
		Shed			1000 Gal Septic											
X	Asphalt Shingle			(10) Floor Support												
				Joists:												
	Chimney: Brick			Unsupported Len:												
				Cntr.Sup:												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		17,000	12/01/2000	WD	03-ARM'S LENGTH	153:92	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
38122 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/01/2021		2018-999-006		FOUNDATION			
		P.R.E. 100% 03/24/2003		HOUSE		04/29/2005		05-038		FOUNDATION			
Owner's Name/Address		MAP #:											
ZERBST MARK A & MISTY A 38122 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 225,009 TCV/TFA: 203.81											
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
P3-21-11A SEC 21 T53N R34W					NEW ACREAG	10 ACRE	10.00	Acres	4500	100	45,000		
N 330' OF S 1/2 OF SW 1/4 OF SE 1/4 10 AC					10.00 Total Acres Total Est. Land Value =						45,000		
Comments/Influences					Land Improvement Cost Estimates								
					Description	Rate					Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.	8.00					300	84	2,016
					Total Estimated Land Improvements True Cash Value =							2,016	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1520 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Drywall X Paneled Plaster Wood T&G											
Yr Built 2005		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Tile		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. Few X Large Avg. Small		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		1800 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/80/100/100/70.4

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:				162,279	114,247
Other Additions/Adjustments					
Basement Living Area			800	28,072	19,763
Water/Sewer					
1000 Gal Septic			1	4,761	3,352
Water Well, 50 Feet			1	2,629	1,851
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Door Opener			2	1,070	753
Base Cost			1520	47,850	33,686
Totals:				246,661	173,652

Notes:

ECF (SOUTH OF 283) 1.025 => TCv:

177,993

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WAISANEN JOHN R	WAISANEN JOHN R & TAMMY S	1	10/28/2013	QC	09-FAMILY	2013/06240	DEED	0.0					
		15,000	11/01/2000	WD	03-ARM'S LENGTH	153:129	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
38174 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/20/2005		05-369		FOUNDATION			
		P.R.E. 100% 11/10/2013											
Owner's Name/Address		MAP #:											
WAISANEN JOHN R & TAMMY S		2024 Est TCV 253,259 TCV/TFA: 173.94											
38174 TAPIOLA RD		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END							
CHASSELL MI 49916		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Tax Description				NEW ACREAG	10 ACRE		10.00 Acres		4500	100	45,000		
P3-21-11B SEC 21 T53N R34W S 330' OF N		X		10.00 Total Acres								Total Est. Land Value =	45,000
1/2 OF SW 1/4 OF SE 1/4 10 AC M/L													
167/2991													
Comments/Influences													
		X		Land Improvement Cost Estimates									
				Description		Rate		Size	% Good		Cash Value		
				Wood Frame		22.09		480	46		4,877		
		X		Total Estimated Land Improvements True Cash Value =								4,877	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 12	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X		Wood Frame		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 10 Floor Area: 1,456 Total Base New : 220,469 Total Depr Cost: 198,421 Estimated T.C.V: 203,382		E.C.F. X 1.025		Bsmnt Garage: Carport Area: Roof:											
		Drywall Paneled		Plaster Wood T&G																							
Trim & Decoration																											
Yr Built 2004		Remodeled 0		Ex		X												Ord				Min					
Condition: Good				Size of Closets								Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,456 Total: 205,699 185,129 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 2,254 Plumbing 3 Fixture Bath 1 4,547 4,092 Water/Sewer 1000 Gal Septic 1 4,761 4,285 Water Well, 50 Feet 1 2,629 2,366 Porches CPP 12 328 295 Totals: 220,469 198,421 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 203,382		Cls C Blt 2004											
		Lg		X		Ord				Small																	
Room List				Doors:				Solid		X										H.C.							
5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min												No. of Elec. Outlets Many X Ave. Few				(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
(1) Exterior				(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick			Insulation				(7) Excavation Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:			
(2) Windows																											
X	Many Avg. Few		X	Large Avg. Small		(3) Roof Gable Hip Flat				Gambrel Mansard Shed				1 Walkout Doors (B) No Floor Walkout Doors (A)				Lump Sum Items:									
Chimney: Brick																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MILLER WAYDE A	KEWEENAW LAND ASSOC LTD	60,000		03/17/2007	WD	03-ARM'S LENGTH		2007/01255	DEED	100.0		
		51,000		10/01/2004	WD	03-ARM'S LENGTH		166:722	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931		2024 Est TCV 42,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P3-21-11C SEC 21 T53N R34W N 287.95' OF SW 1/4 OF SE 1/4 8.00 AC M/L 166/722					NEW ACREAG 8 ACRE		8.00	Acres	5250	100		42,000
Comments/Influences							8.00	Total Acres		Total Est. Land Value =		42,000



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MILLER WAYDE A	KEWEENAW LAND ASSOC. LTD	60,000	03/07/2007	WD	03-ARM'S LENGTH	2007/01255	DEED	100.0				
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0								
			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					STANDARD 20+							48,560
					40.00 Total Acres							48,560
Tax Description		Dirt Road										
P3-21-11C SEC 21 T53N R34W SE 1/4 OF SE 1/4. 40.00 AC M/L 166/722		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
Comments/Influences		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	0	0		0		
		KH	08/16/2010	INSPECTED	2023	0	0	0		0		
		SC	11/09/2010	DATA ENTER	2022	0	0	0		0		
					2021	0	0	0		0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: TIMBER CUTOVER-VAC		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SAGE TIMBER MICHIGAN LLC 850 W SHARON AVE STE 2 HOUGHTON MI 49931				2024 Est TCV 0										
		Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-22-1 SEC 22 T53N R34W ENTIRE SEC 22, EXC E 1/2 OF SE 1/4. 560A. COMMERCIAL FOREST RESERVE.					STANDARD 20+			560.000 Acres			1,040	100		582,400
Comments/Influences					560.00 Total Acres			Total Est. Land Value =			582,400			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	0	0	0			0			
					2023	0	0	0			0			
					2022	0	0	0			0			
					2021	0	0	0			0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WANHALA DONALD E SR ESTATE	WANHALA DONALD E JR	0	09/04/2013	OTH	09-FAMILY	2013/05375	DEED	100.0						
		15,000	09/01/1996	WD	03-ARM'S LENGTH	137:171	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
38063 MOSKOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WANHALA DONALD E JR 704 BURKE AVE NE GRAND RAPIDS MI 49548-5903		2024 Est TCV 151,417 TCV/TFA: 168.24												
		X	Improved	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-22-4 SEC 22 T53N R34W NE 1/4 OF SE 1/4. 40 A.					INLAND PROPERTIES		40.00 Acres		1,200		100		48,000	
Comments/Influences					40.00 Total Acres		Total Est. Land Value =		48,000					
		X	Land Improvement Cost Estimates Description Wood Frame							Cash Value				
					Rate		Size % Good		Cash Value					
					26.42		144 75		2,853					
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Total Estimated Land Improvements True Cash Value =					2,853				
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	24,000	51,709	75,709			47,956C			
					2023	38,000	30,732	68,732			45,673C			
		PG	12/22/2010	INSPECTED	2022	38,000	28,229	66,229			43,499C			
		TH	01/04/2011	DATA ENTER	2021	38,800	24,304	63,104			42,110C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex X Ord Min									
Condition: Average		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish		(14) Water/Sewer									
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 900 Total: 136,268 81,758 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 2,857 Water Well, 100 Feet 1 5,684 3,410 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 16,810 10,086 Totals: 163,523 98,111 Notes: ECF (SOUTH OF 283) 1.025 => TCV: 100,564													

Parcel Number: 010-122-006-00

Jurisdiction: PORTAGE TOWNSHIP

County: HOUGHTON

Printed on

03/26/2024

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.							
WANHALA DONALD E SR ESTATE	WANHALA DONALD E JR	0		09/04/2013	OTH	09-FAMILY		2013/05375	DEED	100.0							
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status						
38460 MOSKOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
WANHALA MARY ANN 1611 W ATLANTIC AVE HANCOCK MI 49930		2024 Est TCV 68,000															
			Improved	X	Vacant		Land Value Estimates for Land Table 17.ACREAGE N END										
		Public Improvements				* Factors *											
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P3-22-6 SEC 22 T53N R34W THE E 1/2 OF SE 1/4 OF SE 1/4 20 ACRES						NEW ACREAG 20 ACRES		20.00 Acres		3400		100				68,000	
Comments/Influences						20.00 Total Acres		Total Est. Land Value =								68,000	
		Topography of Site															
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value	
						2024	34,000		0		34,000						21,179C
						2023	22,000		0		22,000						20,171C
						2022	22,000		0		22,000						19,211C
						2021	22,000		0		22,000					18,598C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
WANHALA DONALD E SR ESTATE	WANHALA DONALD E JR	0		09/04/2013	OTH	09-FAMILY		2013/05375	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
38460 MOSKOW RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
WANHALA DONALD E JR 704 BURKE AVE NE GRAND RAPIDS MI 49548-5903		MAP #:												
		2024 Est TCV 34,000												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
P3-22-6A SEC 22 T 53 R 34 THE W 1/2 OF SE 1/4 OF SE 1/4 20 ACRES					INLAND PROPERTIES			20.000 Acres		1,700		100		34,000
Comments/Influences					20.00			Total Acres		Total Est. Land Value =		34,000		
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	17,000	0	17,000				17,000S		
					2023	22,000	0	22,000				20,171C		
					2022	22,000	0	22,000				19,211C		
					2021	22,000	0	22,000				18,598C		
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