

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 12 225	CPP Treated Wood	Year Built: 2005 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		(4) Interior																			
Building Style: COLONIAL			X	Drywall Paneled			Plaster Wood T&G															
Yr Built 1910			Remodeled 0			Ex	X	Ord			Min											
Condition: Good			Size of Closets					Lg	X	Ord			Small									
Room List			Doors:			Solid	X	H.C.			X	Central Air Wood Furnace										
5 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms			(5) Floors									(12) Electric										
			Kitchen: Tile Other: Hardwood 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																		
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. Few	X	Large Avg. Small	Basement: 828 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																						
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:																			

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 124				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	(L or Odd Shaped) 540				
Cost New	\$ 15,763				
Phy./Func./Econ. %Good	44/100/100 44.0				
Depreciated Cost	\$ 6,936				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	44				
Est. True Cash Value	\$ 6,818				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6818 / All Cards: 6818					

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	156:107	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HERLEVICH JON ANTHONY & CHERYL E		MAP #:										
18269 ELSIE RD		2024 Est TCV 84,000										
ATLANTIC MINE MI 49905		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
Tax Description		Public Improvements			* Factors *							
P6-22-2 SEC 22 T54N R34W		X			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
S 1/2 OF N 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				
		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	42,000	0	42,000			9,064C	
					2023	38,000	0	38,000			8,633C	
					2022	38,000	0	38,000			8,222C	
					2021	38,800	0	38,800			7,960C	
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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					
18567 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		05/17/2021		2021-031-092		FOUNDATION					
		P.R.E. 80% 03/16/2020		GARAGE		07/12/2016		2016-031-134		FOUNDATION					
Owner's Name/Address		MAP #:		GARAGE		05/26/2016		2016-010-005		FOUNDATION					
OLLILA JOHN L 18567 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 263,461 TCV/TFA: 116.37													
		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		84.100 Acres		1,003		75	NO BUILD CONSERVATION EASEM			
P6-22-3 SEC 22 T54N R34W SW 1/4 OF NE 1/4. 40 A.					INLAND PROPERTIES		12.900 Acres		1,003		100	HOUSE LOT	12,940		
Comments/Influences					97.00 Total Acres		Total Est.		Land Value =		76,210				
					Land Improvement Cost Estimates										
					Description		Rate		Size		% Good	Cash Value			
					Wood Frame		29.62		70		38	788			
		X	Electric	Wood Frame			32.95		48		93	1,471			
					Ad-Hoc Unit-In-Place Items										
					Description		Rate		Size		% Good	Cash Value			
					MISC SHEDS FROM -019		1.00		2644		100	2,644			
					Total Estimated Land Improvements		True		Cash Value =		4,903				
		Topography of Site													
		X	Level												
								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	38,105	93,626	131,731					46,929C		
					2023	34,213	84,776	118,989					44,695C		
					2022	34,213	74,447	108,660					42,567C		
					2021	34,213	71,284	105,497					38,571C		
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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				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 120 44	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: 288 % Good: 88 Storage Area: 0 No Conc. Floor: 288			
				X Insulation																								
				0 Front Overhang																								
				0 Other Overhang																								
				(4) Interior																								
				X Drywall			Plaster																					
Paneled		X Wood T&G																										
Trim & Decoration				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 57 Floor Area: 1,083 Total Base New : 170,198 Total Depr Cost: 81,125 Estimated T.C.V: 79,746				E.C.F. X 0.983				Bsmnt Garage:								
Trim & Decoration																												
Ex		X Ord																						Min				
Size of Closets																												
Lg		X Ord																						Small				
Doors:		Solid																						X H.C.				
(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 852 SF Floor Area = 1083 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 462 1 Story Siding Crawl Space 144 1 Story Siding Crawl Space 246 Total: 126,527 56,937 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 951 Water/Sewer 1000 Gal Septic 1 4,453 2,004 Water Well, 50 Feet 1 2,530 1,138 Porches WGEP (1 Story) 120 9,788 4,405 Deck Treated Wood 44 1,599 720 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 288 12,269 10,797 *8 No Concrete Floor 288 -1,722 -1,515 Fireplaces Interior 1 Story 1 4,600 2,070 Wood Stove 1 2,103 946 Carports Comp.Shingle 319 4,677 2,105 Local Cost Items BSMT ENTR SHELTER 42 1,260 567 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
Kitchen: Hardwood Other: Carpeted Other: Softwood				100 Amps Service																								
No./Qual. of Fixtures																												
Ex.		Ord.		X 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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																				
												(7) Excavation																
												Basement: 462 S.F. Crawl: 390 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														
(3) Roof				Lump Sum Items:				Joists: Unsupported Len: Cntr.Sup:																				
Gable		Gambrel																										
Hip		Mansard																										
Flat		Shed																										
(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			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 60 224	WGEP (1 Story) 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: 1 Area: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 420																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
X	Wood Frame			(4) Interior				X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

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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, 75	4 Wall, 47			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	24 x 16 = 384	14 x 10 = 140			
Cost New	\$ 21,953	\$ 10,249			
Phy./Func./Econ. %Good	38/100/100 38.0	25/100/100 25.0			
Depreciated Cost	\$ 8,342	\$ 2,562			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983	X 0.983			
% Good	38	25			
Est. True Cash Value	\$ 8,200	\$ 2,519			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10719 / All Cards: 10719					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OLLILA JOHN L	BOURGO JAMIE	40,000	04/20/2012	LC	09-FAMILY	2012/02203	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
44603 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BOURGO JAMIE 2515 TOLEDO ST BELLINGHAM WA 98226		2024 Est TCV 100,586 TCV/TFA: 55.91										
		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 2 ACRE		2.00 Acres		10000	100	20,000	
							2.00 Total Acres		Total Est. Land Value =		20,000	
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
						Description		Rate		Size % Good		Cash Value
P6-22-4A SEC 22 T54N R34W PRT OF SE 1/4 OF NE 1/4, D/F: COM AT E 1/4 COR OF SEC 22; TH N 350' TO POB; TH W 305'; TH N 250'; TH E 305'; TH S 250' TO POB. 2 AC M/L						Sauna		5,204.57		1 25		1,301
						Wood Frame		27.96		81 46		1,042
Comments/Influences						Total Estimated Land Improvements		True Cash Value =				2,343
		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	10,000	40,293	50,293			43,265C	
					2023	8,200	37,060	45,260			41,205C	
					2022	8,200	32,492	40,692			39,243C	
					2021	9,000	32,481	41,481			37,990C	
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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 234 20 72	Type WGEP (1 Story) CPP WGEP (1 Story)	Year Built: 1960 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: 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	X	Plaster Wood T&G																																
Yr Built 1880		Remodeled 0		Trim & Decoration																																	
Condition: Average			Ex	X	Ord		Min																														
Room List		Doors:			Solid	X	H.C.																														
4 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors																																			
(1) Exterior		Kitchen: Tile Other: Carpeted Other:																																			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																			
	Insulation	X	Tile																																		
(2) Windows		(7) Excavation																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 676 S.F. Crawl: 136 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		(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																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																			
(12) Electric 220 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 (11) Heating System: Forced Air w/ Ducts Ground Area = 812 SF Floor Area = 1319 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/80/100/36.8 Functional Depreciation because of: WELL GOING BAD? 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>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>676</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>136</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>145,917</td> <td>53,697</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,453 1,639 Water Well, 50 Feet 1 2,530 931 Porches WGEP (1 Story) 234 15,072 5,546 WGEP (1 Story) 72 6,925 2,548 CPP 20 516 237 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 19,901 7,324 Totals: 195,314 71,922 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 70,699														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	676			1 Story	Siding	Crawl Space	136			Total:				145,917	53,697
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.75 Story	Siding	Basement	676																																		
1 Story	Siding	Crawl Space	136																																		
Total:				145,917	53,697																																

*** 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 112	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: COLONIAL		Drywall Paneled			Plaster Wood T&G																			
		Trim & Decoration																						
		Ex		X		Ord				Min														
Yr Built 1850		Remodeled 0																						
Condition: Unsound																								
Room List			Doors:						Solid			X			H.C.									

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	
ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 11/12/2009										
Owner's Name/Address		MAP #:										
OLLILA JOHN L 18567 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 47,040										
		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					ACREAGE PARCELS		17.600 Acres		3,564	75	NO BUILD CONSERVATION EASEM	
P6-22-4 SEC 22 T54N R34W PRT OF SE ¼ OF NE ¼ OF SECTION 22, T54N, R34W, D/F: THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼ OF NE ¼) OF SECTION 22, T54N, R34W, EXCEPT COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 TH N. 01° 23' 17" E. 600.00 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE POB; TH CONTINUING N. 01° 23' 17" E. 729.13 FEET TO THE NORTHEAST CORNER OF THE SE ¼ OF NE ¼ OF SAID SECTION 22; TH N. 89° 09' 56" W. 1058.52 FEET; TH S. 03° 28' 16" W. 705.40 FEET; TH S. 75° 05' 28" E. 87.43 FEET; THENCE S. 63° 45' 26" E. 61.97 FEET; THENCE S. 19° 32' 09" E. 117.23 FEET; TH S. 24° 14' 30" E. 119.77 FEET; TH S. 88° 36' 43" E. 544.21 FEET; TH N. 01° 23' 17" E. 250.00 FEET; TH S. 88° 36' ***BALANCE OF DESCRIPTION ON FILE***					17.60		Total Acres		Total Est. Land Value =		47,040	
Comments/Influences												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	23,520	0	23,520			2,615C	
					2023	16,140	0	16,140			2,491C	
					2022	16,140	0	16,140			2,373C	
					2021	16,140	0	16,140			2,298C	
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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			
ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/12/2009												
Owner's Name/Address		MAP #:												
OLLILA JOHN L 18567 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 23,205												
		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
P6-22-4 SEC 22 T54N R34W						INLAND PROPERTIES			19.270	Acres	1,234	75	NO BUILD CONSERVATION EASEM	
APRT OF THE SE ¼ OF NE ¼ OF SECTION 22, T54N, R34W, D/F: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 22 THENCE N. 01° 23' 17" E. 600.00 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE POB OF THIS DESCRIPTION; THENCE CONTINUING N. 01° 23' 17" E. 729.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼ OF NE ¼) OF SAID SECTION 22; THENCE N. 89° 09' 56" W. 1058.52 FEET; THENCE S. 03° 28' 16" W. 705.40 FEET; THENCE S. 75° 05' 28" E. 87.43 FEET; THENCE S. 63° 45' 26" E. 61.97 FEET; THENCE S. 19° 32' 09" E. 117.23 FEET; THENCE S. 24° 14' 30" E. 119.77 FEET; THENCE S. 88° 36' 43" E. 544.21 FEET; THENCE N. 01° 23' 17" E. 250.00 FEET; THENCE S. 88° 36' 43" E. ***BALANCE OF DESCRIPTION ON FILE***		X				INLAND PROPERTIES			2.000	Acres	1,234	100		2,469
						21.27 Total Acres Total Est. Land Value = 20,307								

Building Type	Farm Implement/Equipment				
Year Built	1970				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 144				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 48 = 1152				
Cost New	\$ 5,265				
Phy./Func./Econ. %Good	56/100/100 56.0				
Depreciated Cost	\$ 2,948				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	56				
Est. True Cash Value	\$ 2,898				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2898 / All Cards: 2898					

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	
18453 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PERALA STANLEY & CYNTHIA 48411 EDGAR AVE BELLEVILLE MI 48111		MAP #:									
		2024 Est TCV 36,758									
		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
					ACREAGE PARCELS			6.590	Acres	5,578 100	36,758
					6.59 Total Acres Total Est. Land Value = 36,758						
Tax Description											
P-6-22-5C SEC 22 T54N R34W PRT N 1/2 OF SE 1/4 OF NW 1/4, COM N 1/4 COR, TH S 4 DEG 10' 22" W ALG N-S 1/4 OF SEC 22, 1345.03', TH S 89 DEG 31' 45" W ALG N LINE OF SE 1/4 OF NW 1/4 264.87' TO POB, TH S 4 DEG 10' 22" W PARALLEL WITH E LINE OF SE 1/4 OF NW 1/4 673.18', TH S 89 DEG 23' 15" W 511.20',TH N 4 DEG 41' 02" E 674.96' TO N LINE OF SE 1/4 OF NW 1/4, TH N 89 DEG 31' 45" E ALG N LINE OF SE 1/4 OF NW 1/4 505.06' TO POB EXC: COM @ N 1/4 COR; TH S 4 DEG 10'22" W ALGN-S LN 1345.03'; TH S 89 DEG 31'45" W 264.87' TO PIN & POB; TH S 4 DEG 10'22" W 270'; TH S 89 DEG 31'45" W 200'; TH N 4 DEG 10'22" E 270'; TH N 89 DEG 31'45" E 200' TO POB. 6.59 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	18,379	0	18,379			386C
		JR	08/11/2010	INSPECTED	2023	13,693	0	13,693			368C
		TH	10/28/2010	DATA ENTER	2022	13,693	0	13,693			351C
					2021	13,043	0	13,043			340C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SAMUELSON SANDRA J	JAEHNIG JOSEPH	125,000	12/18/2019	WD	03-ARM'S LENGTH	2019/06599	DEED	100.0		
JAEHNIG SANDRA & BENJAMIN	SAMUELSON SANDRA J	0	01/31/2002	SD	03-ARM'S LENGTH	2013/04867	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
18453 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
JAEHNIG JOSEPH 18453 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 134,570 TCV/TFA: 119.09								
		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
				ACREAGE PARCELS		1.240 Acres		12,419 100		15,400
						1.24 Total Acres		Total Est. Land Value =		15,400
Tax Description				Land Improvement Cost Estimates						
				Description		Rate		Size % Good		Cash Value
				D/W/P: Asphalt Paving		3.04		1400 59		2,511
						Total Estimated Land Improvements		True Cash Value =		2,511
P6-22-5C1 SEC 22 T54N R34W PRT OF N 1/2 OF SE 1/4 OF NW 1/4; COM @ N 1/4 COR; TH S 4 DEG 10'22" W ALG N-S 1/4 LN 1345.03'; TH S 89 DEG 31'45" W 264.87' TO PIN & POB; TH S 4 DEG 10'22W 270'; TH S 89 DEG 31'45" W 200'; TH N 4 DEG 10'22" E 270'; TH N 89 DEG 31'45" E 200' TO POB. 1.24 AC 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 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: 1970 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 96
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		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0		Ex	X	Ord		Min						
Condition: Good		Trim & Decoration												
Room List		Lg	X	Ord		Small								
1 Basement 3 1st Floor 3 2nd Floor 3 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 MINE HOUSE		Cls CD		Blt 0
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Kitchen: Linoleum Other: Hardwood Other: Carpeted		Ex.		X	Ord.					
Insulation						No. of Elec. Outlets		Many		X	Ave.			
(2) Windows		(7) Excavation		Average Fixture(s)		(13) Plumbing		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 570 S.F. Crawl: 132 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		1.75 Story Siding 1 Story Siding 1 Story Siding			Basement Crawl Space Crawl Space	570 48 84		
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		Other Additions/Adjustments		Water/Sewer						
(3) Roof		(9) Basement Finish		Lump Sum Items:		Notes:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
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		1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) WGEP (1 Story) Deck Treated Wood Balcony Wood Balcony						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Base Cost Door Opener No Concrete Floor		Totals:		864 3 96	29,186 1,605 -624			
Chimney: Brick						ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:								116,659

*** 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	
ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/17/1994									
Owner's Name/Address		MAP #:									
OLLILA JOHN L 18567 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 7,200									
		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			24.000	Acres	400 75 NO BUILD CONSERVATION EASEM	
							24.00	Total Acres		Total Est. Land Value =	7,200
Tax Description		Dirt Road									
P6-22-5A SEC. 22 T54N R34W		Gravel Road									
S 1/2 OF SE 1/4 OF NW 1/4 20 ACRES E 264'		Paved Road									
OF THE N 1/2 OF SE 1/4 OF NW 1/4 24 ACRES		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			
		Who	When	What	2024	3,600	0	3,600		3,600S	
					2023	11,850	0	11,850		4,600C	
					2022	11,850	0	11,850		4,381C	
					2021	12,450	0	12,450		4,242C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GREENE EDITH NEWTON	BETTERLY VICTOR & BRUNELL	80,000	07/06/2019	WD	03-ARM'S LENGTH	2019/03447	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
18175 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/29/2020		2020-010-309		FOUNDATION		
		P.R.E. 100% 03/14/2022		PAVILLION		09/26/2019		2019-010-028		FOUNDATION		
Owner's Name/Address		MAP #:										
BETTERLY VICTOR & BRUNELL DEBORAH PO BOX 93 HOUGHTON MI 49931		2024 Est TCV 189,794 TCV/TFA: 287.57										
		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	
P6-22-6A SEC 22 T54N R34W					NEW ACREAG 17 ACRE	16.36 Acres		3600		100	58,896	
THE W 777.65' OF NW 1/4 OF NW 1/4 LYING SW'LY OF CO RD R/W. 24 A. ROAD). 16.36 ACRES					16.36 Total Acres		Total Est. Land Value =		58,896			
Comments/Influences					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Sauna	6,499.14		2		75	9,748	
					Sewer	15.17		240		73	2,658	
					Wood Frame	25.77		160		73	3,010	
					Total Estimated Land Improvements True Cash Value = 15,416							
		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	29,448	65,449	94,897			74,798C
		LP	08/18/2009	DATA ENTER		2023	21,268	59,988	81,256			71,237C
		JR	08/11/2010	INSPECTED		2022	21,268	52,729	73,997			67,845C
		TH	10/28/2010	DATA ENTER		2021	17,996	45,867	63,863		63,863A	60,204C
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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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 900 % 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 3 Floor Area: 0 Total Base New : 34,433 Total Depr Cost: 33,400 Estimated T.C.V: 32,832		E.C.F. X 0.983		Bsmnt Garage:	
Building Style: RANCH		Trim & Decoration		X No Heating/Cooling		Central Air Wood Furnace							
Yr Built 2020	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures							
Condition: Good		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						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									
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 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		(14) Water/Sewer							
		(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: 2 Single Family RANCH Cls C Blt 2020

(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)					
	Base Cost		900	33,363	32,362
	Door Opener		2	1,070	1,038
	Totals:			34,433	33,400

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 32,832

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SHEBUSKI TRUST MARK & MARI	HERLEVICH JON A & CHERYL E	308,000	08/07/2018	WD	03-ARM'S LENGTH	2018/03791	DEED	100.0			
SHEBUSKI MARK R & MARILEE	SHEBUSKI TRUST MARK & MARI	0	05/05/2011	WD	09-FAMILY		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
18269 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 02/20/2022									
Owner's Name/Address		MAP #:									
HERLEVICH JON A & CHERYL E HERLEVICH CE, P, R, E; LB 18269 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 380,076 TCV/TFA: 192.15									
		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
						378.55	490.00	1.0000	0.0000	0 100*	0
					ACREAGE PARCELS			3.170	Acres	7,785 100	24,680
					* denotes lines that do not contribute to the total acreage calculation.						
					567 Actual Front Feet, 3.17 Total Acres Total Est. Land Value = 24,680						
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: Asphalt Paving	3.04		3290 83		8,302	
					D/W/P: 4in Ren. Conc.	8.00		1750 83		11,620	
					D/W/P: 4in Ren. Conc.	8.00		650 83		4,316	
					D/W/P: Patio Blocks	15.28		1600 94		22,981	
					Wood Frame	26.46		143 84		3,179	
					Total Estimated Land Improvements True Cash Value = 50,398						
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who When What			2024	12,340	177,698	190,038			93,158C
		LP	04/30/2009	DATA ENTER	2023	10,755	163,079	173,834			88,722C
		JR	08/11/2010	INSPECTED	2022	10,755	143,445	154,200			84,498C
		TH	10/28/2010	DATA ENTER	2021	10,125	122,267	132,392			82,368C
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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 144 111 1110	Type WGEP (1 Story) CPP Treated Wood		Year Built: 1985 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 2652 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame		(4) Interior				(12) Electric				Class: C Effec. Age: 19 Floor Area: 1,978 Total Base New : 383,053 Total Depr Cost: 310,273 Estimated T.C.V: 304,998				E.C.F. X 0.983		Bsmnt Garage:								
Building Style: CONTEMPORARY		X Drywall		Plaster		X Paneled		Wood T&G		100 Amps Service								Carport Area: Roof:						
Yr Built 1980		Remodeled 0		Ex		X		Ord				Min												
Condition: Average		Trim & Decoration				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1980														
		Size of Closets				Ex.				X		Ord.				Min								
Room List		Doors:				Solid		X		H.C.		(13) Plumbing												
2 Basement 2 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors				Many				X		Ave.				Few								
(1) Exterior		(6) Ceilings				(14) Water/Sewer																		
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall								Average Fixture(s)														
X Insulation		X Suspended								3 3 Fixture Bath														
(2) Windows		(7) Excavation				1 2 Fixture Bath																		
X Many Avg. Few		X Large Avg. Small		Basement: 1146 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				Other Additions/Adjustments Basement Living Area 728 Basement, Outside Entrance, Below Grade 1 2,505				20,692								
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement				1 Ceramic Tile Floor																		
X Double Glass Patio Doors Storms & Screens		X Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
(3) Roof		(9) Basement Finish				(15) Fireplaces																		
X Gable Hip Flat		Gambrel Mansard Shed		728 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 535 Base Cost 2652 62,614				50,717								
X Asphalt Shingle Wood Shingle		(10) Floor Support				Lump Sum Items:				Fireplaces Interior 2 Story 1 6,506				5,270										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Deck Treated Wood 1110 14,108				11,427										
<<<<< 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		
18325 ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
HORVATH RALPH S & SHERRY CONSTANCE KEWEENAW LAND TRUST INC; LB 18325 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 317,382 TCV/TFA: 272.66										
		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			45.013 Acres		1,989 100	89,514	
					45.01 Total Acres						Total Est. Land Value =	89,514
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 4in Concrete					6.82	99 64	432
					D/W/P: Asphalt Paving					3.04	1200 74	2,700
					D/W/P: Patio Blocks					15.28	256 84	3,286
					Sauna					6,499.14	1 98	6,369
					Ad-Hoc Unit-In-Place Items							
					Description					Rate	Size % Good	Cash Value
					/CI16/YARI					50.00	288 50	7,200
					Total Estimated Land Improvements True Cash Value =							19,987
		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	44,757	113,934	158,691		30,058C		
		JR	08/11/2010	INSPECTED	2023	42,763	104,657	147,420		28,627C		
		TH	10/28/2010	DATA ENTER	2022	45,534	97,331	142,865	137,825M	27,264C		
					2021	46,492	66,417	112,909		22,909C		
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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				
ELSIE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 07/20/2010										
Owner's Name/Address		MAP #:										
OLLILA JOHN L 18567 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 36,000										
		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
P6-22-8 SEC 22 T54N R34W NE 1/4 OF SW 1/4. 40 A.	INLAND PROPERTIES			40.000 Acres		1,200	75	NO BUILD CONSERVATION EASEM				
Comments/Influences	40.00 Total Acres			Total Est. Land Value =		36,000						
		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	18,000	0	18,000			7,997C	
		JR	08/12/2010	INSPECTED	2023	15,000	0	15,000			7,617C	
		TH	10/28/2010	DATA ENTER	2022	15,000	0	15,000			7,255C	
					2021	15,000	0	15,000			7,024C	

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						
ONKALOS CORNER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/10/2021	2020-010-224	FOUNDATION						
		P.R.E. 100% 05/16/2022		HOUSE		12/18/2018	2018-999-030	FOUNDATION						
Owner's Name/Address		MAP #:												
PYYKKONEN SANDRA J PO BOX 74 PAINESDALE MI 49955		2024 Est TCV 231,146 TCV/TFA: 194.24												
		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	
P6-22-9 SEC 22 T54N R34W SW 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												
		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	91,573	115,573				87,459C		
		JR	08/11/2010	INSPECTED	2023	20,000	83,347	103,347				83,295C		
		TH	10/28/2010	DATA ENTER	2022	20,000	73,019	93,019	93,019D			79,329C		
					2021	20,000	49,960	69,960				57,791C		

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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				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: 1 Area: 576 % 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 2018		Remodeled 0		ExXOrdMin																											
Condition: Good				Size of Closets																											
				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																							
								ManyXAve.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 Few Large Avg. Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 1190 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 Gambrel Flat Mansard Flat Shed								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 RANCH												Cls C		Blt 2018	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1190 SF Floor Area = 1190 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		Pine Logs		Slab		1,190									
						Total:		152,653		148,073					
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		576		24,278		23,550			
						Common Wall: 1 Wall		1		-2,628		-2,549			
Fireplaces															
						Wood Stove		1		2,497		2,422			
						Totals:		192,075		186,313					
Notes:															
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:												183,146			

*** 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	
ONKALOS CORNER RD OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HORVATH RALPH & SHERRY CONSTANCE R 18325 ELSIE RD ATLANTIC MINE MI 49905		MAP #: P6-22-10										
		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
SEC 22 T54N R34W					STANDARD 20+			40.000 Acres	1,214	100		48,560
NW 1/4 OF SW 1/4 40.00 ACRES					40.00 Total Acres Total Est. Land Value = 48,560							
Comments/Influences												

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	
44437 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
LITTLE CHARLES R & DOLORES S 44437 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 78,039									
		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	34 ACRES	33.93 Acres	2300	100		78,039
					33.93 Total Acres Total Est. Land Value =						78,039
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
P6-22-11											
SEC 22 T54N R34W											
NE 1/4 OF SE 1/4 EXCEPT DESC P6-22-11A											
ALSO EXC S 300' OF E 300' THEREOF.											
33.93 AC 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	39,020	0	39,020			8,948C
					2023	33,591	0	33,591			8,522C
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					2021	33,591	0	33,591			7,858C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		1	10/01/1999	WD	03-ARM'S LENGTH	149:140	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
44239 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 02/02/2001								
Owner's Name/Address		MAP #:								
LITTLE RANDY J & CAROL L 44239 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 228,255 TCV/TFA: 135.87								
		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
P6-22-11B SEC 22 T54N R34W S 300' OF E 300' OF NE 1/4 OF SE 1/4 2.07 AC M/L					ACREAGE PARCELS			2.070 Acres	9,831 100	20,350
Comments/Influences					2.07 Total Acres Total Est. Land Value =					20,350

Building Type		(3) Roof (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	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 196 30 48	Type Treated Wood 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: 2 Mech. Doors: 0 Area: 720 % 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: MANUFACTURED		X Drywall X Paneled																									
Yr Built 1999		Remodeled 0		Trim & Decoration																							
Condition: Good		Ex X		Ord X																							
Room List		Doors: Lg X		Solid X		H.C. Small																					
2 Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric																							
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service																							
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																							
X Insulation		X Drywall		Ex. X		Ord. X																					
(2) Windows		(7) Excavation		No. of Elec. Outlets																							
X Many Avg. Few		X Large Avg. Small		(13) Plumbing																							
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Basement: 1680 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		X Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																							
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:																							
Chimney: Metal		(10) Floor Support																									
		Joists: Unsupported Len: Cntr.Sup:																									
Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1999 (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 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 1,680 Total: 196,075 168,624 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,818 Plumbing 3 Fixture Bath 1 3,778 3,249 Water/Sewer 1000 Gal Septic 1 4,453 3,830 Water Well, 50 Feet 1 2,530 2,176 Deck Treated Wood 196 3,902 3,356 Treated Wood 30 1,289 1,109 Treated Wood 48 1,654 1,422 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 25,603 22,019 Door Opener 2 1,070 920 Built-Ins Dishwasher 1 618 531 Vent Fan 1 269 231 Vented Hood 1 473 407 Fireplaces Wood Stove 1 2,103 1,809 Totals: 245,931 211,501 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																											

*** 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	
44437 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
LITTLE CHARLES R & DOLORES S 44437 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 239,558 TCV/TFA: 158.65									
		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
					NEW ACREAG 4 ACRE		4.00 Acres	7000	100		28,000
							4.00 Total Acres		Total Est. Land Value =		28,000
P6-22-11A SEC 22 T54N R34W PART OF THE NE 1/4 OF SE 1/4 SEC 22 T54NR34W D/F, COMM AT THE E 1/4 COR OF SEC 22 BEING C/L OF CO RD 651, TH S 0 DEG 26' W ALONG SEC LINE & C/L OF CO 277.40'TH N 89 DEG 34' W 33' TO EDGE OF CO RD R/W POB, TH N 89 DEG 34' W 417.42', TH S 0 DEG 26' W 417.42', TH S 89 DEG 34' E 417.42' TO W SIDE OF CO RD R/W, TH N 0 DEG 26' E ALONG W SIDE OF CO RD R/W 417.42' TO POB. 4 ACRES		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		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		JR	08/11/2010	INSPECTED	2024	14,000	105,779	119,779			57,781C
		TH	10/28/2010	DATA ENTER	2023	12,000	96,491	108,491			55,030C
					2022	12,000	84,531	96,531			52,410C
					2021	9,000	84,694	93,694			50,736C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HOWARD ROBERT L & NAINA TR	HOWARD ROBERT & NAINA TRUS	0	04/11/2013	QC	09-FAMILY	2013/02459	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
44061 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/10/2003	03-981	FOUNDATION		
Owner's Name/Address		P.R.E. 0%								
		MAP #:								
HOWARD ROBERT & NAINA TRUST LE PO BOX 290 WOODRUFF WI 54568		2024 Est TCV 346,132 TCV/TFA: 166.41								
		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
P6-22-13 SEC 22 T54N R34W SE 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
				Land Improvement Cost Estimates						
				Description		Rate		Size % Good	Cash Value	
				Wood Frame		18.93		224 66	2,798	
						Total Estimated Land Improvements True Cash Value =			2,798	

*** 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 91 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: 1 +		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 3 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: 91 S.F. Crawl: 260 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 1 +

(11) Heating System: Forced Air w/ Ducts

Ground Area = 351 SF Floor Area = 416 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	Crawl Space	260		
1 Story	Siding	Basement	91		
Total:				51,998	31,718

Other Additions/Adjustments

Porches					
WGEF (1 Story)	91	7,479		4,562	
Totals:		59,477		36,280	

Notes: CABIN

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 35,663

Building Type	Farm Implement (Equipment	Toolshed			
Year Built	1980				
Class/Construction	S	D,Frame			
Quality/Exterior	Low Cost	Average			
# of Walls, Perimeter	4 Wall, 216	4 Wall, 52			
Height	12	8			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	24 x 84 = 2016	12 x 14 = 168			
Cost New	\$ 33,083	\$ 4,518			
Phy./Func./Econ. %Good	62/100/100 62.0	58/100/100 58.0			
Depreciated Cost	\$ 20,511	\$ 2,620			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983	X 0.983			
% Good	62	58			
Est. True Cash Value	\$ 20,163	\$ 2,576			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22739 / All Cards: 22739					

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.						
KUNISHIGE JAMES ALLEN	PAKKALA JADE ET AL	0	03/17/2014	OTH	06-COURT JUDGEMENT		DEED	100.0						
		1	04/01/1991	WD	03-ARM'S LENGTH	144:337	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
44952 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PAKKALA JADE ET AL CROWN CLEANERS 305 E MONTEZUMA AVE HOUGHTON MI 49931		2024 Est TCV 106,548 TCV/TFA: 0.00												
		X	Improved		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	
P6-23-3 SEC 23 T54N R34W N 1/2 OF NW 1/4 OF NW 1/4. 20 A.					ACREAGE PARCELS		20.000 Acres		3,400		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				
		Wood Frame		31.62		80		66		1,670				
		Total Estimated Land Improvements		True Cash Value =		1,670								
		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	19,274	53,274			30,676C			
		JR	08/10/2010	INSPECTED	2023	22,000	17,623	39,623			29,216C			
		TH	11/07/2010	DATA ENTER	2022	22,000	15,457	37,457			27,825C			
					2021	22,000	15,438	37,438			26,937C			
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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: 1980 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: 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									
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 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: 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=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			1232	48,097	37,516
Totals:				48,097	37,516

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 36,878

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		156:107	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HERLEVICH JON ANTHONY & CHERYL E		MAP #:												
18269 ELSIE RD		2024 Est TCV 68,000												
ATLANTIC MINE MI 49905			Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
Tax Description		Public Improvements			* Factors *									
P6-23-4 SEC 23 T54N R34W S 1/2 OF NW 1/4 OF NW 1/4. 20 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					NEW ACREAG 20 ACRES			20.00 Acres		3400 100				68,000
					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		
		Who	When	What	2024	34,000	0	34,000				4,885C		
		JR	08/10/2010	INSPECTED	2023	22,000	0	22,000				4,653C		
		TH	11/07/2010	DATA ENTER	2022	22,000	0	22,000				4,432C		
					2021	22,000	0	22,000				4,291C		
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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	
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KEWEENAW LAND TRUST 49902 LIMERICK ST HANCOCK MI 49930		MAP #:									
		2024 Est TCV 0									
		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	21 ACRES	21.50 Acres	3200	100	RIVER FRONTAGE	68,800
					21.50 Total Acres Total Est. Land Value = 68,800						
Tax Description		Dirt Road									
P6-23-5		Gravel Road									
A PARCEL OF LAND IN THE SW ¼ OF THE NW ¼ SEC 23 T54N R34W;		Paved Road									
EXCEPT THE S ½ OF 2 ½ OF THE SW ¼ OF NW ¼ ;		Storm Sewer									
AND EXCEPT A PARCEL OF LAND IN THE SW ¼ OF NW ¼ SEC 23 T54N R342 DF: COM AT THE W ¼ CORNER OF SEC 23 TH N00°02'11"E 657.67' ALG W LINE OF SEC 23 TO THE POB; TH N00°02'11"E 313.06' ALGW LINE OF SEC 23; TH S89°57'49"E 208.71'; TH S00°02'11"W 313.06'; TH N89°57'49'W 208.71' TO POB AND EXCEPT COM AT THE NW CORNER OF THE SW ¼ OF NW ¼ TH S ALG CL OF CTY RD NO 651 208.71'; TH E 208.71'; TH N AND PARALLEL TO CTY RD NO 651 208.71'; TH W 208.71' TO POB		Sidewalk									
L (SPLIT TO 010-273-005-03 FOR 2014). 21.50 A. TOTAL SPLIT ON 12/19/2011 FROM 010-273-005-00; ***BALANCE OF DESCRIPTION ON FILE***		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			
Split/Comb. on 12/19/2011 completed 12/19/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-273-005-00; Child Parcel(s): 010-273-005-01, 010-273-005-02;		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2022	23,435	0	23,435	0M		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.		
OLLILA JOHN L	HOUGHTON KEWEENAW CONSERVA	0		12/16/2011	QC	03-ARM'S LENGTH		2011/06311	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HOUGHTON KEWEENAW CONSERVATION DIST		MAP #:										
205 MICHIGAN ST		2024 Est TCV 0										
HANCOCK MI 49930		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
Tax Description		Public Improvements			* Factors *							
P6-23-5C SEC 23 T54N R34W THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF NW 1/4. 10 ACRES M/L		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SPLIT ON 12/19/2011 FROM 010-273-005-00;		Gravel Road			ACREAGE PARCELS			10.000	Acres	4,500	100	45,000
Comments/Influences		Paved Road					10.00	Total Acres		Total Est. Land Value =		45,000
Split/Comb. on 12/19/2011 completed 12/19/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-273-005-00; Child Parcel(s): 010-273-005-01, 010-273-005-02; -----		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	16,000	0	16,000			16,000S	
					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.			
OLLILA JOHN L	HOVEL JOSEPH & MARY	0		02/27/2014	QC	03-ARM'S LENGTH		2014/00666	DEED	100.0			
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%											
HOVEL JOSEPH P & MARY E TRUST 6063 BAKER LAKE RD CONOVER WI 54519		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+			6.000 Acres			4,200	100	25,200
					6.00 Total Acres			Total Est. Land Value =			25,200		
Tax Description		P6-23-5D SEC 23 T54N R34W A PARCEL IN THE SW 1/4 OF NW 1/4 DESCRIBED AS: A PARCEL OF LAND BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 ; ON THE EAST BY THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 ; ON THE SOUTH BY THE NORTH LINE OF THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 ; AND ON THE WEST BY THE PILGRIM RIVER, THIS PARCEL CONTAINS 6 ACRES M/L. SPLIT FROM 010-273-005-01 FOR 2014 CFR FOR 2015 DNR:2014-29-33762 SOLD CONSERVATION EASEMENT TO DNR 2017											
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
Split/Comb. on 12/19/2011 completed 12/19/2011 LISA OWNER'S REQUEST; Parent Parcel(s): 010-273-005-00; Child Parcel(s): 010-273-005-01, 010-273-005-02; -----		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-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
44664 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/22/2023	2023-010-034	FOUNDATION					
Owner's Name/Address		P.R.E. 100% 05/19/1994											
HARJU DAVID A & TAMRA M 44664 SUPERIOR RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 175,835 TCV/TFA: 129.48											
		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HARJU DAVID A & TAMRA M 44664 SUPERIOR RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			RATE 1				1.500 Acres	12,000	100	18,000
Tax Description		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			1.50 Total Acres Total Est. Land Value = 18,000							
P6-23-5A SEC 23 T54N R34W PART OF THE SW 1/4 OF THE NW 1/4 D/F, A PARCEL OF LAND IN THE SW ¼ OF NW ¼ SEC 23 T54N R342 DF: COM AT THE W ¼ CORNER OF SEC 23 TH N00°02'11"E 657.67' ALG W LINE OF SEC 23 TO THE POB; TH N00°02'11"E 313.06' ALGW LINE OF SEC 23; TH S89°57'49"E 208.71'; TH S00°02'11"W 313.06'; TH N89°57'49'W 208.71' TO POB . 1.50 ACRES LAND 'SWAP' FOR 2017 ROLL FROM 273-005-01		X	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	9,000	78,918	87,918			58,904C		
		JR	08/10/2010	INSPECTED	2023	7,212	65,142	72,354			48,852C		
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					2021	7,500	57,173	64,673			45,040C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEIVDAL KENNETH E & CARA J	BACH TRUST MICHAEL & JENN	120,000	05/17/2013	WD	03-ARM'S LENGTH	2013/02969	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
44736 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		07/22/2019		2019-010-020		FOUNDATION		
		P.R.E. 100% 05/17/2013										
Owner's Name/Address		MAP #:										
BACH TRUST MICHAEL & JENNIFER 44736 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 165,424 TCV/TFA: 149.84										
		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 1 ACRE		1.00 Acres		13000 100		13,000	
							1.00 Total Acres		Total Est. Land Value =		13,000	
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Wood Frame	24.46		192 46		2,160		
					Wood Frame	26.42		144 97		3,690		
					Total Estimated Land Improvements True Cash Value =							5,850
P6-23-5B SEC 23 T54N R34W PART OF SW 1/4 OF NW 1/4 OF SEC 23 T54N R34W COM AT NW COR OF SW 1/4 OF NW 1/4 WHICH COR IS LOCATED IN THE CENTER OF CORD #651 & IS ALSO POB TH S 208.71', TH E 208.71', TH N 208.71', TH W 208.71' 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	X	Eavestrough	0	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	208	WGEP (1 Story)	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: 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: 27 Floor Area: 1,104 Total Base New : 204,257 Total Depr Cost: 149,109 Estimated T.C.V: 146,574					E.C.F. X 0.983	Bsmnt Garage:						
	X	Drywall		Plaster	Wood T&G		Central Air Wood Furnace															
Building Style: RANCH			Trim & Decoration				(12) Electric										Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C Blt 1972		
Yr Built 1972	Remodeled 0		Ex	X	Ord			Min	200 Amps Service								Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73					
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																			
(1) Exterior			Kitchen: Linoleum Other: Carpeted Other:																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				No. of Elec. Outlets			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
							Many	X	Ave.		Few	Ex.	X	Ord.		Min	1 Story Siding Basement 1,104					
X	Insulation									(13) Plumbing			1 Story			Total: 162,279 118,464						
(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			Other Additions/Adjustments			Water/Sewer									
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						1000 Gal Septic Water Well, 50 Feet			1 4,761 3,476 1 2,629 1,919									
X	Wood Sash Metal Sash Vinyl Sash					(8) Basement						Porches			WGEP (1 Story) 208 15,211 11,104							
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone							Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Double Glass Patio Doors		X	Treated Wood Concrete Floor							Base Cost 480 21,470 15,673 Common Wall: 1 Wall 1 -2,628 -1,918 Door Opener 1 535 391											
X	Storms & Screens		(9) Basement Finish									Totals: 204,257 149,109										
(3) Roof						(14) Water/Sewer			Notes:			ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 146,574										
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														
X	Asphalt Shingle					1	1000 Gal Septic 2000 Gal Septic															
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.								
SERBINSKI GERALD J & THERE	SERBINSKI GERALD J &	0	06/16/2010	QC	09-FAMILY	2022/05718	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
44470 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/15/2018		2018-010-005		FOUNDATION						
Owner's Name/Address		P.R.E. 0%														
SERBINSKI CAROLYN R 26863 CARRONADE DR, APT 10204 PERRYSBURG OH 43551		MAP #:														
		2024 Est TCV 162,410 TCV/TFA: 142.46														
		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					
					ACREAGE PARCELS							20.000 Acres	3,400	100	68,000	
												20.00	Total Acres	Total Est. Land Value =		68,000
					Land Improvement Cost Estimates											
					Description							Rate	Size	% Good	Cash Value	
					Wood Frame							23.26	286	46	3,060	
					Sewer							24.22	198	46	2,206	
		X	Electric				Total Estimated Land Improvements True Cash Value =							5,266		
					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													
		Who	When	What	2024	34,000	47,205	81,205			68,090C					
		LP	06/11/2009	DATA ENTER	2023	22,000	42,848	64,848			64,848S					
					2022	22,000	37,597	59,597		59,597A	32,008C					
					2021	22,000	37,502	59,502		59,502A	30,986C					
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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		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: 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: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2018		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 CAPE

(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				728	28,625
Totals:				28,625	27,480

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 27,013

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MIKKOLA CHARLES & JANICE	DESRAMPE FRANK & SUSAN	25,000		07/25/2008	WD	03-ARM'S LENGTH		2008/04197	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 12/14/2010											
Owner's Name/Address		MAP #:											
DESTRAMPE FRANK & SUSAN 19164 BOUNDARY RD HOUGHTON MI 49931		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
P6-23-9 SEC 23 T54N R34W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.					NEW ACREAG 20 ACRES		20.00	Acres	3400	100			
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	
		Who	When	What	2024	34,000	0	34,000				9,830C	
		JR	08/10/2010	INSPECTED	2023	22,000	0	22,000				9,362C	
		TH	11/08/2010	DATA ENTER	2022	22,000	0	22,000				8,917C	
					2021	22,000	0	22,000				8,633C	
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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			
19384 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
STACHOWIAK JEFFREY A & TERESA		2024 Est TCV 219,965 TCV/TFA: 163.66													
19384 BOUNDARY RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
HOUGHTON MI 49931		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
P6-23-10 SEC 23 T54N R34W E 1/2 OF SE 1/4 OF SW 1/4, ALSO E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 30 A					NEW ACREAG	30 ACRES	30.00	Acres	2700	100			81,000		
Comments/Influences								30.00	Total Acres	Total Est. Land Value =			81,000		
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates									
						Description			Rate		Size % Good		Cash Value		
						Sauna	6,499.14		1 70		4,549				
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Wood Frame	27.40		120 46		1,512				
						Total Estimated Land Improvements True Cash Value =								6,061	
		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	40,500	69,483	109,983			45,791C			
						2023	30,000	63,639	93,639			43,611C			
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		TH	11/07/2010	DATA ENTER	2021	30,000	55,939	85,939			40,209C				

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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			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			Area 24 220	Type Treated Wood Treated Wood		Year Built: 1980 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: 1144 % Good: 66 Storage Area: 0 No Conc. Floor: 0							
	(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.									
	Building Style: 1 3/4			Yr Built 1980 Remodeled 0			Condition: Average				Room List				(5) Floors				Kitchen: Linoleum Other: Carpeted Other:				(6) Ceilings					Insulation				
	(1) Exterior			X Wood/Shingle Aluminum/Vinyl Brick			(2) Windows				(7) Excavation				(8) Basement				(9) Basement Finish				(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:				
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms									(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														
(1) Exterior			X Wood/Shingle Aluminum/Vinyl Brick			(2) Windows			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Insulation																																
(2) Windows																																
X	Many Avg. Few	Large Avg. Small	Basement: 768 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 X Concrete Floor																													
	(3) Roof																															
X	Gable Hip Flat	X Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)																													
	Asphalt Shingle		(10) Floor Support																													
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.				
HERMANN MICHAEL & JESSICA	LEER SCOTT & SONJA	130,000		07/12/2019	WD	03-ARM'S LENGTH		2019/03514	PROPERTY TRANSFER	100.0				
MIKKOLA CHARLES & JANICE	HERMANN MICHAEL & JESSICA	79,000		10/19/2012	WD	03-ARM'S LENGTH		2012/05994	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
44162 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		07/25/2021		2021-010-231	FOUNDATION					
		P.R.E. 100% 07/23/2019												
Owner's Name/Address		MAP #:												
LEER SCOTT & SONJA 44162 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 189,196 TCV/TFA: 156.62												
		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	8 ACRE	8.19 Acres	5250	100		42,998			
					8.19 Total Acres						Total Est. Land Value =	42,998		
Tax Description														
P6-23-10B SEC 23 T54N R34W A PARCEL OF LAND BEING PART OF SW 1/4 OF SW 1/4; COM AT THE SW CORNER OF SEC 23; TH N 00 DEG 12' 49" E 332.38' ALONG THE WEST LINE OF SEC 23 TO THE POB; TH CONTINUING N 00 DEG 12' 49" E 552.62' ALONG THE WEST LINE OF SEC 23; TH S 89 DEG 47' 11" E 683.69'; TH S 00 DEG 02' 14" W 520.03'; TH S 89 DEG 59' 49" W 685.30' TO THE POB. 8.19 A M/L SPLIT ON 10/30/2012 INTO 010-273-012-51 (8.19A), 010-273-012-52 (2.23 A); (4.93 A. COMBINED WITH 010-273-013-00) = 15.53		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description					Rate	Size % Good	Cash Value	
		X	Topography of Site			Wood Frame					27.40	120	89	2,926
					Total Estimated Land Improvements True Cash Value =								2,926	
Comments/Influences														
Split/Comb. on 10/30/2012 completed 10/30/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-273-012-50; Child Parcel(s): 010-273-012-51, 010-273-012-52; -----		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	21,499	73,099	94,598				71,629C		
		JR	08/10/2010	INSPECTED	2023	15,561	66,985	82,546				68,219C		
		TH	11/07/2010	DATA ENTER	2022	15,561	58,771	74,332				64,971C		
					2021	12,285	35,691	47,976				43,986C		
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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		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: 1008 % Good: 0 Storage Area: 504 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		Plaster Wood T&G									
Yr Built 2021		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 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 COLONIAL Cls C Blt 2021
(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: Siding Foundation: 42 Inch (Unfinished)
Base Cost 1008 36,419 35,691
Storage Over Garage 504 6,779 6,643
Door Opener 2 1,070 1,049
Totals: 44,268 43,383
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 42,645

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
SIGMUND MARK & CARYN	RAUTIOLA BILL J	26,500		09/01/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0		
KILPELA TRAVIS & JENNIFER	SIGMUND MARK & CARYN	13,000		07/30/2018	WD	03-ARM'S LENGTH		2018/03675	DEED	100.0		
MIKKOLA JANICE	KILPELA TRAVIS & JENNIFER	13,000		08/04/2014	WD	03-ARM'S LENGTH		2014/04020	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
RAUTIOLA BILL J 44629 PARADISE RD CHASSELL MI 49916		2024 Est TCV 22,300										
		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 2 ACRE		2.23 Acres	10000	100			22,300
							2.23 Total Acres		Total Est. Land Value =		22,300	
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
P6-23-10B SEC 23 T54N R34W A PARCEL BEING PART OF THE SW 1/4 OF SW 1/4, BEGINNING AT THE SW CORNER OF SEC 23; TH N 89 DEG 59' 49" E 293.15' ALONG THE S LINE OF SEC 23; TH N 00 DEG 02' 14" E 332.38'; TH S 89 DEG 59' 49" W 292.13' TO A POINT ON THE WEST LINE OF SEC 23; TH S 00 DEG 12' 49" W 332.38 ALONG THE WEST LINE OF SEC 23 TO THE POB. 2.23 A M/L												
PARCEL A ON SURVEY												
SPLIT/COMBINED ON 10/30/2012 FROM 010-273-012-50;												
SPLIT ON 10/30/2012 INTO 010-273-012-51 (8.19A), 010-273-012-52 (2.23 A); (4.93 A. COMBINED WITH 010-273-013-00) = 15.53												
Comments/Influences												
Split/Comb. on 10/30/2012 completed 10/30/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-273-012-50; Child Parcel(s): 010-273-012-51, 010-273-012-52;												

		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	11,150	0	11,150			11,150S	
					2023	9,143	0	9,143			9,143S	
					2022	9,143	0	9,143			9,143S	
					2021	10,035	0	10,035			10,035S	
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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 #:										
ORCHARD RETREAT LLC 22048 CANTERBURY COURT WOODHAVEN MI 48183		2024 Est TCV 45,730										
		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 11 ACRE		10.76 Acres	4250	100			45,730
					10.76 Total Acres Total Est. Land Value =							45,730
		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	22,865	0	22,865				17,794C		
JR	08/10/2010	INSPECTED	2023	16,947	0	16,947				16,947S		
TH	11/07/2010	DATA ENTER	2022	16,947	0	16,947				16,947S		
			2021	13,988	0	13,988				3,207C		
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Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
ILLGEN RICHARD L & SYLVIA	GRASS MARY E & RAYOND E		249,000	02/17/2023	WD	03-ARM'S LENGTH		2023/00602	DEED	100.0	
ILLGEN RICHARD L & SYLVIA	ILLGEN RICHARD L & SYLVIA		1	04/13/2015	WD	09-FAMILY		2015/02012	DEED	0.0	
MIKKOLA CHARLES & JANICE	ILLGEN RICHARD L & SYLVIA		16,000	07/01/2009	WD	03-ARM'S LENGTH		2009/04124	DEED	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19066 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		10/04/2017		2017-010-003			
		P.R.E. 0%		PORCH		04/21/2010		10-049		COMPLETE	
Owner's Name/Address		MAP #:		MOBILE HOME		07/20/2009		09-144		FOUNDATION	
GRASS MARY E & RAYMOND E 19066 BOUNDARY RD HOUGHTON MI 49931		2024 Est TCV 206,921 TCV/TFA: 142.12									
		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	
SEC 23 T54N R34W					RATE 1			3.000	Acres	8,000 100 24,000	
E 393.17' OF S 332.38' OF W 1/2 OF SW 1/4 OF SW 1/4.					3.00 Total Acres		Total Est. Land Value = 24,000				
3 A.											
Comments/Influences											
		X	Electric	Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value	
					D/W/P: Patio Blocks	15.28		64 96		939	
					D/W/P: Asphalt Paving	3.04		1000 99		3,010	
		X	Gas	Wood Frame/Conc.							
					43.49		48 97		2,025		
					Total Estimated Land Improvements True Cash Value = 5,974						
		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		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 1 Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 144 129 48 48	Type WSEP (1 Story) Treated Wood Composite 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																												
Building Style: MANUFACTURED		X	Drywall Paneled		Plaster Wood T&G																																																																																												
Yr Built 2008		Remodeled 0	Ex	X	Ord		Min																																																																																										
Condition: Good			Trim & Decoration																																																																																														
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																																																																																									
	Wood/Shingle X Aluminum/Vinyl Brick Insulation		(6) Ceilings					No./Qual. of Fixtures																																																																																									
		X	Drywall					Ex.	X	Ord.		Min																																																																																					
			No. of Elec. Outlets					Many	X	Ave.		Few																																																																																					
			(13) Plumbing					(14) Water/Sewer																																																																																									
	(2) Windows		(7) Excavation					Average Fixture(s)																																																																																									
	Many X Avg. Few	X	Basement: 0 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																																																																																									
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																									
			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Lump Sum Items:																																																																																									
	(3) Roof		(9) Basement Finish					(10) Floor Support																																																																																									
	X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Joists: Unsupported Len: Cntr.Sup:																																																																																									
	X Asphalt Shingle		(10) Floor Support																																																																																														
	Chimney: Brick																																																																																																
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Excellent Blt 2008 (11) Heating System: Wall Furnace Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 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 colspan="3">Total:</td> <td></td> <td>153,407</td> <td>118,124</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>3,851</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>5,071</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,220</td> <td>2,479</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>144</td> <td>7,890</td> <td>6,075</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>129</td> <td>3,533</td> <td>2,720</td> </tr> <tr> <td>Treated Wood</td> <td>48</td> <td>1,968</td> <td>1,515</td> </tr> <tr> <td>Composite</td> <td>48</td> <td>1,974</td> <td>1,520</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Vented Hood</td> <td>1</td> <td>1,084</td> <td>835</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prefab 1 Story</td> <td>1</td> <td>5,086</td> <td>3,916</td> </tr> <tr> <td colspan="3">Totals:</td> <td>189,749</td> <td>146,106</td> </tr> </tbody> </table> Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 143,622															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	1456			Total:				153,407	118,124	Plumbing	Size	Cost New	Depr. Cost	3 Fixture Bath	1	5,001	3,851	Water/Sewer				1000 Gal Septic	1	6,586	5,071	Water Well, 50 Feet	1	3,220	2,479	Porches				WSEP (1 Story)	144	7,890	6,075	Deck				Treated Wood	129	3,533	2,720	Treated Wood	48	1,968	1,515	Composite	48	1,974	1,520	Built-Ins				Vented Hood	1	1,084	835	Fireplaces				Prefab 1 Story	1	5,086	3,916	Totals:			189,749	146,106
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																												
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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: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 912 % 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											
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G										X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	
Yr Built Remodeled 2017 GARA0		Ex Ord Min		Trim & Decoration											
Condition: Good		Size of Closets		Lg Ord Small		Central Air Wood Furnace		Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 36,065 Total Depr Cost: 33,901 Estimated T.C.V: 33,325		E.C.F. X 0.983		Bsmnt Garage:			
Room List		Doors: Solid H.C.		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 2 Single Family RANCH (11) Heating System: Space Heater 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 (Finished) Base Cost 912 37,702 35,440 Common Wall: 1 Wall 1 -2,172 -2,042 Door Opener 1 535 503 Totals: 36,065 33,901 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 33,325		Cls C Blt 2017					
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex. Ord. Min											
				No. of Elec. Outlets		Many Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing											
Many Avg. Few Large Avg. 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 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											
Asphalt Shingle		(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.			
MIKKOLA CHARLES E & JANICE	DESTRAMPE FRANK & SUSAN	25,000	07/25/2008	WD	03-ARM'S LENGTH	2008/04254	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19164 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		05/18/2009		09-048			
		P.R.E. 100% 12/21/2010									
Owner's Name/Address		MAP #:									
DESTRAMPE FRANK & SUSAN		2024 Est TCV 493,350 TCV/TFA: 202.69									
19164 BOUNDARY RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description				NEW ACREAG	20 ACRES	20.00	Acres	3400	100		68,000
SEC 23 T54N R34W E 1/2 OF SW 1/4 OF SW 1/4. 20 A.				20.00 Total Acres		Total Est. Land Value =					68,000
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.			
MIKKOLA JANICE	BAL BRANDON J & TARA L	175,000	11/19/2015	WD	03-ARM'S LENGTH	2015/06153	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
44190 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		08/22/2005		05-263		FOUNDATION	
		P.R.E. 100% 11/30/2015									
Owner's Name/Address		MAP #:									
BAL BRANDON J & TARA L 44190 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 316,061 TCV/TFA: 164.62									
		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
P6-23-10A SEC 23 T54N R34W A PARCEL OF LAND IN THE SW 1/4 OF SW 1/4, COM AT SW COR OF SEC 23, TH N 00 DEG 12' 49" E 855' ALONG THE WEST LINE OF SAID SEC 23 TO THE POB; TH S 89 DEG 47' 11" E 683.69'; TH N 00 DEG 02' 14" E 460.96'; TH N 89 DEG 14' 39" W 682.30' TO A POINT ON THE WEST LINE OF SEC 23; TH S 00 DEG 12' 49" W 467.42' ALONG THE WEST LINE OF SEC 23 TO THE POB. 7.28 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.						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RUSSELL JAMES R & KATHY A	RAUTIOLA JEFFREY R & JANE	30,000	05/25/2017	WD	03-ARM'S LENGTH	2017/02816	DEED	100.0		
		18,000	06/01/2003	WD	03-ARM'S LENGTH	162:333	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
44569 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 06/01/2017								
Owner's Name/Address		MAP #:								
RAUTIOLA JEFFREY R & JANE L		2024 Est TCV 55,848 TCV/TFA: 0.00								
44629 PARADISE RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END				
CHASSELL MI 49916		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P6-24-1				NEW ACREAG 5 ACRE		5.00 Acres		6000 100		30,000
SEC 24 T54N R34W						5.00 Total Acres		Total Est. Land Value =		30,000
N 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4. 5 A										
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							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	15,000	12,924	27,924		20,826C
		LP	10/09/2008	INSPECTED	2023	12,500	11,773	24,273		19,835C
		LP	10/09/2008	DATA ENTER	2022	12,500	9,228	21,728		18,891C
		RW	08/08/2010	INSPECTED	2021	10,125	9,246	19,371		18,288C
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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		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 Wood Stove Direct-Vented Gas		Area Type 200 Treated Wood		Year Built: 2009 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: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior		X No Heating/Cooling									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 2009		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									
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 COLONIAL

(11) Heating System: No Heating/Cooling

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
Deck					
Treated Wood			200	4,046	3,601
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1080	25,499	22,694
Totals:				29,545	26,295

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 25,848

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							
20971 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
BECIA MICHAEL G & JOAN 20971 BROEMER RD CHASSELL MI 49916		2024 Est TCV 247,218 TCV/TFA: 164.59													
		X	Improved	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. Topography of Site X Level X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
BECIA MICHAEL G 20971 BROEMER RD CHASSELL MI 49916					NEW ACREAG 10 ACRE 10.00 Acres 4500 100 45,000										
					10.00 Total Acres Total Est. Land Value = 45,000										
Tax Description															
P6-24-1A SEC 24 T54N R34W NE 1/4 OF NE 1/4 OF NE 1/4 CONTAINS 10 ACRES															
Comments/Influences															
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	22,500	101,109	123,609			41,666C				
		JR	08/03/2010	INSPECTED	2023	16,000	92,337	108,337			39,682C				
		TH	11/10/2010	DATA ENTER	2022	16,000	80,889	96,889			37,793C				
					2021	13,500	81,050	94,550			36,586C				

Building Type				(3) Roof (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 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 195 WGEP (1 Story) 352 Treated Wood				Year Built: 1990 Car Capacity: 2 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																							
Building Style: RANCH				X Drywall Paneled				Plaster Wood T&G																			
				Trim & Decoration																							
				Yr Built 1988				Remodeled 0				Ex				X Ord				Min							
Condition: Good				Size of Closets																							
				Lg				X Ord								Small											
Room List				Doors:								Solid				X H.C.											
Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors																							
				Kitchen: Linoleum Other: Carpeted Other:				(12) Electric																			
								200 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																							
Many Avg. Few				X Large Avg. Small				Basement: 1502 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 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:																							

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		
20811 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
BECIA THOMAS D & MARY C; LE 20811 BROEMER RD CHASSELL MI 49916		2024 Est TCV 265,274 TCV/TFA: 175.45										
		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	
P6-24-1B SEC 24 T54N R34W NW 1/4 OF NE 1/4 OF NE 1/4 CONTAINS 10 ACRES		X	Dirt Road		ACREAGE PARCELS		10.000 Acres		4,500 100		45,000	
Comments/Influences			Gravel Road		10.00 Total Acres		Total Est. Land Value =				45,000	
		X	Paved Road		Land Improvement Cost Estimates							
			Storm Sewer		Description		Rate		Size % Good		Cash Value	
			Sidewalk		D/W/P: Asphalt Paving		3.04		1600 84		4,086	
			Water		D/W/P: 4in Ren. Conc.		8.00		600 84		4,032	
			Sewer		Wood Frame		28.90		96 94		2,608	
			Electric		Wood Frame		26.42		144 95		3,614	
			Gas		Total Estimated Land Improvements True Cash Value =							14,340
			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	22,500	110,137	132,637			66,913C	
		JR	08/03/2010	INSPECTED	2023	16,000	100,811	116,811			63,727C	
		TH	11/10/2010	DATA ENTER	2022	16,000	88,476	104,476			60,693C	
					2021	19,000	87,236	106,236			58,755C	

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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 216 240	Type WCP (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?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 768 % 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 Paneled		Plaster Wood T&G								
Yr Built 1989		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 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric								
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:			100 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		Large Avg. Small		(13) Plumbing								
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X 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 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(3) Roof		(9) Basement Finish			(14) Water/Sewer								
					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: Block		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Pine Logs Basement 448 1.5 Story Pine Logs Basement 560 Total: 190,078 144,459 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 1,904 Plumbing 2 Fixture Bath 1 3,042 2,312 Water/Sewer 1000 Gal Septic 1 4,761 3,618 Water Well, 50 Feet 1 2,629 1,998 Porches WCP (1 Story) 216 8,236 6,259 Deck Treated Wood 240 4,572 3,475 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 35,927 27,305 Door Opener 2 1,070 813 Class: CD Exterior: Pole (Unfinished) Base Cost 1080 22,831 17,352 Totals: 275,651 209,495 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 205,934													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		175,000	04/01/2003	WD	03-ARM'S LENGTH	161:54	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
44851 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 100% 09/25/1998														
Owner's Name/Address		MAP #:														
CURRAN BARBARA A 44851 PARADISE RD CHASSELL MI 49916		2024 Est TCV 261,733 TCV/TFA: 106.61														
		X	Improved		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
P6-24-1C SEC 24 T54N R34W N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 ALSO: TH N 1/2 OF SW 1/4 OF NE 1/4 OF NE 1/4 10 AC					NEW ACREAG 10 ACRE			10.00 Acres		4500 100		45,000				
					10.00 Total Acres			Total Est. Land Value =		45,000						
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates										
		Description							Rate		Size	% Good	Cash Value			
		D/W/P: Asphalt Paving							3.04		2100	69	4,405			
			Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			D/W/P: Patio Blocks						15.28		200	79	2,414
		Total Estimated Land Improvements True Cash Value =				6,819										
		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	22,500	108,367	130,867			91,431C				
						2023	16,000	99,276	115,276			87,078C				
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						2021	13,500	75,702	89,202			80,283C				

Building Type			(3) Roof (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: 1985 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: 702 % 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						208	Treated Wood						
Building Style: RANCH				X	Drywall		Plaster						36	Treated Wood						
				Paneled		Wood T&G														
Yr Built 1985			Remodeled 0	Ex	X	Ord		Min												
Condition: Good			Size of Closets																	
Room List			Doors:		Solid	X	H.C.	X			Central Air Wood Furnace				E.C.F. X 0.983	Bsmnt Garage:				
3 Basement 4 1st Floor 2nd Floor 4 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	Insulation		X	Drywall																
(2) Windows			(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 324 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:																	

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 Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam						Year Built: 1993 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: 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									Bsmnt Garage: Carport Area: Roof:								
Building Style: CONTEMPORARY		X Drywall Paneled		Plaster Wood T&G																	
Yr Built 1993		Remodeled 0		Trim & Decoration									E.C.F. X 0.983								
Condition: Good		Ex		X Ord			Min														
Room List		Doors:		Lg			X Ord		Small				Total Base New : 292,929 Total Depr Cost: 216,767 Estimated T.C.V: 213,082								
1 Basement 5 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Solid			X H.C.														
(1) Exterior				Kitchen: Tile Other: Carpeted Other: Hardwood									Class: C Effec. Age: 26 Floor Area: 1,749 Total Base New : 292,929 Total Depr Cost: 216,767 Estimated T.C.V: 213,082								
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall																	
X Insulation													Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1993 (11) Heating System: Forced Air w/ Ducts Ground Area = 1374 SF Floor Area = 1749 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 750 1 Story Siding Basement 624 Total: 223,062 165,066 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 3,365 Water/Sewer 1000 Gal Septic 1 4,761 3,523 Water Well, 50 Feet 1 2,629 1,945 Porches CCP (1 Story) 192 4,969 3,677 CPP 40 1,016 752 Foundation: Shallow 40 -563 -417 Deck Treated Wood 210 4,185 3,097 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 17,966 Common Wall: 1 Wall 1 -2,628 -1,945 Door Opener 1 535 396 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 25,603 18,946 Door Opener 1 535 396 Totals: 292,929 216,767 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(2) Windows		(7) Excavation		Basement: 1374 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									Lump Sum Items:								
X Many Avg. Few		X Large Avg. Small		(8) Basement																	
X Wood Sash Metal Sash Vinyl Sash				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor									Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic								
X Double Hung Horiz. Slide Casement				(9) Basement Finish																	
X Double Glass X Patio Doors X Storms & Screens													Lump Sum Items:								
(3) Roof																					
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:																	

*** 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		
44803 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE			08/24/2006	06-246	FOUNDATION			
Owner's Name/Address		P.R.E. 100% 02/21/2006											
HUGHES PATRICK & SHERRY		MAP #:											
44803 PARADISE RD		2024 Est TCV 287,961 TCV/TFA: 169.99											
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
Tax Description		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P6-24-1D1 SEC 24 T54N R34W N'LY MOST 140' OF S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 CONTAINS 4.28 ACRES M/L		X	Dirt Road			ACREAGE PARCELS		4.280 Acres		6,673	100		28,560
Comments/Influences			Gravel Road			4.28 Total Acres		Total Est. Land Value =		28,560			
			Paved Road			Land Improvement Cost Estimates							
			Storm Sewer			Description		Rate		Size % Good		Cash Value	
			Sidewalk			D/W/P: 5in Ren. Conc.		8.75		192 84		1,411	
			Water			D/W/P: Patio Blocks		15.28		340 84		4,364	
		X	Sewer			Total Estimated Land Improvements		True Cash Value =		5,775			
			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	
			Rolling			2024	14,280	129,701	143,981			105,872C	
			Low			2023	12,140	118,358	130,498			100,831C	
			High			2022	12,140	110,057	122,197			96,030C	
			Landscaped			2021	11,140	110,261	121,401			92,963C	
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What		2024	14,280	129,701	143,981			105,872C	
		LP	05/06/2009	DATA ENTER		2023	12,140	118,358	130,498			100,831C	
		JR	08/03/2010	INSPECTED		2022	12,140	110,057	122,197			96,030C	
		TH	11/10/2010	DATA ENTER		2021	11,140	110,261	121,401			92,963C	
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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.				
		1	11/01/2002	WD	03-ARM'S LENGTH	1605:348	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status				
20908 HAARALA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/04/2022	2022-031-022	FOUNDATION				
Owner's Name/Address		P.R.E. 0%		STORAGE		08/30/2019	2019-010-044	FOUNDATION				
LITTLE BROS- FRIENDS OF THE ELDERLY 527 HANCOCK ST HANCOCK MI 49930		MAP #:		2024 Est TCV 0 TCV/TFA: 0.00								
Tax Description P6-24-1E SEC 24 T54N R34W S 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4. SPLIT FOR 2020 ROLL FROM 010-274-001-70		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		5.110 Acres		29,510		100	150,798
					5.11 Total Acres		Total Est. Land Value =				150,798	
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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		JR	08/03/2010	INSPECTED	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TH	11/10/2010	DATA ENTER	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 400 % 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 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=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost				400	16,912
Totals:				16,912	16,066

Notes:

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 13,720

Building Type	Farm Implement/Equipment	Farm Implement/Equipment	Farm Implement/Equipment		
Year Built	2019	2019	2022		
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	Lean-To, 180	Lean-To, 180	Lean-To, 180		
Height	12	12	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	60 x 30 = 1800	60 x 30 = 1800	60 x 30 = 1800		
Cost New	\$ 19,476	\$ 19,476	\$ 19,476		
Phy./Func./Econ. %Good	90/100/100 90.0	90/100/100 90.0	96/100/100 96.0		
Depreciated Cost	\$ 17,528	\$ 17,528	\$ 18,697		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.854	X 0.854	X 0.854		
% Good	90	90	96		
Est. True Cash Value	\$ 14,969	\$ 14,969	\$ 15,967		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 45905 / All Cards: 45905					

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.		
LAUX DANIEL J & KIMBERLY A	RAUTIOLA JEFFREY R & JANE	42,000	07/10/2008	WD	03-ARM'S LENGTH	2008/03937	DEED	100.0		
TORVINEN JEFFREY W & BRAND	LAUX DANIEL J & KIMBERLY A	37,000	09/10/2007	WD	03-ARM'S LENGTH	2007/05094	DEED	100.0		
USITALO PETER & DEBORAH J	TORVINEN JEFFREY W & BRAND	30,000	08/16/2006	WD	03-ARM'S LENGTH	169/63	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
44629 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		03/06/2009	09-003			
		P.R.E. 100% 02/08/2011		MOBILE HOME		01/06/2009	09-001			
Owner's Name/Address		MAP #:								
RAUTIOLA JEFFREY R & JANE L 44629 PARADISE ROAD CHASSELL MI 49916		2024 Est TCV 388,160 TCV/TFA: 150.68								
		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
P6-24-1F1				NEW ACREAG 5 ACRE		5.00 Acres	6000	100		30,000
SEC 24 T54N R34W						5.00 Total Acres	Total Est. Land Value =			30,000
S 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 5 A.				Land Improvement Cost Estimates						
Comments/Influences				Description		Rate		Size % Good		Cash Value
		X	Dirt Road	D/W/P: 5in Ren. Conc.		8.75		168	89	1,308
		X	Gravel Road	D/W/P: 4in Ren. Conc.		8.00		215	89	1,531
		X	Paved Road	D/W/P: Patio Blocks		15.28		60	89	816
		X	Storm Sewer	D/W/P: 5in Ren. Conc.		8.75		900	94	7,402
		X	Sidewalk	Wood Frame		34.33		64	44	967
		X	Water	Wood Frame		22.91		320	95	6,964
		X	Sewer	Total Estimated Land Improvements True Cash Value =						18,988
		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	2024	15,000	179,080	194,080		83,840C
		LP	04/28/2009	DATA ENTER	2023	12,500	163,528	176,028		79,848C
		LP	06/10/2009	INSPECTED	2022	12,500	134,573	147,073		65,538C
		LP	06/10/2009	DATA ENTER	2021	10,125	134,573	144,698		63,445C
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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: 2009 Car Capacity: 2 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: 784 % 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: 9 Floor Area: 2,576 Total Base New : 379,163 Total Depr Cost: 345,038 Estimated T.C.V: 339,172			Treated Wood		256	E.C.F. X 0.983		Bsmnt Garage:		
Building Style: COLONIAL				X	Drywall Paneled		Plaster Wood T&G													Carport Area: Roof:	
Yr Built 2009			Remodeled 0	Trim & Decoration																	
Condition: Average				Ex	X	Ord		Min													
				Lg	X	Ord		Small													
Room List			Doors:				Solid	X	H.C.	X			Central Air Wood Furnace								
1 Basement 4 1st Floor 5 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1372 SF Floor Area = 2576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,204 1 Story Siding Basement 168 Total: 312,994 284,824 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 2,280 Plumbing 3 Fixture Bath 1 4,547 4,138 2 Fixture Bath 1 3,042 2,768 Water/Sewer 1000 Gal Septic 1 4,761 4,333 Water Well, 50 Feet 1 2,629 2,392 Porches CCP (2 Story) 156 5,042 4,588 CPP 93 1,889 1,719 WPP 20 708 644 CPP 12 328 298 Deck Treated Wood 256 4,764 4,335 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 784 36,432 33,153 Common Wall: 1 Wall 1 -2,628 -2,391 Door Opener 2 1,070 974 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets															
X Wood/Shingle Aluminum/Vinyl Brick Insulation			X Drywall			(13) Plumbing			Many X Ave. Few			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									
(2) Windows			(7) Excavation																		
X Many Avg. X Large Few Small			Basement: 1372 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 X Casement X Double Glass Patio Doors X Storms & Screens			(9) Basement Finish			(14) Water/Sewer															
(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 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
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.				
USITALO PETER & DEBORAH	VERRAN DERRICK G & CRYSTAL	35,000	07/11/2007	WD	03-ARM'S LENGTH	207/03719	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
44663 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		SAUNA		06/14/2022		2022-010-020		FOUNDATION		
		P.R.E. 100% 07/01/2009		HOUSE		09/10/2008		08-283		ROUGH FRAM		
Owner's Name/Address		MAP #:										
HALONEN BENJAMIN & SALLY		2024 Est TCV 416,197 TCV/TFA: 174.29										
44663 PARADISE RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
CHASSELL MI 49916		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
SEC 24 T54N R34W N 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 5 A.				NEW ACREAG 5 ACRE			5.00 Acres		6000	100	30,000	
Comments/Influences						5.00 Total Acres			Total Est. Land Value =		30,000	
		X	Dirt Road		Land Improvement Cost Estimates							
			Gravel Road									
			Paved Road		Description Rate Size % Good Cash Value D/W/P: 5in Ren. Conc. 8.75 1990 94 16,368 D/W/P: Patio Blocks 15.28 113 94 1,623 D/W/P: 5in Ren. Conc. 8.75 3780 94 31,090 Sauna 6,499.14 1 99 6,434 Wood Frame 23.73 240 95 5,410 Total Estimated Land Improvements True Cash Value = 60,925							
			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	15,000	193,099	208,099			105,197C
			LP	09/26/2008	DATA ENTER	2023	12,500	177,124	189,624			100,188C
			LP	10/23/2008	INSPECTED	2022	12,500	72,923	85,423			65,670C
		LP	10/24/2008	DATA ENTER	2021	10,125	73,060	83,185			63,573C	

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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		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		Area	Type	Year Built: 2008	
		X	Insulation			Wood		Coal		Steam					Interior 2 Story				Car Capacity: 2	
		0	Front Overhang			X	Forced Air w/o Ducts			2nd/Same Stack					Class: C					
		0	Other Overhang				Forced Air w/ Ducts			Two Sided					Exterior: Siding					
X	Wood Frame	(4) Interior				Forced Hot Water			Exterior 1 Story		334	WGEP (1 Story)	Brick Ven.: 0							
		X	Drywall		Electric Baseboard		Exterior 2 Story		Stone Ven.: 0											
			Paneled		Elec. Ceil. Radiant		Prefab 1 Story		Common Wall: 1 Wall											
					Radiant (in-floor)		Prefab 2 Story		Foundation: 42 Inch											
Building Style: COLONIAL		Trim & Decoration				Electric Wall Heat			Heat Circulator		22	WGEP (1 Story)	Finished?: Yes							
Yr Built 2008	Remodeled 0		Ex	X	Ord		Min	Space Heater					Auto. Doors: 2							
Condition: Good		Size of Closets				Wall/Floor Furnace			Raised Hearth				Mech. Doors: 0							
			Lg	X	Ord		Small	Forced Heat & Cool					Area: 900							
Room List		Doors:					Solid	X	H.C.	No Heating/Cooling			Direct-Vented Gas		% Good: 0					
1 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors				Central Air Wood Furnace			Class: C			E.C.F.		Bsmnt Garage:						
(1) Exterior		(6) Ceilings				(12) Electric			Effec. Age: 11			X 0.983		Roof:						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		200 Amps Service			Floor Area: 2,388			Total Base New : 371,795		Total Depr Cost: 330,897		Estimated T.C.V: 325,272					
					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family COLONIAL			Cls C		Blt 2008							
X	Insulation				Ex.			X	Ord.		Min	Ground Area = 1412 SF Floor Area = 2388 SF.								
			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89														
(2) Windows		(7) Excavation				(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1412 S.F.		2 3 Fixture Bath			1 Story Siding Basement 247											
				Crawl: 0 S.F.	1 2 Fixture Bath			2 Story Siding Basement 976												
X	Wood Sash Metal Sash Vinyl Sash	Height to Joists: 0.0		Softener, Auto			1 Story Siding Basement 189			Total: 278,811 248,142										
				Solar Water Heat			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,505 2,229										
X	Double Hung Horiz. Slide Casement	(8) Basement		No Plumbing			Plumbing			3 Fixture Bath 1 4,547 4,047										
				Extra Toilet			2 Fixture Bath 1 3,042 2,707													
X	Double Glass Patio Doors		Conc. Block	Extra Sink			Water/Sewer			1000 Gal Septic 1 4,761 4,237										
			Poured Conc.	Separate Shower			Water Well, 50 Feet 1 2,629 2,340													
X	Storms & Screens		Stone	Ceramic Tile Floor			Porches			WGEP (1 Story) 334 21,536 19,167										
			Treated Wood	Ceramic Tile Wains			WGEP (1 Story) 22 2,213 1,970													
(3) Roof		X	Concrete Floor	Ceramic Tub Alcove			Deck			Treated Wood 435 6,747 6,005										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
					(14) Water/Sewer			Base Cost 900 40,509 36,053												
X	Asphalt Shingle	(10) Floor Support		Public Water			Storage Over Garage 450 6,053 5,387													
				Public Sewer			Common Wall: 1 Wall 1 -2,628 -2,339													
Chimney: Brick				1 Water Well			Door Opener 2 1,070 952													
				1 1000 Gal Septic			Totals: 371,795 330,897													
				2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													
				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		
20707 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		08/24/1995		95-489	FOUNDATION			
		P.R.E. 100% 06/17/1994		HOUSE		07/06/1995		95-459	FOUNDATION			
Owner's Name/Address		MAP #:										
LITSENBERGER THOMAS A & BOBBI 20707 BROEMER RD CHASSELL MI 49916		2024 Est TCV 323,584 TCV/TFA: 159.56										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
LITSENBERGER THOMAS A & BOBBI 20707 BROEMER RD CHASSELL MI 49916		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			NEW ACREAG 40 + ACRES	39.88 Acres	2100	100		83,748	
Tax Description		X	Electric			39.88 Total Acres Total Est. Land Value =					83,748	
P6-24-2 SEC 24 T54N R34W NW 1/4 OF NE 1/4 EXCEPT PARCEL ON CODE P6-24-2A. 39.88 A.												
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	41,874	119,918	161,792				70,943C
		JR	08/03/2010	INSPECTED	2023	37,886	109,393	147,279				67,565C
		TH	10/10/2010	DATA ENTER	2022	37,886	95,836	133,722				64,348C
					2021	38,684	96,014	134,698				62,293C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 49 WGEP (1 Story) 98 WGEP (1 Story) 240 WGEP (1 Story)		Year Built: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 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									
Building Style: COLONIAL		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1995		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 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum 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									
				Many X Ave. Few									
Insulation				(13) Plumbing									
(2) Windows		(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									
X Many Avg. X Large Avg. Few Small		Basement: 1014 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											
		(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		Lump Sum Items:									
Chimney: Brick		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 = 1014 SF Floor Area = 2028 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,014 Total: 236,722 187,011 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 3,592 Water/Sewer 1000 Gal Septic 1 4,761 3,761 Water Well, 50 Feet 1 2,629 2,077 Porches WGEP (1 Story) 49 5,856 4,626 WGEP (1 Story) 98 9,345 7,383 WGEP (1 Story) 240 16,836 13,300 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,075 21,389 Door Opener 2 1,070 845 Totals: 308,841 243,984 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 239,836													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOULE MARLENE	BECIA THOMAS & MARY	0	10/29/2014	QC	03-ARM'S LENGTH	2014/05712	DEED	100.0					
HOULE PIERRE P (ESTATE)	HOULE MARLENE	0	09/09/2014	OTH	03-ARM'S LENGTH	2014/04626	DEED	0.0					
		5,500	11/01/1993	WD	03-ARM'S LENGTH	123:817	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
20747 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
BECIA THOMAS D & MARY C; LE 20811 BROEMER RD CHASSELL MI 49916		2024 Est TCV 31,523 TCV/TFA: 66.93											
		X	Improved		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	
P6-24-2A SEC 24 T54N R34W PART OF NW 1/4 OF NE 1/4 OF SEC 24 T54N R34W D/F, COM AT NE COR OF NW 1/4 OF NE 1/4 TH W 100', TH S 50', TH E 100', TH N50', TO POB. .12 A.				NEW ACREAG 1 ACRE				0.12 Acres	13000	100		1,495	
Comments/Influences						0.12 Total Acres		Total Est. Land Value =		1,495			
		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	748	15,014	15,762				12,995C	
		JR	08/03/2010	INSPECTED	2023	553	13,821	14,374				12,377C	
		TH	11/10/2010	DATA ENTER	2022	553	12,107	12,660				11,788C	
					2021	690	12,130	12,820				11,412C	
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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: 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 PaneledPlaster Wood T&G																									
				Trim & Decoration																									
Yr Built 1900				Remodeled 0				ExXOrdMin																					
Condition: Fair				Size of Closets																									
				LgXOrdSmall																									
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																					
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric																					
				Kitchen: Linoleum Other: Hardwood Other:				60 Amps Service																					
				No./Qual. of Fixtures																									
				ExXOrdMin																									
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																					
Insulation								ManyXAvg.Few																					
								(13) Plumbing																					
(2) Windows				(7) Excavation				Average Fixture(s)																					
X Many Avg. X Few Large Avg. Small				Basement: 0 S.F. Crawl: 471 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 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:																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HAARALA MATTHEW	HAARALA FAMILY FARM TRUST	1	04/26/2012	QC	09-FAMILY	2012/02542	DEED	100.0							
HAARALA MATTHEW & MARJORIE	HAARALA FAMILY TRUST	1	10/28/2002	QC	09-FAMILY	2012/03659	DEED	0.0							
		1	07/01/2002	WD	03-ARM'S LENGTH	158:734	DEED	0.0							
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status						
20742 HAARALA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 60% 11/24/2019 Qual. Ag.													
Owner's Name/Address		MAP #:													
HAARALA FAMILY FARM TRUST C/O JARVENPAA KATHLEEN 402 6TH ST HOUGHTON MI 49931		2024 Est TCV 128,813 TCV/TFA: 140.32													
		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		
P6-24-3 SEC 24 T54N R34W SW 1/4 OF NE 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						
					Land Improvement Cost Estimates										
		Description			Rate		Size		% Good		Cash Value				
		Wood Frame			25.10		224		69		3,879				
		Wood Frame			25.53		196		69		3,453				
		Total Estimated Land Improvements			True Cash Value =		7,332								
		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	34,907	64,407			49,153C		
		JR	08/03/2010	INSPECTED	2023	21,400	32,819	54,219			46,813C				
		TH	11/10/2010	DATA ENTER	2022	20,000	32,672	52,672			44,584C				
					2021	20,500	30,925	51,425			43,160C				
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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 16 WPP 24 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		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 1910		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 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									
Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 790 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		Treated Wood X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof				Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF 1 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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 790 SF Floor Area = 918 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	Basement	512		
1 Story	Siding	Basement	224		
1 Story	Siding	Basement	54		
Total:				132,017	60,727
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,505	1,152
Water/Sewer					
1000 Gal Septic			1	4,761	2,190
Water Well, 50 Feet			1	2,629	1,209
Porches					
WPP			16	830	382
CPP			24	656	302
Totals:				143,398	65,962

Notes:
ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 54,880

Building Type	Barn - General Purpose				
Year Built	1910				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 148				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	(L or Odd Shaped) 1448				
Cost New	\$ 30,451				
Phy./Func./Econ. %Good	30/100/100 30.0				
Depreciated Cost	\$ 9,135				
+ 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	\$ 7,601				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7601 / All Cards: 7601					

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				
HAARALA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HAARALA EDWARD & WIFE IWANSKI JUDY 4507 E LINKS PKWY CENTENNIAL CO 80122		MAP #:										
		2024 Est TCV 84,000										
		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
P6-24-6 SEC 24 T54N R34W SE 1/4 OF NW 1/4. 40 A.		X Gravel Road		RATE 1			40.000	Acres	2,100	100		84,000
Comments/Influences		Paved Road		40.00 Total Acres					Total Est. Land Value =		84,000	
		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										
		Wooded										
		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			2,950C	
		LP	10/09/2008	INSPECTED	2023	38,000	0	38,000			2,810C	
		JR	08/03/2010	INSPECTED	2022	38,000	0	38,000			2,677C	
		TH	11/10/2010	DATA ENTER	2021	38,800	0	38,800			2,592C	

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 260 WGEP (1 Story) 80 WGEP (1 Story) 89 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		X Plaster Wood T&G									
Yr Built 1920		Remodeled 0		Trim & Decoration									
Condition: Good		Ex		X Ord									
Room List		Lg		X Ord									
1 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		Doors:		Solid		X H.C.							
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Hardwood Other: Carpeted Other: Hardwood		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. Few		X Plaster		(13) Plumbing		Average Fixture(s)							
X Wood Sash Metal Sash Vinyl Sash		X 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		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(14) Water/Sewer									
X Double Glass Patio Doors		Basement: 624 S.F. Crawl: 208 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X 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											
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 = 832 SF Floor Area = 1144 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	624		
1 Story	Siding	Crawl Space	208		
Total:				131,671	71,102

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,405	
Water Well, 50 Feet	1	2,530		1,366	
Porches					
WGEP (1 Story)	260	16,164		8,729	
WGEP (1 Story)	80	7,435		4,015	
Deck					
Treated Wood	89	2,302		1,243	
Totals:		164,555		88,860	

Notes:

ECF (AGRICULTURAL PROPERTIES) 0.832 => TCV: 73,932

Building Type	Barn - Bank (2 Story) - G				
Year Built	1900				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 166				
Height	22				
Heating System	No Heating/Cooling				
Length/Width/Area	48 x 35 = 1680				
Cost New	\$ 59,976				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 11,995				
+ 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	\$ 9,980				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9980 / All Cards: 9980					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		8,000	07/01/2003	WD	03-ARM'S LENGTH	161:620	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
20390 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		04/02/2008		08-006		FOUNDATION	
		P.R.E. 100% 12/14/2010									
Owner's Name/Address		MAP #:									
ERVA JASON PAUL & KELLY ELISE		2024 Est TCV 311,387 TCV/TFA: 146.88									
20390 BOUNDARY 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
				ACREAGE PARCELS				4.320	Acres	6,630 100	28,640
								4.32	Total Acres	Total Est. Land Value =	28,640
Tax Description		Dirt Road									
P6-24-7A SEC 24 T54N R34W A PT OF LAND IN		Gravel Road									
THE SE 1/4 OF SW 1/4 D/FCOMM AT THE S 1/4		Paved Road									
COR; TH N 33.19' TO N BDRY OF CO RD; TH W		Storm Sewer									
316' TO POB; TH N 320'; TH W 588'; TH S		Sidewalk									
320'; TH E 588' TO POB. 4.32 ACRES M/L		Water									
Comments/Influences		Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		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	14,320	141,374	155,694		82,053C		
JR 08/04/2010 INSPECTED				2023	12,160	128,829	140,989		78,146C		
TH 11/10/2010 DATA ENTER				2022	12,160	112,906	125,066		74,425C		
				2021	11,160	112,983	124,143		72,048C		

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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 Type 192WGEP (1 Story)			Year Built: 2008 Car Capacity: 3 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: 93 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: 2,120 Total Base New : 304,305 Total Depr Cost: 283,003 Estimated T.C.V: 278,192			E.C.F. X 0.983			Bsmnt Garage: Carport Area: Roof:		
X Drywall PaneledPlaster Wood T&G																					
Trim & Decoration																					
ExXOrdMin																					
Building Style: COLONIAL			Size of Closets			Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex.XOrdMin			Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1060 SF Floor Area = 2120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas Stories Exterior Foundation 2 Story Siding Basement Size 1,060 Cost New 245,570 Depr. Cost 228,379			Cls C Blt 2008									
Yr Built 2008Remodeled 0																					
Condition: Good																					
LgXOrdSmall																					
Room List			Doors:SolidXH.C.			(13) Plumbing 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			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Fireplaces Wood Stove Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:			Totals: 304,305 283,003			278,192						
1 Basement 4 1st Floor 3 2nd Floor 3 Bedrooms																					
(5) Floors																					
Kitchen: Tile Other: Carpeted Other:																					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets ManyXAvg.Few			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X Wood/Shingle Aluminum/Vinyl Brick																					
Insulation																					
(7) Excavation																					
(2) Windows			(8) Basement			Lump Sum Items:															
Many Avg. FewLarge Avg. Small																					
Basement: 1060 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
(9) Basement Finish																					
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															
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.															
VERRAN DERRICK G & CRYSTAL	JASZCZAK BEN J & MEGHAN S	167,000	12/15/2020	WD	03-ARM'S LENGTH	2020/07161	DEED	100.0															
		38,000	10/01/1996	WD	03-ARM'S LENGTH	137:527	DEED	0.0															
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status															
20468 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			MANUFACTURED HOUSE	07/10/2014	14-005	COMPLETE															
		P.R.E. 100% 01/11/2021																					
Owner's Name/Address		MAP #:																					
JASZCZAK BEN J & MEGHAN S		2024 Est TCV 207,429 TCV/TFA: 128.04																					
20468 BOUNDARY 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												
				ACREAGE PARCELS		2.320 Acres		9,310	100		21,600												
				2.32 Total Acres		Total Est. Land Value =					21,600												
Tax Description		X	Dirt Road		Land Improvement Cost Estimates																		
P6-24-8 SEC 24 T54N R34W A PARCEL OF LAND			Gravel Road																				
D/F, COM AT S 1/4 COR TH N 33.19' TO N			Paved Road																				
BDRY OF CO RD R/W THE POB; TH N 320', TH			Storm Sewer																				
W 316', TH S 320', TH E 316' TO POB. 2.32			Sidewalk																				
A M/L		X	Water																				
Comments/Influences			Sewer																				
			Electric																				
			Gas																				
			Curb																				
		X	Street Lights																				
			Standard Utilities																				
			Underground Utils.																				
			Topography of Site																				
			Level																				
		X	Rolling																				
			Low																				
			High																				
			Landscaped																				
			Swamp																				
		X	Wooded																				
			Pond																				
			Waterfront																				
			Ravine																				
			Wetland																				
		X	Flood Plain																				
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		X																					
		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.					
ROARING CAMP INC	NIEMELA CAL G & DONNA	60,000	12/20/2006	WD	03-ARM'S LENGTH	2006/0456	DEED	100.0					
		21,000	12/01/1996	WD	03-ARM'S LENGTH	138:161	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20190 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/24/2007	07-296	FOUNDATION					
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
NIEMELA CAL G & DONNA E TRUST		2024 Est TCV 193,315 TCV/TFA: 287.67											
20191 BOUNDARY RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
CHASSELL MI 49916		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
P6-24-10 SEC 24 T54N R34W SW 1/4 OF SW 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										
		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	42,000	54,658	96,658			49,848C		
		JR	08/04/2010	INSPECTED	2023	38,000	49,787	87,787			47,475C		
		TH	11/10/2010	DATA ENTER	2022	38,000	43,618	81,618			45,215C		
					2021	38,800	43,701	82,501			43,771C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WIITANEN DAVID & JEAN	WIITANEN JEAN A, JEFF, ETAL	0	08/29/2006	QC	21-NOT USED/OTHER	169/208	DEED	0.0					
		100	02/01/2005	WD	03-ARM'S LENGTH	167:542	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20318 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/29/2008											
Owner's Name/Address		MAP #:											
WIITANEN JEAN A JEFF ETAL		2024 Est TCV 225,754 TCV/TFA: 128.27											
20318 BOUNDARY RD													
CHASSELL MI 49916		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 3 ACRE					3.00 Acres	8000 100	24,000	
										3.00 Total Acres	Total Est. Land Value =	24,000	
Tax Description					Land Improvement Cost Estimates								
P6-24-11A SEC 24 T54N R34W PART OF SE 1/4 OF SW 1/4 SEC 24 D/F, COM AT THE SW COR OF SE 1/4 OF SW 1/4 SEC 24 POB, TH E 416' TH N 315', TH W 416' TH S 315' TO POB. 3 A M/L. 167/542		X	Dirt Road			Description					Rate	Size % Good	Cash Value
			Gravel Road			Wood Frame					28.90	96 66	1,831
			Paved Road			Wood Frame					22.75	336 66	5,045
			Storm Sewer			Total Estimated Land Improvements					True Cash Value =	6,876	
			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	12,000	100,877	112,877			43,037C		
		JR	08/04/2010	INSPECTED	2023	10,500	92,222	102,722			40,988C		
		TH	11/10/2010	DATA ENTER	2022	10,500	80,867	91,367			39,037C		
					2021	8,501	80,810	89,311			37,790C		
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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		Area	Type	Year Built: 1980 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: 1680 % Good: 76 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			Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		100	Treated Wood							
Building Style: 1 1/2			X	Drywall		Plaster														
			X	Paneled		Wood T&G														
Yr Built 1900			Remodeled 1985			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								
1 Basement 4 1st Floor 3 2nd Floor 5 Bedrooms			(5) Floors			(12) Electric			100			Amps Service								
(1) Exterior			Kitchen: Hardwood Other: Carpeted Other:			No./Qual. of Fixtures						Ex.	X	Ord.			Min			
X	Wood/Shingle Aluminum/Vinyl Brick		X	(6) Ceilings		No. of Elec. Outlets						Many	X	Ave.			Few			
X	Insulation		(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) Windows			Basement: 656 S.F. Crawl: 576 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. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic							
Asphalt Shingle Metal			Chimney: Brick																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHAPUT ALBERT & CRANE DANIEL	CHAPUT ALBERT & CRANE DANIEL	0	07/18/2012	CD	05-CORRECTING TITLE	2012/04207	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
44451 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CRANE DANIEL D & MARY J		MAP #:									
44416 PARADISE RD		2024 Est TCV 125,108 TCV/TFA: 85.81									
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
P6-24-12 SEC 24 T54N R34W		X		ACREAGE PARCELS			10.040 Acres		4,492	100	45,096
E 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4.							10.04 Total Acres		Total Est. Land Value =		45,096
10.04 ACRES											
SPLIT FOR 2020 ROLL INTO 010-274-013-25											
Comments/Influences											
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	22,548	40,006	62,554			30,657C
		JR	08/03/2010	INSPECTED	2023	16,040	36,043	52,083			29,198C
		TH	11/10/2010	DATA ENTER	2022	16,040	31,572	47,612			27,808C
					2021	19,016	31,631	50,647			26,920C
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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 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 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 5 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Hardwood Other: Carpeted 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: 1122 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		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 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		(10) Floor Support									
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Chimney: Brick													

Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1122 SF Floor Area = 1458 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
1 Story Siding Basement 180
1 Story Siding Basement 270
Total: 167,089 75,190
Other Additions/Adjustments
Basement, Outside Entrance, Below Grade 1 2,114 951
Water/Sewer
1000 Gal Septic 1 4,453 2,004
Water Well, 50 Feet 1 2,530 1,138
Porches
WGEP (1 Story) 36 4,695 2,113
Totals: 180,881 81,396
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv: 80,012

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	
20761 HAARALA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE			06/01/2020			2020-010-306	FOUNDATION	
		P.R.E. 100% 11/08/2021											
Owner's Name/Address		MAP #:											
DEYAERT AMANDA LYNN 20761 HAARALA RD CHASSELL MI 49916		2024 Est TCV 458,968 TCV/TFA: 146.45											
		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
Tax Description					ACREAGE PARCELS			10.010 Acres			4,498	100	45,024
P6-24-12 SEC 24 T54N R34W THE W1/2 OF N 1/2 OF NE 1/4 OF SE 1/4. 10.01 ACRES SPLIT FOR 2020 ROLL FROM 010-274-013-00					10.01 Total Acres			Total Est. Land Value =			45,024		
Comments/Influences					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: 5in Ren. Conc.				8.75	205	95	1,704	
					Total Estimated Land Improvements				True Cash Value =		1,704		
		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	22,512	206,972	229,484				170,302C	
		JR	08/03/2010	INSPECTED	2023	16,010	188,398	204,408				162,193C	
		TH	11/10/2010	DATA ENTER	2022	16,010	165,067	181,077				154,470C	
					2021	19,004	132,389	151,393	151,393D			115,319C	
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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 CCP (1 Story)		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: 3 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 450 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		Plaster Wood T&G									
Yr Built 2020		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: 1844 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		400 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 Cls C Blt 2020 (11) Heating System: Forced Air w/ Ducts Ground Area = 1844 SF Floor Area = 3134 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,290 1 Story Siding Basement 125 1 Story Siding Basement 429 Total: 349,168 342,185 Other Additions/Adjustments Recreation Room 400 7,568 7,417 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 CCP (1 Story) 100 2,746 2,691 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 960 42,653 41,800 Storage Over Garage 450 6,053 5,932 Common Wall: 1 Wall 1 -2,628 -2,575 Door Opener 3 1,605 1,573 Totals: 427,926 419,369 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 412,240													

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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					
44297 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		08/01/2022		2022-010-023		FOUNDATION					
		P.R.E. 100% 08/21/2012		ADDITION		07/31/2012		12-149		COMPLETE					
Owner's Name/Address		MAP #:													
MASSAWAY MICHAEL D & AMANDA M		2024 Est TCV 678,769 TCV/TFA: 104.33													
44297 PARADISE RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
CHASSELL MI 49916		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	
NEW ACREAG						20 ACRES		20.00 Acres		3400		100		68,000	
						20.00 Total Acres		Total Est. Land Value =		68,000					
P6-24-12A SEC 24 T54N R34W S 1/2 OF NE		X		Storm Sewer Sidewalk Water Sewer		Land Improvement Cost Estimates									
Description							Rate		Size	% Good		Cash Value			
1/4 OF SE 1/4. 20 ACRES M/L						Wood Frame			28.90		96	66		1,831	
Comments/Influences		X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Total Estimated Land Improvements True Cash Value = 1,831									
		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	305,385	339,385			267,192C				
		LP	06/11/2009	DATA ENTER	2023	22,000	278,212	300,212			254,469C				
		JR	08/03/2010	INSPECTED	2022	22,000	157,690	179,690			128,290C				
		TH	11/10/2010	DATA ENTER	2021	22,000	157,931	179,931			124,192C				
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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	
20702 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION			05/06/1992		92-278	FOUNDATION	
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
LOBECK JOHN P		2024 Est TCV 368,391 TCV/TFA: 169.22										
20702 BOUNDARY 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	30 ACRES	29.52	Acres	2700	100		79,704
P6-24-14 SEC 24 T54N R34W SW 1/4 OF SE 1/4 EXCEPT PARCEL P6-24-14A (BACON), ALSO P6-24-14B (MADISON) ALSO EXC PAR D/F, COM AT SE COR OF SEC TH N 83 DEG 08' 30"W 1017.33 POB, TH N 83 DEG 08' 30" W 70'TH N 0 DEG 08' 30" W 417.42', TH S 83 DEG 08' 30" E 70' M/L TH S 0 DEG 04' 30"E 417.42' TO POB 29.52 A M/L					29.52 Total Acres Total Est. Land Value = 79,704							
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	39,852	144,344	184,196				89,104C
		JR	08/04/2010	INSPECTED	2023	29,520	131,785	161,305				84,861C
		TH	11/10/2010	DATA ENTER	2022	29,520	115,419	144,939				80,820C
					2021	29,520	115,316	144,836				78,239C
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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 120 32 168 104		Type WGEP (1 Story) Treated Wood Treated Wood 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: 1 Mech. Doors: 0 Area: 432 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame		(4) Interior				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
Building Style: 1		X Drywall Paneled		Plaster Wood T&G		200 Amps Service		No./Qual. of Fixtures		Other Additions/Adjustments Recreation Room 378 7,152 4,720 Plumbing 3 Fixture Bath 1 4,547 3,456 Water/Sewer 1000 Gal Septic 1 4,761 3,618 Water Well, 50 Feet 1 2,629 1,998 Porches WGEP (1 Story) 120 10,723 8,149 Deck Treated Wood 32 1,374 1,044 Treated Wood 168 3,614 2,747 Treated Wood 104 2,579 1,960		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,010 15,208 Common Wall: 1 Wall 1 -2,628 -1,997 Door Opener 1 535 407 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,404 21,587 Door Opener 3 1,605 1,220		Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													
Yr Built 1980 Remodeled 0		Ex		X Ord		Min		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		Lump Sum Items:	
Condition: Average		Size of Closets				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
Room List		Doors:		Solid		X H.C.		200 Amps Service		No./Qual. of Fixtures		Other Additions/Adjustments Recreation Room 378 7,152 4,720 Plumbing 3 Fixture Bath 1 4,547 3,456 Water/Sewer 1000 Gal Septic 1 4,761 3,618 Water Well, 50 Feet 1 2,629 1,998 Porches WGEP (1 Story) 120 10,723 8,149 Deck Treated Wood 32 1,374 1,044 Treated Wood 168 3,614 2,747 Treated Wood 104 2,579 1,960		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,010 15,208 Common Wall: 1 Wall 1 -2,628 -1,997 Door Opener 1 535 407 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,404 21,587 Door Opener 3 1,605 1,220		Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Basement 7 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
(1) Exterior		Kitchen: Tile Other: Carpeted Other:				200 Amps Service		No./Qual. of Fixtures		Other Additions/Adjustments Recreation Room 378 7,152 4,720 Plumbing 3 Fixture Bath 1 4,547 3,456 Water/Sewer 1000 Gal Septic 1 4,761 3,618 Water Well, 50 Feet 1 2,629 1,998 Porches WGEP (1 Story) 120 10,723 8,149 Deck Treated Wood 32 1,374 1,044 Treated Wood 168 3,614 2,747 Treated Wood 104 2,579 1,960		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,010 15,208 Common Wall: 1 Wall 1 -2,628 -1,997 Door Opener 1 535 407 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,404 21,587 Door Opener 3 1,605 1,220		Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Insulation						Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
(2) Windows		(7) Excavation				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Many Avg. Few		X Large Avg. Small		Basement: 2177 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Wood Sash Metal Sash Vinyl Sash		(8) Basement				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Double Glass Patio Doors		Treated Wood				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Storms & Screens		Concrete Floor				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
(3) Roof		(9) Basement Finish				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Gable Hip Flat		Gambrel Mansard Shed		378 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
X Asphalt Shingle		(10) Floor Support				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 2177 SF Floor Area = 2177 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 2,177 290,465 220,753		Class: C Effec. Age: 24 Floor Area: 2,177 Total Base New : 380,994 Total Depr Cost: 288,840 Estimated T.C.V: 283,930		E.C.F. X 0.983		Bsmnt Garage:											

Building Type	Barn - Free-Stall				
Year Built	1995				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 112				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 36 = 720				
Cost New	\$ 7,805				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 4,839				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	62				
Est. True Cash Value	\$ 4,757				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4757 / All Cards: 4757					

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
			62,000	08/01/1993	WD	03-ARM'S LENGTH	122:387	DEED	0.0							
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
20624 BOUNDARY RD			School: HOUGHTON-PORTAGE TWP SCHOOLS													
			P.R.E. 100% 05/19/1994													
Owner's Name/Address			MAP #:													
BRADLEY SCOTT & LAURIE			2024 Est TCV 210,559 TCV/TFA: 119.50													
20624 BOUNDARY RD																
CHASSELL MI 49916			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					
Tax Description					ACREAGE PARCELS						1.840 Acres 10,522 100	19,360				
					1.84 Total Acres						Total Est. Land Value =	19,360				
P6-24-14A SEC 24 T54N R34W COM AT SE COR OF SEC 24 T54N R34W, TH W 1943.42', TH N 33' TO POB, TH N 400', TH W 200', TH S 400' TH E 200' TO POB. 1.84 A.			X	Dirt Road												
			X	Gravel Road												
			X	Paved Road												
			X	Storm Sewer												
			X	Sidewalk												
Comments/Influences			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	9,680		95,600		105,280			72,661C
			LP	07/08/2009		DATA ENTER		2023	7,884		87,367		95,251			69,201C
			JR	08/04/2010		INSPECTED		2022	7,884		76,547		84,431			65,906C
			TH	11/10/2010		DATA ENTER		2021	8,520		76,659		85,179			63,801C
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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.			
WENDEL CALEB & WRIGHT HEAT	BOWMAN LUKE J	140,000	06/14/2013	WD	03-ARM'S LENGTH	2013/03611	DEED	100.0			
MADISON RICHARD J	WENDEL CALEB & WRIGHT HEAT	125,500	07/27/2006	WD	03-ARM'S LENGTH	168/2461	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
20522 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BOWMAN LUKE J 20522 BOUNDARY RD CHASSELL MI 49916		2024 Est TCV 155,638 TCV/TFA: 148.23									
		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	
P6-24-14B SEC 24 T54N R34W A PARCEL OF LAND IN THE SE 1/4 OF SEC 24T54N R34W D/F COM AT SW COR OF SE 1/4 OF SEC 24, TH N 33.19' TO POB WH IS THE INTERSECTION OF W BDY LINE OF SE 1/4 & N R/W OF CO RD, TH S 83 DEG 53' 20" E 300' ALONG R/W OF CO RD, TH N 1171.50', TH N 86 DEG 45' 20" W 298.78' TO W BDRY LINE OF SE 1/4, TH S 1156.47' M/L TO POB 7.97 ACRES		X	Dirt Road		NEW ACREAG 8 ACRE		7.97 Acres		5250 100	41,843	
Comments/Influences		X	Gravel Road		7.97 Total Acres Total Est. Land Value = 41,843						
		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	20,922	56,897	77,819			51,866C
		JR	08/04/2010	INSPECTED	2023	15,143	51,939	67,082			49,397C
		TH	11/10/2010	DATA ENTER	2022	15,143	45,500	60,643			47,045C
					2021	11,955	45,806	57,761			45,543C
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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			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				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				683	Area Type		Year Built: 1987 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: 324 % Good: 66 Storage Area: 0 No Conc. Floor: 0	
	(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: Fair Effec. Age: 24 Floor Area: 1,050 Total Base New : 154,580 Total Depr Cost: 115,763 Estimated T.C.V: 113,795				E.C.F. X 0.983		Bsmnt Garage:											
	X		Drywall		Plaster		(12) Electric				E.C.F. X 0.983				Carport Area: Roof:											
	X		Paneled		Wood T&G		100 Amps Service																			
Building Style: 1 1/2				Trim & Decoration				No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 A-Frame 1 1/2 (11) Heating System: Forced Air w/ Ducts Ground Area = 700 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas				Cls Good				Blt 1974					
Yr Built 1974	Remodeled 0			Ex X Ord Min				Ex. X Ord. Min					Stories Exterior Foundation Size Cost New Depr. Cost													
Condition: Good				Size of Closets				No. of Elec. Outlets					1.5 Story Siding Basement 364													
				Lg X Ord Small				Many X Ave. Few					1.5 Story Siding Basement 336													
Room List				Doors: Solid X H.C.				(13) Plumbing					Other Additions/Adjustments													
1 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				Average Fixture(s)					Water/Sewer													
(1) Exterior				(6) Ceilings				1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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													
	Wood/Shingle Aluminum/Vinyl Brick			X Wood				No. of Elec. Outlets					Treated Wood													
X	Pine/Cedar							(14) Water/Sewer				Garages														
X	Insulation							Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
(2) Windows				(7) Excavation				Lump Sum Items:				Base Cost														
X	Many Avg. Few	X	Large Avg. Small	Basement: 700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								Door Opener														
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement								Fireplaces														
X	Double Hung Horiz. Slide Casement											Interior 1 Story														
X	Double Glass Patio Doors											Totals:														
X	Storms & Screens			(9) Basement Finish								Notes:														
(3) Roof				700 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:				113,795										
X	Gable Hip Flat	Gambrel Mansard Shed																								
X	Asphalt Shingle			(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.			
MARSHALL SHAWN R	WILLIAMS TRAVIS & BRENNA	242,000	09/02/2020	WD	03-ARM'S LENGTH	2020/04826	DEED	100.0			
SALO TOIVO C & MAUREEN A	MARSHALL SHAWN R	236,500	07/26/2019	WD	03-ARM'S LENGTH	2019/03808	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
44083 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 09/14/2020									
Owner's Name/Address		MAP #:									
WILLIAMS TRAVIS & BRENNA		2024 Est TCV 285,207 TCV/TFA: 181.89									
44083 PARADISE RD											
CHASSELL MI 49916		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
Tax Description				ACREAGE PARCELS		4.850 Acres		6,124		100	29,700
						4.85 Total Acres		Total Est. Land Value =		29,700	
P6-24-15 SEC 24 T54N R34W PRT OF S 1/2 OF S 1/2 OF SE 1/4,COM @ SECOR COMMON TO SEC'S 24, 19, 25, 30 AS POB; TH N 83 DEG 8' 30" W 377.53' ON S LINE SEC 24 & BRDY RD; TH N 0 DEG 4'30"W 644.45' TO N LINE S 1/2 OF SE 1/4 OF SE 1/4; TH S 85 DEG 8' 30" E 134.85' ON SD LINE; TH S 0 DEG 4' 30" E 151.65'; THS 89 DEG 55' 30" E 241.70' TO E LINE SEC24 & PARADISE RD; TH S 0 DEG 4' 30" E 528.02' TO POB. CONT 4.85 ACRE		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	14,850	127,754	142,604			126,233C
		JR	08/03/2010	INSPECTED	2023	12,425	116,509	128,934			120,222C
		TH	11/10/2010	DATA ENTER	2022	12,425	102,073	114,498			114,498S
					2021	11,425	102,271	113,696			113,696S
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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					
44235 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/01/2020		2020-010-045		FOUNDATION					
Owner's Name/Address		P.R.E. 100% 05/19/1994													
WUTHRICH ROBERT J & JOAN K RT 1 BOX 279 44235 PARADISE RD CHASSELL MI 49916		MAP #:													
		2024 Est TCV 299,518 TCV/TFA: 156.00													
		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 20 ACRES		19.60 Acres	3400	100		66,640				
					19.60 Total Acres						Total Est. Land Value =	66,640			
					Land Improvement Cost Estimates										
					Description							Rate	Size % Good	Cash Value	
					D/W/P: Asphalt Paving							3.04	3280	69	6,880
					D/W/P: 4in Ren. Conc.							8.00	64	69	353
					D/W/P: 4in Ren. Conc.							8.00	450	69	2,484
					Total Estimated Land Improvements True Cash Value =							9,717			
					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	33,320	116,439	149,759				78,183C			
		JR	08/03/2010	INSPECTED	2023	21,560	106,764	128,324				74,460C			
		TH	11/10/2010	DATA ENTER	2022	21,560	93,644	115,204				70,915C			
					2021	21,560	93,529	115,089				68,650C			
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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: 1975 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: 1080 % 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														
X	Wood Frame		(4) Interior	Drywall Paneled		Plaster Wood T&G		X	Central Air Wood Furnace				Class: C Effec. Age: 41 Floor Area: 1,920 Total Base New : 329,405 Total Depr Cost: 194,350 Estimated T.C.V: 191,046		288	Treated Wood	E.C.F. X 0.983				
Building Style: COLONIAL																					
		Trim & Decoration																			
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Hot Water Ground Area = 960 SF Floor Area = 1920 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size 2 Story Siding Basement 960 Total: 233,643		Cost New Depr. Cost 1,830 1,080								
Condition: Average																					
															Lg	X	Ord		Small		
Room List																					
		Doors: Solid X H.C.		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(12) Electric		200 Amps Service		Cls C Blt 1975									
														Basement 5 1st Floor 3 2nd Floor 3 Bedrooms							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					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		Other Additions/Adjustments Recreation Room 200 3,784 2,233 Basement Living Area 480 16,843 9,937 Basement, Outside Entrance, Above Grade 1 1,830 1,080 Plumbing 3 Fixture Bath 1 4,547 2,683 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 200 Feet 1 10,514 6,203 Porches CCP (1 Story) 192 4,969 2,932 CPP 252 4,168 2,459 CPP 198 3,503 2,067 CPP 9 246 145 Deck Treated Wood 288 5,149 3,038 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,628 -1,551 Door Opener 1 535 316 Base Cost 1080 37,541 22,149 Totals: 329,405 194,350		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
																				Insulation	
(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		(14) Water/Sewer													
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 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		Deck Treated Wood		288		5,149		3,038					
X	Wood Sash Metal Sash Vinyl Sash		(9) Basement Finish		200 Recreation SF 480 Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,628 -1,551 Door Opener 1 535 316 Base Cost 1080 37,541 22,149 Totals: 329,405 194,350		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Asphalt Shingle		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		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: 3 Mech. Doors: 0 Area: 1344 % 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		Plaster Wood T&G									
Yr Built 2020		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 COLONIAL

(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	3			1,605	1,573
Base Cost	1344			31,732	31,097
Totals:				33,337	32,670

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv: 32,115

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
COLLING TIMOTHY & TRISHA	SQUIRES NICHOLAS F & ELIZABETH K	185,000	06/21/2016	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0		
		141,000	07/01/2003	WD	03-ARM'S LENGTH	161:836	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
20846 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 07/06/2016								
Owner's Name/Address		MAP #:								
SQUIRES NICHOLAS F & ELIZABETH K		2024 Est TCV 250,862 TCV/TFA: 183.38								
20846 BOUNDARY RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END				
CHASSELL MI 49916		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
P6-24-15E SEC 24 T54N R34W PRT S 1/2 OF SE 1/4 OF SE 1/4, COM COR COMMON TO SEC 24, 19, 25, & 30, TH N 83 DEG 08'30" W 377.53'ALG S LINE OF SEC 24& C/L OF BDRY RD TO POB, TH N 83 DEG 08'30" W 575', TH N 0 DEG 04' 30" W 417.42'TH N 83 DEG 08' 30" W 417.42' TO W LINE OF SE 1/4-SE 1/4, TH N 0 DEG 04' 30" W 176.34', TH S 85 DEG 36' 45" E 988.20' ALG N LINE OF S 1/2 OF SE 1/4 OF SE 1/4,TH S 0 DEG 04'30"E 644.45'TO POB. 10 A		X	Dirt Road	NEW ACREAG 10 ACRE		10.00 Acres	4500	100		45,000
Comments/Influences		X	Gravel Road			10.00 Total Acres	Total Est. Land Value =			45,000
		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.							
		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	22,500	102,931	125,431		90,675C
		JR	08/03/2010	INSPECTED	2023	16,000	93,978	109,978		86,358C
		TH	11/10/2010	DATA ENTER	2022	16,000	82,247	98,247		82,246C
					2021	13,500	81,396	94,896		79,619C
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*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose				
Year Built	2000				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 96				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 24 = 576				
Cost New	\$ 23,916				
Phy./Func./Econ. %Good	62/100/100 62.0				
Depreciated Cost	\$ 14,828				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	62				
Est. True Cash Value	\$ 14,576				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14576 / All Cards: 14576					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DRUMMER THOMAS D	STROMER ERIC & MICHELLE	132,000	11/29/2013	OTH	03-ARM'S LENGTH	2013/06991	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
20784 BOUNDARY RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 12/03/2013										
Owner's Name/Address		MAP #:										
STROMER ERIC & MICHELLE		2024 Est TCV 219,258 TCV/TFA: 135.01										
20784 BOUNDARY RD		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
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	
P6-24-15B SEC 24 T54N R34W COM AT SE COR OF SD DEC, TH N 83 DEG 08'30" W 951.5', POB, TH N 83 DEG 08' 30" E 417.42', TH N 0 DEG 04' 30" W 417.42', TH S 83 DEG 08' 30" E 417.42', TH S 0 DEG 04' 30" E 417.42' TO POB. 4.00 A				ACREAGE PARCELS		4.000 Acres		7,000	100	28,000		
Comments/Influences				4.00 Total Acres		Total Est. Land Value =		28,000				
		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	14,000	95,629	109,629			77,882C		
LP 08/18/2009 DATA ENTER				2023	12,000	87,364	99,364			74,174C		
JR 08/04/2010 INSPECTED				2022	12,000	76,535	88,535			70,642C		
TH 11/10/2010 DATA ENTER				2021	11,000	76,680	87,680			68,386C		
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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			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	Year Built: 1975 Car Capacity: 1 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: 71 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame				(4) Interior																					
Building Style: RANCH				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																
				Trim & Decoration																						
Yr Built 1974		Remodeled 0			Ex	X	Ord		Min	Central Air Wood Furnace																
Condition: Good				Size of Closets																						
					Lg	X	Ord		Small	(12) Electric																
Room List				Doors:			Solid		X															H.C.	200 Amps Service	
				1 Basement 6 1st Floor 2nd Floor 3 Bedrooms				(5) Floors					No./Qual. of Fixtures													
(1) Exterior								(6) Ceilings																		
				Wood/Shingle Aluminum/Vinyl Brick									X	Drywall				Ex. X Ord. Min								
Insulation								(7) Excavation					Many X Ave. Few													
				(2) Windows																						
X Many Avg. Few X Large Avg. Small								(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 Wood Sash Metal Sash Vinyl Sash																						
X Double Hung Horiz. Slide Casement								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
				X Double Glass Patio Doors																						
X Storms & Screens								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
				(3) Roof																						
X Gable Hip Flat X Gambrel Mansard Shed								(10) Floor Support																		
				X Asphalt Shingle																						
Chimney: Brick																										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RAJALA THOMAS J & KAREN S	SCHMIDT KURT N & WENDY H	490,000	01/05/2022	WD	03-ARM'S LENGTH	2022/00340	DEED	100.0			
NIEMELA OWEN & EMILY	RAJALA THOMAS J & KAREN S	59,000	08/07/2015	WD	03-ARM'S LENGTH	2015/04062	PROPERTY TRANSFER	100.0			
NIEMELA CAL G & DONNA E TR	NIEMELA OWEN & EMILY	0	12/31/2012	WD	09-FAMILY	2013/01526	DEED	100.0			
KORHONEN ROBERT & LUCY	NIEMELA CAL & DONNA	105,000	12/15/2006	WD	03-ARM'S LENGTH		DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
43995 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/07/2016		2016-010-013		FOUNDATION	
		P.R.E. 100% 01/15/2024		MOBILE HOME		07/09/2014		14-006		RECHECK	
Owner's Name/Address		MAP #:									
SCHMIDT KURT & WENDY FAMILY TRUST 43995 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 535,260 TCV/TFA: 225.28									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
Tax Description					RATE 1			26.700	Acres	2,885 100 77,040	
P6-27-1A SEC 27 T54N R34W THAT PART OF THE NE 1/4 OF NE 1/4, BEGINNING AT THE N SECTION LINE AT A POINT S 87*49'57" W 489.26' FROM THE NE CORNER OF SAID SEC; TH S 00 DEG 16' 57" W 645.55'; TH S 24 DEG 04' 00" W 750.27'; TH S 89 DEG 21' 00" E 417.40' TO THE WEST ROW LINE OF SUPERIOR ROAD (33FT FROM C/L THEREOF); TH ALONG SAID ROW LINE S 24 DEG 04' 00" W 48' M/L TO THE S LINE OF THE NE 1/4 OF THE NE 1/4; TH ALONG SAID SOUTH LINE S 89 DEG 02' 38" W 964' M/L TO THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4; TH ALONG SAID WEST LINE N 04 DEG 06' 01" W 1361' M/L TO THE NORTH SECTION LINE; TH ALONG SAID SEC LINE N 87 DEG 49' 51" E 975.66' TO THE POB. ***BALANCE OF DESCRIPTION ON FILE***											
Comments/Influences											
Split/Comb. on 01/14/2014 completed 01/14/2014 LISA OWNER'S REQUEST; Parent Parcel(s): 010-277-001-00; Child Parcel(s): 010-277-001-10, 010-277-001-20; -----											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	38,520	229,110	267,630			247,065C
					2023	26,700	208,600	235,300		235,300A	235,300S
					2022	26,700	185,748	212,448			193,066C
					2021	26,700	133,056	159,756			136,652C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 252	Type CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 440 % 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: BC Effec. Age: 6 Floor Area: 2,376 Total Base New : 495,897 Total Depr Cost: 466,144 Estimated T.C.V: 458,220		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G										
Yr Built 2016		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)		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						
(2) Windows		(7) Excavation		Basement: 1620 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Many Avg. Few	X	Large Avg. Small	(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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		1500 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											
X	Asphalt Shingle													
Chimney: Brick														

Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls BC		Blt 2016	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1620 SF Floor Area = 2376 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1.5 Story	Siding	Basement	1,512				
1 Story	Siding	Basement	108				
Total:				349,031	328,090		
Other Additions/Adjustments							
Basement Living Area			1500	78,660	73,940		
Plumbing							
3 Fixture Bath			2	13,373	12,571		
Water/Sewer							
1000 Gal Septic			1	5,516	5,185		
Water Well, 200 Feet			1	11,467	10,779		
Porches							
CCP (1 Story)			252	8,165	7,675		
Garages							
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost			440	30,730	28,886		
Common Wall: 1 Wall			1	-3,051	-2,868		
Door Opener			3	2,006	1,886		
Totals:				495,897	466,144		
Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 458,220							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HUPP GARY & NATALIE	HALL SARAH E	195,000	07/08/2020	WD	03-ARM'S LENGTH	2020/03403	DEED	100.0		
NIEMELA OWEN & EMILY	HUPP GARY & NATALIE	93,400	01/22/2014	WD	03-ARM'S LENGTH	2014/00299	DEED	100.0		
NIEMELA CAL G & DONNA E TR	NIEMELA OWEN & EMILY	0	12/31/2012	WD	09-FAMILY	2013/01526	DEED	100.0		
KORHONEN ROBERT & LUCY	NIEMELA CAL & DONNA	105,000	12/15/2006	WD	03-ARM'S LENGTH		DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
43967 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/18/2021		2021-031-149		FOUNDATION
		P.R.E. 100% 02/21/2022		GARAGE		08/19/2014		14-210		COMPLETE
Owner's Name/Address		MAP #:								
HALL SARAH E 43967 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 198,736 TCV/TFA: 215.08								
		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		7.380 Acres		2,366 100		17,459
				7.38 Total Acres		Total Est. Land Value =				17,459
P6-27-1B SEC 27 T54N R34W THAT PART OF THE NE 1/4 OF NE 1/4, BEGINNING AT THE NE CORNER OF SEC 27; TH ALONG THE EAST SEC LINE S 00 DEG 16' 57" W 670.60'; TH N 89 DEG 14' 00" W 488.83'; TH PARALLEL WITH THE EAST SEC LINE N 00 DEG 16' 57" E 645.55' TO THE NORTH SEC LINE; TH N 87 DEG 49' 57" E 489.26' TO THE POB. SUBJECT TO THE ROW OF SUPERIOR ROAD (66 FT WIDE) AND ANY OTHER EASEMENT OF RECORD. (NEW LEGAL FROM SURVEY 12/9/13) CONTAINS 7.38 ACRES SPLIT ON 01/14/2014 INTO 010-277-001-10, 010-277-001-20;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates						
		X	Electric	Description Rate Size % Good Cash Value						
			Gas	Sauna 6,499.14 1 95 6,174						
			Curb	Wood Frame 23.97 216 74 3,832						
			Street Lights	Wood Frame 34.33 64 84 1,845						
			Standard Utilities	Residential Local Cost Land Improvements						
			Underground Utils.	Description Rate Size % Good Cash Value						
				SEMI BOX 10.00 160 95 1,520						
				TRUCK BOX 8.00 126 95 958						
				Total Estimated Land Improvements True Cash Value = 14,329						
			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
Split/Comb. on 01/14/2014 completed 01/14/2014 LISA OWNER'S REQUEST; Parent Parcel(s): 010-277-001-00; Child Parcel(s): 010-277-001-10, 010-277-001-20; -----			Who When What	2024	8,730	90,638	99,368			87,752C
			KH 09/14/2010 INSPECTED	2023	8,297	83,094	91,391			83,574C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan			TH 11/05/2010 DATA ENTER	2022	8,297	73,067	81,364			79,595C
				2021	9,081	65,839	74,920		74,920A	74,920S

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 248 64 30	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: 1991 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: 862 % Good: 0 Storage Area: 0 No Conc. Floor: 286																																																																																												
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																																																																																																					
Building Style: CAPE		Trim & Decoration		Ex		X	Ord		Min																																																																																																			
Yr Built 1895	Remodeled 1991	Size of Closets		Lg		X	Ord		Small																																																																																																			
Condition: Good		Doors:			Solid	X	H.C.																																																																																																					
Room List		(5) Floors		(12) Electric																																																																																																								
1 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		Kitchen: Linoleum Other: Carpeted Other: Hardwood		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																																																																																																	
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Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 644 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 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>560</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>123,976</td> <td>86,714</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>4,547</td> <td>3,228</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,042</td> <td>2,160</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,761</td> <td>3,380</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,629</td> <td>1,867</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>248</td> <td>17,211</td> <td>12,220</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>64</td> <td>1,983</td> <td>1,408</td> </tr> <tr> <td>Treated Wood</td> <td>30</td> <td>1,317</td> <td>935</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>862</td> <td>32,247</td> <td>22,895</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,628</td> <td>-1,682</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>535</td> <td>380</td> </tr> <tr> <td>No Concrete Floor</td> <td>286</td> <td>-1,859</td> <td>-1,320</td> </tr> <tr> <td>Totals:</td> <td></td> <td>187,761</td> <td>132,185</td> </tr> </tbody> </table> Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 129,938													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	560			1 Story	Siding	Basement	84			Total:				123,976	86,714	Plumbing	Size	Cost New	Depr. Cost	3 Fixture Bath	1	4,547	3,228	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	Porches				WGEP (1 Story)	248	17,211	12,220	Deck				Treated Wood	64	1,983	1,408	Treated Wood	30	1,317	935	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	862	32,247	22,895	Common Wall: 1 Wall	1	-2,628	-1,682	Door Opener	1	535	380	No Concrete Floor	286	-1,859	-1,320	Totals:		187,761	132,185
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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: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 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									
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G									
Yr Built 2014		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 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 CAPE
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 816 37,503 34,878
Door Opener 1 535 498
Totals: 38,038 35,376
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 34,775

Building Type	Equestrian Lean-Tos				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 48				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	14 x 16 = 224				
Cost New	\$ 3,343				
Phy./Func./Econ. %Good	68/100/100 68.0				
Depreciated Cost	\$ 2,273				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	68				
Est. True Cash Value	\$ 2,235				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2235 / All Cards: 2235					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCMONAGLE MARY LOU & RICHARD	MEHNER JOHN & VALERIE	250,000	07/21/2021	WD	03-ARM'S LENGTH	2021/04725	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
43797 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		01/13/2007		07-004		FOUNDATION		
		P.R.E. 100% 03/28/2022										
Owner's Name/Address		MAP #:										
MEHNER JOHN & VALERIE 43797 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 253,579 TCV/TFA: 155.38										
		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			3.000 Acres			2,550 100 7,650	
								3.00 Total Acres			Total Est. Land Value = 7,650	
Tax Description					Land Improvement Cost Estimates							
					Description	Rate			Size % Good		Cash Value	
					D/W/P: 5in Ren. Conc.	8.75			240 88		1,848	
								Total Estimated Land Improvements True Cash Value =			1,848	
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	3,825	122,965	126,790				112,260C
		LP	05/19/2008	INSPECTED	2023	3,675	112,011	115,686				106,915C
		KH	09/14/2010	INSPECTED	2022	3,675	98,149	101,824				101,824S
		TH	11/05/2010	DATA ENTER	2021	3,779	98,275	102,054				87,660C
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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	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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 144 168	Type CPP Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 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														
						(4) Interior															
						X	Drywall Paneled			Plaster Wood T&G											
						Trim & Decoration															
X	Wood Frame			(4) Interior																	
Building Style: CAPE				Trim & Decoration																	
Yr Built 2007	Remodeled 0			Ex	X	Ord			Min												
Condition: Good			Size of Closets																		
	Lg	X	Ord			Small															
Room List			Doors:			Solid	X	H.C.													
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																		
			Kitchen: Hardwood Other: Carpeted Other:																		
(1) Exterior																					
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													
X	Many Avg.	X	Large Avg.	Basement: 1632 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Few		Small																		
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																		
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
X	Double Hung																				
X	Horiz. Slide Casement																				
X	Double Glass																				
X	Patio Doors																				
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																				
Chimney: Metal			(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.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
43861 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		10/18/2017		2017-010-024		FOUNDATION		
Owner's Name/Address		P.R.E. 100% 10/20/1998										
JOHNSON ROBERT S 43861 SUPERIOR RD HOUGHTON MI 49931		MAP #:		2024 Est TCV 267,879 TCV/TFA: 186.03								
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
JOHNSON ROBERT S 43861 SUPERIOR RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			NEW ACREAG 2 ACRE	2.00 Acres	10000	100		20,000	
						2.00 Total Acres					Total Est. Land Value =	20,000
						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	
Tax Description		X	Electric									
P6-27-1D SEC 27 T54N R34W PAR COM AT SE COR OF NE 1/4 OF NE 1/4 OF SEC 27, TH N 89 DEG 21' W 389' TO W CO RD ROW, TH N 24 DEG 4' E 557.95' ALONG SAID ROW TO POB. TH N 23 DEG 35' E 116', TH N 21 DEG 9' 30" E 109.83', THN 89 DEG 21' W 410.30', TH S 24 DEG 4' W 228.52', TH S 89 DEG 21' E 417.44' TO POB. CONTAINS 2 ACRES			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	10,000	123,940	133,940			109,135C
			KH	09/14/2010	INSPECTED	2023	8,200	113,300	121,500			103,939C
			TH	11/05/2010	DATA ENTER	2022	8,200	99,272	107,472			98,990C
						2021	9,000	99,410	108,410			95,828C

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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 16 160 252	Type CPP CGEP (2 Story) Vinyl		Year Built: 1990 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				Class: C Effec. Age: 32 Floor Area: 1,440 Total Base New : 358,687 Total Depr Cost: 250,386 Estimated T.C.V: 246,129				E.C.F. X 0.983				Bsmnt Garage:																
Building Style: RANCH				Trim & Decoration				X 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 Hot Water, Air Conditioning Ground Area = 1440 SF Floor Area = 1440 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 Basement 816 1 Story Siding Slab 96 1 Story Siding Slab 480 1 Story Siding Overhang 48 Total: 210,792 143,339 Other Additions/Adjustments Basement Living Area 612 21,475 14,603 Basement, Outside Entrance, Below Grade 1 2,505 1,703 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 CGEP (2 Story) 160 16,627 11,306 CPP 16 437 297 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,373 16,574 Door Opener 2 1,070 728 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,807 21,153 *9 Door Opener 1 535 519 Class: CD Exterior: Pole (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Cls C Blt 1986				Carport Area: Roof:																
Yr Built 1986		Remodeled 0		Ex	X	Ord		Min	Size of Closets Lg X Ord Small				X Wood/Shingle Aluminum/Vinyl Brick Insulation				(6) Ceilings				(7) Excavation Basement: 816 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish 612 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			
Condition: Good				Doors:					Solid	X	H.C.	(5) Floors Kitchen: Other: Other:				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:												
Room List				Doors:					Solid	X	H.C.	(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																
3 Basement		4 1st Floor		2nd Floor		3 Bedrooms		(5) Floors Kitchen: Other: Other:				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																
(1) Exterior				(6) Ceilings				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																				
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																				
Insulation				(6) Ceilings				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																				
(2) Windows				(7) Excavation				(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																				
X	Many Avg.	X	Large Avg.	Basement: 816 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0			(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																					
X	Wood Sash			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
	Metal Sash																																			
	Vinyl Sash																																			
	Double Hung																																			
X	Horiz. Slide			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																					
X	Casement																																			
	Double Glass																																			
	Patio Doors																																			
X	Storms & Screens			(9) Basement Finish			(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																					
(3) Roof				612 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(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 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			(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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:			(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 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.		
			47,500	06/01/1995	WD	03-ARM'S LENGTH	131:175	DEED	0.0		
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
43784 SUPERIOR RD			School: HOUGHTON-PORTAGE TWP SCHOOLS								
			P.R.E. 100% 05/19/1994								
Owner's Name/Address			MAP #:								
KAMPPINEN DALE R & MICHELE 43784 SUPERIOR RD HOUGHTON MI 49931			2024 Est TCV 180,740 TCV/TFA: 173.79								
			X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END				
			Public Improvements		* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
KAMPPINEN DALE R & MICHELE 43784 SUPERIOR RD HOUGHTON MI 49931			X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	NEW ACREAG 13 ACRE		12.49 Acres		4000 100	49,960	
					12.49 Total Acres Total Est. Land Value = 49,960						
Tax Description			X		Land Improvement Cost Estimates						
P6-27-1A SEC 27 T54N R34W COM @ SE COR OF NE 1/4 OF NE 1/4; TH N 89 DEG 21' W 316.6; TH N 24 DEG 04' E 670; TH S 89 DEG 21' E 21.10; TH S 01 DEG 22' W 615' M/L TO POB. 12.49 AC M/L			X		Description		Rate		Size % Good	Cash Value	
Comments/Influences			X		Sauna		6,499.14		1 70	4,549	
			X		Total Estimated Land Improvements True Cash Value = 4,549						
			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	24,980	65,390	90,370		47,706C
			KH	09/14/2010	INSPECTED	2023	18,735	59,824	78,559		45,435C
			TH	11/05/2010	DATA ENTER	2022	18,735	52,459	71,194		43,272C
						2021	14,988	52,455	67,443		41,890C
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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 20		Type WCP (1 Story)		Year Built: 1999 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: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Central Air Wood Furnace				Class: CD Effec. Age: 31 Floor Area: 1,040 Total Base New : 186,107 Total Depr Cost: 128,414 Estimated T.C.V: 126,231				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:									
Drywall Paneled		Plaster Wood T&G																											
Trim & Decoration																													
Ex		X	Ord		Min																								
Building Style: RANCH				Size of Closets				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation 1 Story Siding Basement 1,040 Total: 144,556 99,744				Cls CD Blt 1980													
Yr Built 1980		Remodeled 0																											
Condition: Average																													
Lg		X	Ord		Small																								
Room List				Doors:			Solid	X	H.C.	0 Amps Service				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,660 Door Opener 1 535 369 Porches WCP (1 Story) 20 1,383 954 Totals: 186,107 128,414				Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 126,231											
4		Basement		(5) Floors																									
1st Floor		Kitchen:				No./Qual. of Fixtures																Ex. X Ord. Min							
2nd Floor		Other:																											
2 Bedrooms		Other:				No. of Elec. Outlets				Many X Ave. Few				(13) Plumbing															
(1) Exterior				(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											
X Wood/Shingle Aluminum/Vinyl Brick								(14) Water/Sewer				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
Insulation																Lump Sum Items:													
(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 Large Avg. Few Small		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								(15) Fireplaces				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 20		Type WCP (1 Story)		Year Built: 1999 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: 0 Storage Area: 0 No Conc. Floor: 0					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors				(8) Basement				(16) Porches/Decks																				E.C.F. X 0.983	
X Storms & Screens				(9) Basement Finish								(17) Garage																	
(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								Lump Sum Items:																	
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																					
Chimney: Brick												Lump Sum Items:																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHLIEF BRANDON	ORENT JODI A	75,000	07/08/2022	WD	03-ARM'S LENGTH	2022/03611	DEED	100.0				
MCMONAGLE MARY & RICHARD	SCHLIEF BRANDON	66,900	06/22/2021	WD	03-ARM'S LENGTH	2021/04076	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
43763 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #: P6-27-1B										
ORENT JODI A 207 DOUGLAS COURT EVELETH MN 55734		2024 Est TCV 64,894 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					MAIN	208.70	417.40	1.0000	1.6681	98	100	34,118
SEC 27 T54N R34W PART OF NE 1/4 OF NE 1/4 D/F: COM AT SE COR OF NE 1/4 OF NE 1/4, TH N 89 DEG 21' W 389' TO W CO. RD. ROW, TH N 24 DEG 4' E 36.20' ALONG ROW TO POB., TH N 89 DEG 21' W 417.4', TH N 24 DEG 4' E 208.70', TH S 89 DEG 21' E 417.4', TH S 24 DEG 4' W 208.70' ALONG ROW TO POB. CONTAINS 2 ACRES		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			209 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 34,118						
		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	17,059	15,388	32,447				30,798C
		TA	09/14/2010	INSPECTED	2023	15,318	14,014	29,332				29,332S
		TH	11/05/2010	DATA ENTER	2022	14,622	12,275	26,897				26,897S
					2021	9,000	12,298	21,298				19,909C

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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?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 1080 % 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: 7 Floor Area: 0 Total Base New : 33,664 Total Depr Cost: 31,308 Estimated T.C.V: 30,776		E.C.F. X 0.983		Bsmnt Garage:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace									
Yr Built Remodeled 0 0		Ex X Ord Min		Size of Closets									
Condition: Good		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									
(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									
(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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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									
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		
43850 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
JOHNSON SCOTT A & KRISTI 43850 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 2,600										
		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	
JOHNSON SCOTT A & KRISTI 43850 SUPERIOR RD HOUGHTON MI 49931					NEW ACREAG 1 ACRE 0.20 Acres 13000 100 2,600							
					0.20 Total Acres Total Est. Land Value = 2,600							
Tax Description												
P6-27-1A1 SEC 27 T54N R34W PART OF NE 1/4 OF NE 1/4 D/F: COM AT NE COR OF SD SEC 27 TH S 00 DEG 17' 05" W 777.15', TH N 89 DEG 21' 00" W 25.65' TOPOB, TH S 01 DEG 22' 00" W 158.13', TH N89 DEG 21' 00" W 87.61', TH N 24 DEG 03'43" E 172.32', TH S 89 DEG 21' 00" E 21.10' M/L TO POB. CONT 0.20 A M/L												
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	1,300	0	1,300			177C	
		KH 09/14/2010 INSPECTED			2023	962	0	962			169C	
		TH 11/05/2010 DATA ENTER			2022	962	0	962			161C	
					2021	1,200	0	1,200			156C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
JENKINS WILMA & JAMES LE E	BIALAS FAMES & MROZ HEATHER	100,000	12/13/2019	WD	03-ARM'S LENGTH	2019/06513	DEED	100.0										
JENKINS WILMA K	JENKINS WILMA & JAMES LE E	0	12/18/2013	QC	03-ARM'S LENGTH	2014/00949	DEED	0.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status									
43999 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																
		P.R.E. 100% 09/28/2020																
Owner's Name/Address		MAP #:																
BIALAS JAMES & MROZ HEATHER 43999 SUPERIOR RD HOUGHTON MI 49931-9726		2024 Est TCV 199,897 TCV/TFA: 108.88																
		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					
P6-27-2 SEC 27 T54N R34W NW 1/4 OF NE 1/4. 40 A.		X			Dirt Road			INLAND PROPERTIES			40.000 Acres			1,200	100	48,000		
Comments/Influences					Gravel Road			40.00			Total Acres			Total Est. Land Value =		48,000		
					Paved Road			Land Improvement Cost Estimates										
					Storm Sewer			Description			Rate			Size % Good			Cash Value	
					Sidewalk			Wood Frame			20.74			280			64	3,716
					Water			Wood Frame			25.69			96			64	1,578
					Sewer						Total Estimated Land Improvements			True Cash Value =			5,294	
		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	24,000	75,949	99,949					89,439C					
		LP	07/27/2009	DATA ENTER	2023	20,000	69,708	89,708					85,180C					
		KH	09/22/2010	INSPECTED	2022	20,000	61,124	81,124					81,124S					
		SC	10/22/2010	DATA ENTER	2021	20,000	61,079	81,079					81,079S					
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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 108 218	Type CGEP (2 Story) CGEP (1 Story)	Year Built: 1979 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: 1596 % Good: 0 Storage Area: 0 No Conc. Floor: 700																																																																																												
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 X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																					
Building Style: RANCH			Drywall X Paneled		Plaster Wood T&G																																																																																																					
Yr Built 1977	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 4 1st Floor 1 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																																																																						
		Kitchen: Hardwood Other: Hardwood Other:		100 Amps Service																																																																																																						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile																																																																																																							
X	Insulation	X	Suspended																																																																																																							
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																						
	Many Avg. Few		Large Avg. Small	Basement: 726 S.F. Crawl: 0 S.F. Slab: 192 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 1 Vent Fan																																																																																																			
X	Wood Sash X Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X 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)																																																																																																						
Asphalt Shingle X Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																																																						
Chimney: Brick																																																																																																										
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1977 (11) Heating System: Wall/Floor Furnace, Wood Furnace Add-On Ground Area = 918 SF Floor Area = 1836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>726</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>191,787</td> <td>111,237</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>2,191</td> </tr> <tr> <td>Vent Fan</td> <td>1</td> <td>201</td> <td>117</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>2,583</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,530</td> <td>1,467</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (2 Story)</td> <td>108</td> <td>11,234</td> <td>6,516</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>218</td> <td>11,493</td> <td>6,666</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>1,220</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>1596</td> <td>33,739</td> <td>19,569</td> </tr> <tr> <td>No Concrete Floor</td> <td>700</td> <td>-4,186</td> <td>-2,428</td> </tr> <tr> <td>Totals:</td> <td></td> <td>257,132</td> <td>149,138</td> </tr> </tbody> </table> Notes: ROUND HOUSE ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 146,603															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	726			2 Story	Siding	Slab	192			Total:				191,787	111,237		Size	Cost New	Depr. Cost	Plumbing				3 Fixture Bath	1	3,778	2,191	Vent Fan	1	201	117	Water/Sewer				1000 Gal Septic	1	4,453	2,583	Water Well, 50 Feet	1	2,530	1,467	Porches				CGEP (2 Story)	108	11,234	6,516	CGEP (1 Story)	218	11,493	6,666	Fireplaces				Wood Stove	1	2,103	1,220	Garages				Class: CD Exterior: Pole (Unfinished)				Base Cost	1596	33,739	19,569	No Concrete Floor	700	-4,186	-2,428	Totals:		257,132	149,138
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.					
		70,000	08/01/1996	WD	03-ARM'S LENGTH	136:555	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
43671 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 12/18/1996											
Owner's Name/Address		MAP #:											
USITALO PETER W & DEBORAH J		2024 Est TCV 158,975 TCV/TFA: 193.87											
43671 SUPERIOR RD		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
HOUGHTON MI 49931		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	
P6-27-3 SEC 27 T54N R34W S 1/2 OF NE 1/4 LYING W OF SUPERIOR RD EXC S 614' THEREOF. 33 A M/L					NEW ACREAG	33 ACRES	33.00	Acres	2400	100			79,200
Comments/Influences					33.00 Total Acres Total Est. Land Value = 79,200								
		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	39,600	39,888	79,488				50,614C	
		KH	09/14/2010	INSPECTED	2023	32,670	36,515	69,185				48,204C	
		TH	11/05/2010	DATA ENTER	2022	32,670	31,986	64,656				45,909C	
					2021	32,670	32,048	64,718				44,443C	
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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 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood		Year Built: 1980 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: 576 % Good: 66 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: 1 1/2		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1933		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 2 1st Floor 3 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: 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 Plaster		Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
				Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 580 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath									
				2 Fixture Bath									
				Softener, Auto									
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		Softener, Manual									
				Solar Water Heat									
				No Plumbing									
X Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone		Extra Toilet									
				Extra Sink									
				Separate Shower									
X Double Glass Patio Doors		Treated Wood X Concrete Floor		Ceramic Tile Floor									
				Ceramic Tile Wains									
				Ceramic Tub Alcove									
X Storms & Screens		(9) Basement Finish		Vent Fan									
(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									
X Asphalt Shingle		(10) Floor Support		1 1000 Gal Septic									
				2000 Gal Septic									
				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 = 580 SF Floor Area = 820 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	480		
1 Story	Siding	Basement	100		
Total:				99,604	60,758

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,716	
Water Well, 50 Feet	1	2,530		1,543	
Deck					
Treated Wood	96	2,391		1,459	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	576	21,767		14,366	*6
Door Opener	1	475		313	
Totals:			131,220	81,155	

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 79,775

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		10,950		09/01/1994	WD	03-ARM'S LENGTH		128:205	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
43591 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/29/1997										
Owner's Name/Address		MAP #:										
COMFORT GLENN M & KARINEN KAREN J & COMFORT BRIAN J		2024 Est TCV 235,269 TCV/TFA: 161.59										
43591 SUPERIOR RD		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
HOUGHTON MI 49931		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					NEW ACREAG	22 ACRES		21.90	Acres	3160	100	69,204
								21.90	Total Acres	Total Est. Land Value =		69,204
Tax Description												
P6-27-3B SEC 27 T54N R34W THE S 614' OF THE S 1/2 OF NE 1/4; EXC: THAT PART LYING E OF SUPERIOR RD; ALSO EXC: COM @ SE COR OF SW 1/4 OF NE 1/4 POB; TH E 266' TO W SIDE OF RD; TH N 15 DEG E 208'; TH W 624'; TH S 208' TH E 358' TO POB. 21.9 A M/L		X	Dirt Road									
			Gravel Road									
			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	34,602	83,033	117,635			74,028C	
		KH	09/14/2010	INSPECTED	2023	23,652	75,788	99,440			70,503C	
		TH	11/04/2010	DATA ENTER	2022	23,652	66,421	90,073			67,146C	
					2021	21,900	66,465	88,365			65,001C	
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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.		
			140	08/01/1996	WD	03-ARM'S LENGTH	137:585	DEED	0.0		
Property Address			Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)		Date	Number	Status	
SUPERIOR RD			School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address			P.R.E. 0%								
RANTA PAUL E & KAREN J 16933 N RIVER RD CHASSELL MI 49916			MAP #:								
			2024 Est TCV 2,210								
			Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN					
			Public Improvements		* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
RANTA PAUL E & KAREN JUNE 16933 N RIVER RD CHASSELL MI 49916			X		Dirt Road						2,210
					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	1,105	0	1,105		858C
			KH	09/14/2010	INSPECTED	2023	818	0	818		818S
			TH	11/05/2010	DATA ENTER	2022	818	0	818		818S
						2021	1,020	0	1,020		797C
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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 36 WGEPP (1 Story) 63 CPP		Year Built: 1960 Car Capacity: Class: CD Exterior: Block 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 Paneled		Plaster Wood T&G									
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.		Central Air Wood Furnace									
Basement 4 1st Floor 2nd Floor 2 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									
				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: 0 S.F. Crawl: 768 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											
X Double Glass Patio Doors Storms & Screens		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		(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 = 768 SF Floor Area = 768 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	768		
Total:				91,718	55,948

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,716	
Water Well, 50 Feet	1	2,530		1,543	
Porches					
WGEPP (1 Story)	36	4,695		2,864	
CPP	63	1,309		798	
Garages					
Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost	576	23,806		14,522	
Door Opener	1	475		290	
Totals:			128,986	78,681	

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 77,343

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		
43724 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/27/2008										
Owner's Name/Address		MAP #:										
KARI DEAN R & KATHY L 43724 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 149,608 TCV/TFA: 155.84										
		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	
					ACREAGE PARCELS						1.830 Acres 10,557 100	19,320
					1.83 Total Acres						Total Est. Land Value =	19,320
Tax Description												
P6-27-4B SEC 27 T54N R34W A PARCEL OF LAND IN THE S 1/2 OF NE 1/4 SEC 27 D/F, COM AT THE NE COR OF SE 1/4 OF NE 1/4 RUN W 220' TO CO RD 651, TH SW'LY ALONG CO RD 275', TH E 325' TO SEC LINE, TH N 200' TO POB, EXC THEREFROM A PARCEL OF LAND COM AT THE NE COR OF SE 1/4 OF NE 1/4 RUN W 100', TH S 75', TH E100' TO SEC LINE, TH N ALONG SEC LINE 75' TO POB. 1.83 A.		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	9,660	65,144	74,804			53,303C	
		LP	07/15/2009	DATA ENTER	2023	7,864	59,430	67,294			50,765C	
					2022	7,864	52,062	59,926			48,348C	
					2021	8,490	52,159	60,649			46,804C	

Building Type			(3) Roof (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	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	1	Interior 1 Story	Area	Type	Year Built: 1976 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: 66 Storage Area: 0 No Conc. Floor: 0	
			Insulation						Forced Air w/o Ducts			Interior 2 Story	320			Treated Wood				
			Front Overhang						Forced Air w/ Ducts			2nd/Same Stack								
			Other Overhang						Forced Hot Water			Two Sided								
X	Wood Frame		(4) Interior					Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas							
Building Style: MANUFACTURED			X	Drywall	Paneled		Plaster Wood T&G													
Yr Built 1979		Remodeled 0		Ex	X	Ord		Min												
Condition: Good			Trim & Decoration																	
				Lg	X	Ord		Small												
Room List			Doors:			Solid	X	H.C.												
1	Basement 3 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																	
			Kitchen: Laminate																	
			Other: Carpeted																	
			Other:																	
(1) Exterior																				
X	Wood/Shingle Aluminum/Vinyl Brick	X	(6) Ceilings																	
			X	Drywall																
X	Insulation																			
(2) Windows			(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F.																
				Crawl: 0 S.F.																
X	Wood Sash Metal Sash Vinyl Sash Double Hung			Slab: 0 S.F.																
				Height to Joists: 0.0																
X	Horiz. Slide Casement			(8) Basement																
X	Double Glass Patio Doors			Conc. Block																
				Poured Conc.																
X	Storms & Screens			Stone																
				Treated Wood																
X	Asphalt Shingle			Concrete Floor																
(3) Roof			(9) Basement Finish																	
X	Gable Hip Flat			(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.				
HOVEL FAMILY CONSERVATION	MICHIGAN STATE OF DNR	241,000	12/05/2017	WD	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
HOVEL JOSEPH P & MARY E TR	HOVEL FAMILY CONSERVATION	0	11/06/2012	QC	09-FAMILY	2012/06451	DEED	0.0				
LAKE SUPERIOR TIMBERLANDS,	HOVEL JOSEPH, MARY TRUST,	1	09/25/2009	CD	33-TO BE DETERMINED	2009/05917	DEED	100.0				
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 #:										
HOVEL FAMILY CONSERVATION FORESTS 6063 BAKER LAKE RD CONOVER WI 54519				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+			160.000	Acres	1,040	100		166,400
P6-27-5 SEC 27 T54N R34W NW 1/4 & NW 1/4 OF SW 1/4, EXC NW 1/4 OF NW 1/4 160.00 ACRES COMMERCIAL FOREST RESERVE							160.00	Total Acres			Total Est. Land Value =	166,400
DEED STATES: NE 1/4 OF NW 1/4 AND THE S 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 (SAME AS ABOVE)												
SOLD CONSERVATION EASEMENT TO DNR 2017												
Comments/Influences												
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		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	0	0	0			0	
		KH	09/13/2010	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.						
CHOSA PETER & ELIZABETH	FORD JOSEPH P & WENDY R	465,000	09/01/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0						
JENKINS SPENCER & CARRIE E	CHOSA PETER & ELIZABETH	280,000	06/15/2016	WD	03-ARM'S LENGTH	2016/02946	PROPERTY TRANSFER	100.0						
		36,000	07/01/2003	WD	03-ARM'S LENGTH	161:724	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
43960 ONKALOS CORNER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		DEMOLISH		05/20/2021	2021-031-102	FOUNDATION						
		P.R.E. 100% 11/29/2023		POLE		07/21/2010	10-180	COMPLETE						
Owner's Name/Address		MAP #:												
FORD JOSEPH P & WENDY R 43960 ONKALOS CORNER RD ATLANTIC MINE MI 49905		2024 Est TCV 358,963 TCV/TFA: 231.89												
		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	
P6-27-6					RATE 1			20.000	Acres	3,400	100		68,000	
SEC 27 T54N R34W; THE N1/2 OF NW 1/4 OF NW 1/4, 20 ACRES M/L							20.00	Total Acres		Total Est. Land Value =			68,000	
Comments/Influences					Land Improvement Cost Estimates									
					Description					Rate		Size	% Good	Cash Value
					D/W/P: 5in Ren. Conc.					8.75		309	94	2,542
					D/W/P: 5in Ren. Conc.					8.75		1022	94	8,406
					Wood Frame/Conc.					33.85		120	95	3,859
					Wood Frame					28.22		100	95	2,681
					Ad-Hoc Unit-In-Place Items									
					Description					Rate		Size	% Good	Cash Value
					/CI16/YARI					10,000.00		1	100	10,000
					Total Estimated Land Improvements True Cash Value = 27,488									
		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	145,482	179,482			179,482S			
		LP	05/04/2009	DATA ENTER	2023	22,000	130,403	152,403			143,916C			
		KH	09/14/2010	INSPECTED	2022	22,000	115,063	137,063			137,063S			
		TH	11/05/2010	DATA ENTER	2021	22,000	139,800	161,800			140,664C			
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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 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 336 140 20 48		Type WCP (1 Story) Treated Wood Treated Wood Treated Wood		Year Built: 2006 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: 688 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior				X Drywall PaneledPlaster Wood T&G																			
Building Style: COLONIAL				Trim & Decoration																							
Yr Built 2006		Remodeled 0		ExXOrdMin																							
Condition: Good				Size of Closets																							
				LgXOrdSmall																							
Room List				Doors: XSolidH.C.				X Central Air X Wood Furnace																			
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																			
								200 Amps Service																			
								No./Qual. of Fixtures																			
								ExXOrdMin																			
(1) Exterior								No. of Elec. Outlets																			
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X Drywall																			
Insulation																											
(2) Windows				(7) Excavation																							
X	Many Avg. Few		X	Large Avg. Small		Basement: 728 S.F. Crawl: 0 S.F. Slab: 80 S.F. Height to Joists: 0.0																					
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
	Double Hung Horiz. Slide Casement																										
X	Double Glass			Conc. Block Poured Conc. Stone				1 Separate Shower																			
X	Patio Doors			Treated Wood				Ceramic Tile Floor																			
X	Storms & Screens			X Concrete Floor				Ceramic Tile Wains																			
(3) Roof				(9) Basement Finish				3 Vent Fan																			
X	Gable Hip Flat		Gambrel Mansard Shed					(14) Water/Sewer																			
X Asphalt Shingle				(10) Floor Support																							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																			
<<<<< 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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: COLONIAL			Drywall Paneled			Plaster Wood T&G	X		Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
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		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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat								
(2) Windows		(7) Excavation		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		(8) Basement		(14) Water/Sewer						
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		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		Joists: Unsupported Len: Cntr.Sup:								
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		
43810 ONKALOS CORNER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PAAVOLA ROBERT W JR 44915 11TH ST ATLANTIC MINE MI 49905		MAP #:										
		2024 Est TCV 32,969 TCV/TFA: 34.34										
		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	
P6-27-6A SEC 27 T54N R34W COMM AT NW COR SEC 27; TH E 106.21'; TH S 889.83' TO POB. TH N 89 DEG 35' E 417.42'; TH S 04 DEG 29' E 418.40'; TH S89 DEG 35' W 417.42'; TH N 04 DEG 29' W 418.40' TO POB. CONT 4.00 ACRES M/L		X			ACREAGE PARCELS			4.000 Acres		7,000 100	28,000	
Comments/Influences					4.00 Total Acres			Total Est. Land Value =		28,000		
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Sauna	4,172.86		1 60		2,504		
					Total Estimated Land Improvements True Cash Value = 2,504							
		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	14,000	2,485	16,485				7,206C
		KH	09/14/2010	INSPECTED	2023	12,000	2,314	14,314				6,863C
		TH	11/05/2010	DATA ENTER	2022	12,000	2,055	14,055				6,537C
		LRK	10/10/2014	INSPECTED	2021	11,000	1,985	12,985				6,329C
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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)		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 1930		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 5 1st Floor 2nd Floor 3 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 Metal 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: 960 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 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: 1 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=46/50/10/100/2.3

Functional Depreciation because of: 2014 ROOF COLLAPSED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				103,082	2,371

Other Additions/Adjustments

Porches					
WGEP (1 Story)	64		5,939		137
Totals:			109,021		2,508

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

2,465

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.				
LAITILA CARL & JANET	LAITILA CARL & MARK	0		02/20/2014	QC	09-FAMILY		2014/00743	DEED	0.0				
LAITILA ELIAS ET AL	LAITILA CARL & JANET	100,000		11/23/2011	WD	09-FAMILY		2011/06186	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 #:												
LAITILA MARK PO BOX 443 SOUTH RANGE MI 49963		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												
		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			4,243C				
KH	09/13/2010	INSPECTED		2023	23,800	0	23,800			4,041C				
TH	11/05/2010	DATA ENTER		2022	23,500	0	23,500			3,849C				
				2021	24,000	0	24,000			3,727C				
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
LAITILA CARL & JANET	LAITILA CARL & MARK	0		02/20/2014	QC	09-FAMILY		2014/00743	DEED	0.0					
LAITILA ELIAS ET AL	LAITILA CARL & JANET	100,000		11/23/2011	WD	09-FAMILY		2011/06186	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%													
LAITILA MARK PO BOX 443 SOUTH RANGE MI 49963		MAP #:													
		2024 Est TCV 86,200													
Tax Description P6-27-10 SEC 27 T54N R34W S 1/2 OF SW 1/4. 80 A. Comments/Influences		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	
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		
				Who When What			2024	43,100	0	43,100			8,513C		
				KH 09/13/2010 INSPECTED			2023	42,240	0	42,240			8,108C		
				TH 11/05/2010 DATA ENTER			2022	41,500	0	41,500			7,722C		
					2021	41,600	0	41,600			7,476C				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BALYO SCOTT & ERIKA	PALOSAARI TIMOTHY J & MAR	180,000	03/19/2021	WD	03-ARM'S LENGTH	2021/01933	PROPERTY TRANSFER	100.0			
AHO WILLIAM & ANNA	BALYO SCOTT & ERIKA	185,000	06/19/2015	WD	03-ARM'S LENGTH	2015/03130	DEED	100.0			
SUPERIOR NATIONAL BANK & T	AHO WILLIAM	92,000	12/11/2009	WD	03-ARM'S LENGTH	2009/07486	DEED	100.0			
VOLDARSKI CHARLES R & ANGE	SUPERIOR NATIONAL BANK & T	111,689	05/21/2009	SD	10-FORECLOSURE	2009/03325	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
43472 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		09/14/1988		88-123	COMPLETE		
		P.R.E. 100% 04/05/2021									
Owner's Name/Address		MAP #:									
PALOSAARI TIMOTHY J & MARIA C 43472 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 176,015 TCV/TFA: 125.01									
		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					10.810 Acres	2,155 100 23,296
					10.81 Total Acres					Total Est. Land Value =	23,296
Tax Description					Land Improvement Cost Estimates						
P6-27-11 SEC 27 T54N R34W N 1/2 OF SE 1/4 LYING E OF THE COUNTY ROAD. BEG AT E 1/4 COR OF SEC 27; TH ALG E SEC LINE S 11 DEG 26' 52" E 454.68'; TH N 89 DEG 41' 56" W 1199.63' TO E'LY R/W LINE OF SUPERIOR RD (33' FROM CTRLINE THEREOF); TH ALG R/W N 23 DEG 30' 47" E 484.35' TO E-W 1/4 LINE; TH S 89 DEG 41' 58" E 916.15' TO POB. 12.50 AC M/L 164/952 166/1187		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		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	11,648	76,360	88,008			78,323C
		LP	11/13/2009	INSPECTED	2023	10,203	69,681	79,884			74,594C
		KH	09/14/2010	INSPECTED	2022	10,203	60,839	71,042			71,042S
		TH	11/05/2010	DATA ENTER	2021	11,204	58,129	69,333			58,202C
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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 176 63 150	Type WGEP (1 Story) CPP Treated Wood	Year Built: 1988 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: 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									
Building Style: 2 1/4			Drywall Paneled	X	Plaster Wood T&G									
Yr Built 1930		Remodeled 2010			Ex	X	Ord		Min					
Condition: Good		Trim & Decoration			Size of Closets									
Room List			Lg	X	Ord		Small							
2 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		Doors:		Solid	X	H.C.								
(1) Exterior		(5) Floors		X	Wood Furnace									
		Kitchen: Hardwood Other: Hardwood Other:		(12) Electric										
				100 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										
X	Insulation	X	Plaster											
(2) Windows		(7) Excavation		Average Fixture(s)										
X	Many Avg.	X	Large Avg.	Basement: 704 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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 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													
(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												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

Cost Est. for Res. Bldg: 1 Single Family 2 1/4

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

Ground Area = 704 SF Floor Area = 1408 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	704		
Total:				159,630	86,200

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost
2 Fixture Bath	2	5,082	2,744
Water/Sewer			
1000 Gal Septic	1	4,453	2,405
Water Well, 50 Feet	1	2,530	1,366
Porches			
WGEP (1 Story)	176	12,436	6,715
CPP	63	1,309	707
Deck			
Treated Wood	150	3,278	1,770
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,358	8,833
Door Opener	1	535	289
Totals:			205,611 111,029

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 109,142

Cls CD Blt 1930

E.C.F. X 0.983

Bsmnt Garage:

Carport Area:

Roof:

Building Type	Barn - General Purpose				
Year Built	1930				
Class/Construction	C				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 1200				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	60 x 35 = 2100				
Cost New	\$ 210,819				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 42,164				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	20				
Est. True Cash Value	\$ 41,447				
Comments:	CONCRETE BLOCK LOWER WAI				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 41447 / All Cards: 41447					

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: 2018 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: 1176 % 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: 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 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 RANCH

(11) Heating System: Space Heater

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	1176			40,878	39,652
Totals:				41,948	40,690

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv:

39,998

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
NIEMELA NELS	SLEEMAN WILLIAM P & GINGER L	43,500	07/24/2020	WD	03-ARM'S LENGTH	2020/03821	PROPERTY TRANSFER	100.0		
HENDRICKSON JOHN E	DEXTER CHARLENE M	45,000	06/02/2005	WD	03-ARM'S LENGTH	167:1483	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
43382 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		08/12/2020		2020-010-301		FOUNDATION
Owner's Name/Address		P.R.E. 0%								
		MAP #:								
SLEEMAN WILLIAM P & GINGER L 43382 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 420,127 TCV/TFA: 205.34								
		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 14.450 Acres 2,015 100 29,120					
					14.45 Total Acres Total Est. Land Value = 29,120					
Tax Description										
P6-27-11C SEC 27 T54N R34W D/F: BEG ON TH E SEC LN AT A PNT S 11 DEG 26'52" E 454.68' FROM TH E 1/4 COR OF SEC; TH CONT ALNG TH E LN S 11 DEG 26'52" E 454.52'; TH N 89 DEG 41'56" W 1483.02' TO TH E'LY ROW LN OF SUPERIOR RD; TH ALNG TH ROW LN N 23 DEG 30'47" E 484.19'; TH S 89 DEG 41'56" E 1199.63' TO POB. 14.45 AC 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.				
		97,000	03/01/1999	WD	03-ARM'S LENGTH	146:416	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
43457 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
SMITH KELLEY M & CUSHING RICHARD G		2024 Est TCV 151,532 TCV/TFA: 88.62										
43457 SUPERIOR RD												
HOUGHTON MI 49931		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	
					ACREAGE PARCELS			1.480 Acres 12,027 100			17,800	
								1.48 Total Acres Total Est. Land Value =			17,800	
Tax Description												
P6-27-11A		X	Dirt Road									
SEC 27 T54N R34W			Gravel Road									
PART OF N 1/2 OF SE 1/4 SEC 27 T54N			Paved Road									
R34WD/F, COMMENCING AT A POINT ON W'LY			Storm Sewer									
SIDE OF COUNTY RD 266' E OF NW CORNER OF			Sidewalk									
NE 1/4 OF SE 1/4 POB,		X	Water									
TH W ALONG N LINE OF N 1/2 OF SE 1/4 313'			Sewer									
			Electric									
			Gas									
			Curb									
TH S'LY 248',			Street Lights									
TH E206' M/L TO W'LY SIDE OF COUNTY RD TH			Standard Utilities									
NE'LY ALONG THE W'LY SIDE OF COUNTY RD			Underground Utils.									
248' M/L TO POB. 1.48 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	8,900	66,866	75,766			55,988C
			KH 09/14/2010 INSPECTED			2023	7,116	61,153	68,269			53,322C
The Equalizer. Copyright (c) 1999 - 2009.		TH	11/07/2010 DATA ENTER			2022	7,116	53,568	60,684			50,783C
Licensed To: Township of Portage, County of Houghton, Michigan						2021	7,440	53,670	61,110			49,161C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48 WGEP (1 Story) 456 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 1/2		X Drywall Paneled		Plaster Wood T&G									
		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.		X Central Air Wood Furnace									
1 Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		220 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		X Drywall		Many X Ave. Few									
		(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 1140 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 X 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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
		(9) Basement Finish		Lump Sum Items:									
(3) Roof													
X Gable Hip Flat		Gambrel Mansard Shed											
X Asphalt Shingle		(10) Floor Support											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

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

Clas CD Blt 1950

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

Ground Area = 1140 SF Floor Area = 1710 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,140		
Total:				186,547	123,121

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)	48		5,340		3,524
CPP	18		465		307
Deck					
Treated Wood		456	6,794		4,484
Totals:			206,129		136,045

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

133,732

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.						
PALONEN RUDOLPH E & JOANNE	SIVONEN DANIEL G & MARY J	249,000	06/27/2017	WD	03-ARM'S LENGTH	2017/03334	DEED	100.0						
		18,315	04/01/1998	WD	03-ARM'S LENGTH	142:895	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
43325 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 07/24/2017												
Owner's Name/Address		MAP #:												
SIVONEN DANIEL G & MARY J TRUSTEES 43325 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 311,058 TCV/TFA: 185.15												
		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	13 ACRE	11.90 Acres	4000	100	47,600				
					11.90 Total Acres				Total Est. Land Value =	47,600				
Tax Description		X	Dirt Road		Land Improvement Cost Estimates									
P6-27-12D SEC 27 T54N R34W PRT OF N 1/2 OF SE 1/4 LYING W OF SUPERIOR RD. COM @ E 1/4 COR; TH N 89 DEG 42'02" W 988.16' TO W ROW OF SD RD; TH S 23 DEG 30'34" W ALG SD ROW 747.23' TO POB; TH S 85 DEG 00'47" W 250'; TH N 89 DEG 30'07" W 860.97'; TH S 08 DEG 42' 47" E 627.91'; TH S 89 DEG 30'07" E 435.93'; TH N 23 DEG 30'34" E 150'; TH N89 DEG 30'07" E 300'; TH N 23 DEG 30'34"E 549.36' TO POB. 12.17 A EXCEPT A PARCEL OF LAND BEING A PART OF THE N 1/2 OF THE SE 1/4 OF SEC 27 D/F, COM AT THE E 1/4 CORNER OF SEC 27; TH N 89 DEG 42' 03" W 987.70' ALONG THE E & W 1/4 LINE OF SEC 27 TO A POINT ON THE WEST LINE OF SUPERIOR RD; TH S 23 DEG 30' 59" W 1296.42' ALONG SAID WEST LINE OF SUPERIOR ROAD TO THE POB; TH N 89 DEG 30' 04" W 300'; TH N 23 DEG 30' 24" E 66.18'; TH S 83 DEG 42' 55" E 163.97'; TH S 67 ***BALANCE OF DESCRIPTION ON FILE***			Gravel Road											
			Paved Road											
			Storm Sewer											
		X	Sidewalk		Description									
			Water							Rate				
			Sewer							Size % Good				
			Electric							Cash Value				
		X	Gas		28.90									
			Curb		96 76									
			Street Lights		Total Estimated Land Improvements True Cash Value =									
			Standard Utilities		2,108									
		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			
					2024	23,800	131,729	155,529			109,716C			
		X	Who When What		2023	17,850	120,090	137,940			104,492C			
					2022	17,850	105,227	123,077			99,517C			
					2021	14,280	105,366	119,646			96,338C			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 WGEP (1 Story) 50 CPP 96 Treated Wood		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: 1 Mech. Doors: 0 Area: 952 % 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: RANCH		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1999		Remodeled 0		Ex X Ord Min									
Condition: Good		Size of Closets		Lg X Ord Small									
Room List		Doors: Solid X H.C.		X Central Air Wood Furnace									
1 Basement 6 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		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. X Large Avg. Few Small		Basement: 1680 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 X Vinyl Sash X 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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
		(9) Basement Finish		Lump Sum Items:									
(3) Roof		(10) Floor Support											
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick													
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1999 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1680 SF Floor Area = 1680 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 1,680 Total: 217,125 186,727 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,778 3,249 Water/Sewer 1000 Gal Septic 1 4,453 3,830 Water Well, 50 Feet 1 2,530 2,176 Porches WGEP (1 Story) 192 13,140 11,300 CPP 50 1,092 939 Deck Treated Wood 96 2,391 2,056 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 952 34,862 29,981 Common Wall: 1 Wall 1 -2,628 -2,260 Door Opener 1 535 460 Class: C Exterior: Pole (Unfinished) Base Cost 1350 31,874 27,412 Totals: 309,152 265,870 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 261,350													

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					
43417 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KIPINA PAUL & ANN 507 SILVER CHARM DR OSWEGO IL 60543		2024 Est TCV 138,446 TCV/TFA: 88.07												
		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	
					ACREAGE PARCELS									27,480
					3.87 Total Acres									27,480
					Total Est. Land Value =									27,480
Tax Description														
P6-27-12A SEC 27 T54N R34W PART OF THE N 1/2 OF SE 1/4 LYING W OF THE CO RD, SEC 27 T54N R34W D/F, COM AT E 1/4 COR TH N 89 DEG 42'02" W 1301.16' POB; TH W TO A PT 1203.50' E OF CTR SEC;TH S 02 DEG 40'53"E 246.32'; TH S 85 DEG00'47" W 46.38'; TH S 23 DEG 30'34" W 500'; TH N 85 DEG 00'47" E 250' M/L TO W'LY ROW OF CO RD;TH N'LY ALG CO RD TO A PT 248' S OF E-W SEC LN; TH W 206'; TH N 248' TO POB ON E-W SEC LN. 3.87 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											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		LP	08/11/2009	DATA ENTER	2024	13,740	55,483	69,223			50,038C			
					2023	11,805	50,772	62,577			47,656C			
					2022	11,805	44,506	56,311			45,387C			
					2021	10,935	44,519	55,454			43,938C			
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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 16 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		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 X Paneled Plaster Wood T&G											
Yr Built 1970		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 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 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)									
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 1 Ceramic Tile Floor Ceramic Tile Wains 1 Ceramic Tub Alcove 1 Vent Fan									
X Wood Sash Metal Sash Vinyl Sash Double Hung X 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											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											

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

(11) Heating System: Forced Hot Water

Ground Area = 1152 SF Floor Area = 1152 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	1,152		
Total:				152,721	93,159

Other Additions/Adjustments

Plumbing					
Ceramic Tile Floor	1		966		589
Vent Fan	1		201		123
Ceramic Tub Alcove	1		670		409
Water/Sewer					
1000 Gal Septic	1		4,453		2,716
Water Well, 50 Feet	1		2,530		1,543
Porches					
CPP	16		413		252
Totals:				161,954	98,791

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

97,112

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		CPP		Car Capacity:			
	Town Home	0	Front Overhang	X	Forced Warm Air				Appliance Allow.		2nd/Same Stack	104	WGEF (1 Story)	Class:				
	Duplex	0	Other Overhang		Wall Furnace										Garbage Disposal	Exterior 1 Story	Exterior 2 Story	Exterior:
	A-Frame				Warm & Cool Air										Bath Heater	Two Sided	Prefab 1 Story	Brick Ven.:
					Heat Pump										Vent Fan	Prefab 2 Story	Stone Ven.:	
X	Wood Frame	(4) Interior												Common Wall:				
			Drywall		Plaster									Foundation:				
			Paneled		Wood T&G									Finished ?:				
Building Style:		Trim & Decoration												Auto. Doors:				
1														Mech. Doors:				
Yr Built	Remodeled		Ex	X	Ord		Min							Area:				
1950	0	Size of Closets												% Good:				
Condition: Fair			Lg	X	Ord		Small							Storage Area:				
Room List		Doors:		Solid	X	H.C.		Central Air						No Conc. Floor:				
	Basement	(5) Floors						Wood Furnace						Bsmnt Garage:				
	1st Floor							(12) Electric						Carport Area:				
	2nd Floor							0 Amps Service						Roof:				
2	Bedrooms	Kitchen:						No./Qual. of Fixtures										
(1) Exterior		Other:						Ex.		X	Ord.		Min					
	Wood/Shingle	(6) Ceilings						No. of Elec. Outlets										
X	Aluminum/Vinyl							Many		X	Ave.		Few					
	Brick							(13) Plumbing										
	Insulation							Average Fixture(s)										
(2) Windows		(7) Excavation						1 3 Fixture Bath										
	Many		Basement: 0 S.F.					2 Fixture Bath										
X	Avg.	X	Crawl: 0 S.F.					Softener, Auto										
	Few		Slab: 0 S.F.					Softener, Manual										
			Height to Joists: 0.0					Solar Water Heat										
	Wood Sash	(8) Basement						No Plumbing										
X	Metal Sash		Conc. Block					Extra Toilet										
	Vinyl Sash		Poured Conc.					Extra Sink										
	Double Hung		Stone					Separate Shower										
X	Horiz. Slide		Treated Wood					Ceramic Tile Floor										
	Casement		Concrete Floor					Ceramic Tile Wains										
	Double Glass	(9) Basement Finish						Ceramic Tub Alcove										
	Patio Doors							Vent Fan										
	Storms & Screens							(14) Water/Sewer										
(3) Roof								Public Water										
	Gable		Recreation SF					Public Sewer										
	Hip		Living SF					Water Well										
X	Flat		Walkout Doors (B)					1000 Gal Septic										
			No Floor SF					2000 Gal Septic										
X	Asphalt Shingle		Walkout Doors (A)															
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.			
JORGENSEN GARY D & PATRICIA	SEPPALA SCOTT P & ILLA A	230,000	10/22/2020	WD	03-ARM'S LENGTH	2020/06104	DEED	100.0			
		115,000	05/01/2002	WD	03-ARM'S LENGTH	157:756	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
43251 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 11/18/2020									
Owner's Name/Address		MAP #:									
SEPPALA SCOTT P & ILLA A 43251 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 230,421 TCV/TFA: 110.99									
		X	Improved		Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				ACREAGE PARCELS					1.220 Acres	12,459 100	15,200
									1.22 Total Acres	Total Est. Land Value =	15,200
Tax Description				Land Improvement Cost Estimates							
				Description			Rate	Size % Good	Cash Value		
				D/W/P: 5in Ren. Conc.			8.75	1150 84	8,453		
				Total Estimated Land Improvements True Cash Value =							8,453

Building Type				(3) Roof (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 160 9 32 880		Type CPP CPP 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: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																												
Building Style: COLONIAL				X Drywall		Paneled		Plaster		Wood T&G																						
				Trim & Decoration																												
Yr Built 1971		Remodeled 2010		Ex		X Ord				Min																						
Condition: Average				Size of Closets																												
				Lg		X Ord				Small																						
Room List				Doors:				Solid		X H.C.																						
1 Basement 2 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors																												
				Kitchen:																												
				Other:																												
				Other:																												
(1) Exterior																																
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																												
				X Drywall																												
Insulation																																
(2) Windows				(7) Excavation																												
Many		Large		Basement: 832 S.F.																												
X Avg.		X Avg.		Crawl: 0 S.F.																												
Few		Small		Slab: 412 S.F.																												
X Wood Sash Metal Sash Vinyl Sash				Height to Joists: 0.0																												
X Double Hung Horiz. Slide Casement				(8) Basement																												
						Conc. Block		Poured Conc.		Stone																						
X Double Glass Patio Doors						Treated Wood		Concrete Floor		X																						
X Storms & Screens				(9) Basement Finish																												
(3) Roof																																
X Gable		Gambrel		Recreation SF																												
Hip		Mansard		Living SF																												
Flat		Shed		1 Walkout Doors (B)																												
X Asphalt Shingle				No Floor SF																												
				Walkout Doors (A)																												
				(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.		
MARTINEAU GABRIEL J	MARTINEAU GABRIEL J	0		03/11/2015	QC	03-ARM'S LENGTH		2015/01052	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
43178 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE				08/27/2013	13-181	COMPLETE	
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
MARTINEAU GABRIEL J 43178 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 189,841 TCV/TFA: 243.39										
		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
P6-27-13 SEC 27 T54N R34W S 1/2 OF SE 1/4; COM AT THE SE CORNER OF SEC 27 AND POB; TH N 89 DEG 22' 10" W 1,400' ALONG THE S LINE OF SEC 27; TH N 00 DEG 28' 09" E 1330.02' TO THE NORTH LINE OF THE S 1/2 OF THE SE 1/4; TH S 89 DEG 31' 51" E 1 119.19' ALONG THE N LINE TO THE EAST LINE OF SEC 27; TH S 11 DEG 26' 52" E 1 363.34' ALONG THE EAST LINE TO THE POB. 38.52 A M/L W/EASEMENT		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			NEW ACREAG	39 ACRES	38.52 Acres	2100	100		80,892
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			38.52 Total Acres Total Est. Land Value = 80,892						
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	40,446	54,475	94,921			66,076C
		KH	09/13/2010	INSPECTED		2023	37,365	49,586	86,951			62,930C
		TH	11/07/2010	DATA ENTER		2022	37,365	43,440	80,805			59,934C
						2021	37,365	43,519	80,884			58,020C
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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 150 CPP		Year Built: 2013 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 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 Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 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: Stone		Joists: Unsupported Len: Cntr.Sup:											

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 780 SF Floor Area = 780 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	780		
Total:				90,175	85,666

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		4,230
Water Well, 50 Feet	1		2,530		2,403
Porches					
CPP	150		2,519		2,393
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	320		14,848		14,106
Common Wall: 1 Wall	1		-2,458		-2,335
Fireplaces					
Interior 1 Story	1		4,600		4,370
Totals:			116,667		110,833

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

108,949

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
AUGER STEVEN	AUGER STEVEN & JILL	0		08/05/2015	QC	09-FAMILY		2015/03983	DEED	0.0		
		1		09/01/1995	WD	03-ARM'S LENGTH		134:171	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
43112 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
AUGER STEVEN & JILL 43112 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 192,630 TCV/TFA: 191.10										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AUGER STEVEN & JILL 43112 SUPERIOR RD HOUGHTON MI 49931		X			Dirt Road	ACREAGE PARCELS		6.610 Acres		5,574 100		36,843
					Gravel Road			6.61		Total Acres		Total Est. Land Value = 36,843
					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	18,422	77,893	96,315				63,038C
		KH	09/13/2010	INSPECTED	2023	13,708	71,040	84,748				60,037C
		TH	11/07/2010	DATA ENTER	2022	13,708	62,235	75,943				57,179C
					2021	13,062	62,350	75,412				55,353C
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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 1 Vent Fan Hot Tub Unvented Hood 1 Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 20 320	Type CPP Treated Wood	Year Built: 1992 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: 81 Storage Area: 0 No Conc. Floor: 0	
				Insulation																
				Front Overhang																
				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				1		Class: C Effec. Age: 19 Floor Area: 1,008 Total Base New : 195,658 Total Depr Cost: 158,481 Estimated T.C.V: 155,787		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1	X	Drywall		Plaster																
		Paneled		Wood T&G																
		Trim & Decoration																		
Yr Built 1992	Remodeled 0		Ex	X	Ord		Min	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 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 678 1 Story Siding Basement 330 Total: 150,055 121,545 Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 7,365 Water/Sewer 1000 Gal Septic 1 4,761 3,856 Water Well, 50 Feet 1 2,629 2,129 Deck Treated Wood 320 5,520 4,471 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 19,665 Common Wall: 1 Wall 1 -2,628 -2,129 Door Opener 1 535 433 Built-Ins Vent Fan 1 309 250 Vented Hood 1 559 453 Porches CPP 20 547 443 Totals: 195,658 158,481		Cls C Blt 1992						
Condition: Good				Size of Closets																
Room List				Doors: Solid X H.C.																
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric				200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
(1) Exterior			Kitchen: Linoleum Other: Carpeted Other:				200 Amps Service													
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets													
X Insulation			X Drywall				(13) Plumbing				3 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		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
(2) Windows			(7) Excavation				Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X Many Avg. Few			X Large Avg. 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 Double Hung Horiz. Slide Casement			(8) Basement				X Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1		1		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 155,787					
X Double Glass																				
X Patio Doors																				
X Storms & Screens																				
(3) Roof			(9) Basement Finish				(14) Water/Sewer				20		547		443					
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				Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block																				

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

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTINEAU GABRIEL J	EQUITY TRUST CO CUSTODIAN		110,000	12/19/2008	WD	03-ARM'S LENGTH	2008/07003	DEED	100.0			
Property Address			Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
43193 SUPERIOR RD			School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address			P.R.E. 0%									
EQUITY TRUST CO CUSTODIAN M SIMMONS			MAP #:									
1 EQUITY WAY			2024 Est TCV 13,400									
WESTLAKE OH 44145			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
SEC 27 T54N R34W					ACREAGE PARCELS		1.040 Acres		12,885		100	13,400
COM SE COR OF SEC 27; TH N 89 DEG 22' 10" W, ALG S LINE OF SEC 27 2,032.20'; TH N 01 DEG 12' 44" E 663.30'; TH S 89 DEG 12' 44" W 308.11' TO E'LY R/W LINE OF SUPERIOR RD (P651); TH N 57 DEG 42' 56" W 66.79' TO W'LY R/W LINE OF SUPERIOR RD & POB; TH S 81 DEG 16' 48" W 172.81'; TH N 25 DEG 50' 56" E 373.48'; TH S 68 DEG 41' 38" E 130.75' TO W'LY R/W LINE; TH S 23 DEG 27' 09" W ALG W'LY R/W 286.03' TO POB. 1.04 A. M/L							1.04 Total Acres		Total Est. Land Value =		13,400	
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	6,700	0	6,700			5,250C
			KH	09/13/2010	INSPECTED	2023	5,000	0	5,000			5,000S
			TH	11/07/2010	DATA ENTER	2022	5,000	0	5,000			5,000S
						2021	6,120	0	6,120			6,120S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SIMONS MICHAEL W & CHERYL	BARTEL BARBARA	173,000	06/27/2017	WD	03-ARM'S LENGTH	2017/03360	DEED	100.0			
MARTINEAU GABRIEL J	SIMONS MICHAEL W & CHERYL	125,000	12/19/2008	WD	03-ARM'S LENGTH	2008/07002	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
43193 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BARTEL BARBARA 108 TARGEE ST STATEN ISLAND NY 10304		2024 Est TCV 257,501 TCV/TFA: 117.69									
		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		7.240 Acres		2,378	100 17,216		
						7.24 Total Acres		Total Est. Land Value = 17,216			
Tax Description											
SEC 27 T54N R34W PART OF SW 1/4 OF SE 1/4; COM SE COR OF SEC 27; TH N 89 DEG 22' 10" W ALG S LINE OF SEC 27 2,030.20'; TH N 01 DEG 12' 44" E 663.30'; TH S 89 DEG 12' 44" W 308.11' TO E'LY R/W LINE OF SUPERIOR RD (P651); TH N 57 DEG 42' 56" W 66.79' TO W'LY R/W LINE OF SUPERIOR RD; TH S 81 DEG 16' 48" W 172.81' TO POB; TH S 81 DEG 16' 48" W 186.33' TO N-S 1/4 LINE OF SEC 27; TH N 08 DEG 43' 12" W ALG N-S 1/4 LINE, 702.92' TO S 1/16TH COR; TH S 89 DEG 31' 51" E, ALG S 1/16TH LINE SEC 27, 737.76' TO W'LY R/W LINE; TH S 23 DEG 27' 09" W ALG W'LY R/W LINE, 405.40'; TH N 68 DEG 41' 38" W 130.75'; TH S 25 DEG 50' 56" W 373.48' TO POB. 7.24 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.								
		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	8,608	120,143	128,751			106,800C
		LP	04/30/2009	DATA ENTER	2023	8,206	109,836	118,042			101,715C
		KH	09/13/2010	INSPECTED	2022	8,206	96,220	104,426			96,872C
		TH	11/07/2010	DATA ENTER	2021	8,984	96,400	105,384			93,778C
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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 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 112WGEP (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: D Effec. Age: 54 Floor Area: 384 Total Base New : 62,071 Total Depr Cost: 28,554 Estimated T.C.V: 28,069				E.C.F. X 0.983				Bsmnt Garage:							
Building Style: 1				X Drywall X PaneledPlaster Wood T&G				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas Stories Exterior Foundation Size 1 Story Siding Slab 384 Total: 46,867 21,560				Cls D Blt 1910											
Yr Built 1910Remodeled 1980				ExXOrdMin				(12) Electric				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
Condition: Average				Trim & Decoration				100Amps Service				Lump Sum Items:				Carport Area: Roof:											
Room List				Doors:SolidXH.C.				No./Qual. of Fixtures				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
4 Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				ExXOrdMin				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
(1) Exterior				Kitchen: Other: Hardwood Other:				No. of Elec. Outlets				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				ManyXAve.Few				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Insulation				X Drywall				(13) Plumbing				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
(2) Windows				(7) Excavation				Average Fixture(s)				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Many Avg. X Large Few Avg. Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 384 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) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Public Water Public Sewer				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone				1 Water Well				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Double Glass Patio Doors				Treated Wood Concrete Floor				1 1000 Gal Septic				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Storms & Screens				(9) Basement Finish				2000 Gal Septic				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:				Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Gable Hip FlatGambrel Mansard Shed				(10) Floor Support								Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:								Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											
Chimney: Brick												Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,069				Totals: 62,071 28,554											

Building Type		(3) Roof (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	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: 1995 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: 624 % Good: 81 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	Plaster	Central Air Wood Furnace		Class: CD Effec. Age: 29 Floor Area: 1,804 Total Base New : 300,376 Total Depr Cost: 215,886 Estimated T.C.V: 212,216		E.C.F. X 0.983		Bsmnt Garage:		
Building Style: 1 1/2		X Drywall X Paneled		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1 1/2		Cls CD		Blt 1930			
Yr Built 1930	Remodeled 1995	Ex	X Ord	Min	(12) Electric		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1388 SF Floor Area = 1804 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Carport Area: Roof:		
Condition: Good		Size of Closets		Lg X Ord Small		200 Amps Service		Building Areas		Stories		Size			
Room List		Doors:	Solid	X H.C.	Ex. X Ord. Min		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Foundation		Cost New		
2 Basement	(5) Floors		Kitchen:		Many X Ave. Few		(13) Plumbing		Other Additions/Adjustments		Basement Living Area		Depr. Cost		
8 1st Floor	Kitchen:		Other:		Average Fixture(s)		2 3 Fixture Bath		Basement, Outside Entrance, Below Grade		Plumbing		1		
3 2nd Floor	Other:		Other:		1 2 Fixture Bath		Softener, Auto		Plumbing		3 Fixture Bath		1		
4 Bedrooms	(6) Ceilings		X Drywall		Softener, Manual		Solar Water Heat		Water/Sewer		2 Fixture Bath		1		
(1) Exterior	X Aluminum/Vinyl Brick		X Drywall		No Plumbing		Extra Toilet		1000 Gal Septic		Water Well, 50 Feet		1		
X Wood/Shingle	(7) Excavation		Basement: 1200 S.F.		Extra Sink		Separate Shower		Porches		WGEP (1 Story)		112		
X Insulation	X Drywall		Crawl: 0 S.F.		Ceramic Tile Floor		Ceramic Tile Wains		WGEP (1 Story)		WGEP (1 Story)		128		
(2) Windows	(8) Basement		Slab: 188 S.F.		Ceramic Tub Alcove		Vent Fan		WGEP (1 Story)		WGEP (1 Story)		60		
X Many Avg.	X Large Avg.	Height to Joists: 0.0		(9) Basement Finish		(14) Water/Sewer		Deck		WGEP (1 Story)		96			
X Few	X Small	Recreation SF		1 480 Living SF		Public Water		Treated Wood		WGEP (1 Story)		240			
X Wood Sash	(10) Floor Support		1 Walkout Doors (B)		1 Water Well		Garages		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X Metal Sash	Joists:		No Floor SF		1 1000 Gal Septic										
X Vinyl Sash	Unsupported Len:		Walkout Doors (A)		2000 Gal Septic										
X Double Hung	Cntr.Sup:														
X Horiz. Slide Casement															
X Double Glass Patio Doors															
X Storms & Screens															
(3) Roof															
X Gable															
X Hip															
X Mansard Flat															
X Asphalt Shingle															
Chimney: Brick															

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.									
MARTINEAU JAY D & CYNTHIA	PARKER GORDON & KAREN	290,000	09/27/2011	PTA	03-ARM'S LENGTH	2011/04834	DEED	100.0									
		1	09/01/2001	WD	03-ARM'S LENGTH	155:652	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status								
43189 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% 09/27/2011															
Owner's Name/Address		MAP #:															
PARKER GORDON & KAREN 43189 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 302,673 TCV/TFA: 132.52															
		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						
Tax Description					NEW ACREAG	12 ACRE		12.22 Acres	4100	100	50,102						
P6-27-13C SEC 27 T54N R34W PAR OF LAND IN THE S 1/2 OF THE SE 1/4 SEC 27; COMM @ SE CORNER OF SEC 27 TH N 89DEG 22'10"W 1400.71' ALONG S LINE OFSAID SEC TO POB; TH TH N 89 DEG 22 10 W 629.49FT TH N 01 DEG 12 44 E 663.30FT TH N 89 DEG 12 44"E 621.03FT TH S 00 DEG 28 09"W 678.64FT TO POB + EASEMENTS FOR INGRESS AND EGRESS 9.62 ACRES M/L AND THE E 350' OF PARCEL 2 (010-277-020-70, COMBINED PER OWNERS REQUEST) 2.6 ACRES 12.22 ACRES TOTAL																	
		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															
Comments/Influences		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		25,051		126,286		151,337				101,771C
		KH		09/13/2010		INSPECTED	2023		18,941		115,084		134,025				96,925C
		TH		11/07/2010		DATA ENTER	2022		18,941		100,820		119,761				92,310C
							2021		15,275		101,008		116,283				89,362C
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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	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: 2001 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 86 Storage Area: 0 No Conc. Floor: 0					
			X Insulation			Wood	Coal	Steam												
			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: 14 Floor Area: 2,284 Total Base New : 298,766 Total Depr Cost: 256,939 Estimated T.C.V: 252,571			E.C.F. X 0.983							
			(4) Interior																	
			Drywall													Plaster				
	Building Style: 2		Paneled		Wood T&G		Central Air Wood Furnace													
			Trim & Decoration																	
			Ex	X	Ord											Min				
Yr Built 2001		Remodeled 0		Size of Closets				Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 2284 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas			Cls C Blt 2001									
Lg				X	Ord		Small													
Condition: Good			Doors:				Solid		X	H.C.	200 Amps Service			Bsmnt Garage:						
Room List																				
4	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors				(12) Electric			No./Qual. of Fixtures										
			Kitchen: Linoleum																	
			Other: Carpeted																	
(1) Exterior			(6) Ceilings				No. of Elec. Outlets			Other:										
X Wood/Shingle			X Drywall				Ex.									X	Ord.		Min	
X Aluminum/Vinyl							Many									X	Ave.		Few	
X Insulation							(13) Plumbing			Average Fixture(s)										
(2) Windows			(7) Excavation				1													
X	Many		Large	Basement: 0 S.F.				3 Fixture Bath			2 Story Exterior Foundation Size Cost New Depr. Cost									
	Avg.	X	Avg.	Crawl: 0 S.F.																
	Few		Small	Slab: 1344 S.F.																
X	Wood Sash		(8) Basement				2 Fixture Bath			Softener, Auto			Softener, Manual							
	Metal Sash															Solar Water Heat				
	Vinyl Sash																			
X	Double Hung						No Plumbing			1000 Gal Septic			1 Story Siding Siding Slab 200							
	Horiz. Slide															Extra Toilet				
	Casement																		Extra Sink	
X	Double Glass						Separate Shower			1 Story Siding Siding Slab 144										
	Patio Doors												Ceramic Tile Floor							
	Storms & Screens															Ceramic Tile Wains				
(3) Roof			(9) Basement Finish				(14) Water/Sewer			Ceramic Tub Alcove										
X	Gable		Gambrel		Recreation SF				1				Vent Fan							
	Hip		Mansard		Living SF															
	Flat		Shed		Walkout Doors (B)															
X	Asphalt Shingle		(10) Floor Support				1			Water Well			1							
							1000 Gal Septic													
							2000 Gal Septic													
Chimney: Brick			Joists:				Lump Sum Items:			Notes:			ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 252,571							
			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.				
MARTINEAU JAY GABRIEL JOSH	MARTINEAU JAY D	0		09/06/2011	QC	09-FAMILY		2011/04691	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
MARTINEAU JAY D 403 SHELLEN AVE STE 4 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 27,600												
		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					ACREAGE PARCELS			3.900 Acres			7,077 100	27,600		
SEC 27 T54N R34W PART OF S 1/2 OF SE 1/4, COM SE COR OF SEC 27, TH N 89 DEG 22' 10" W 1400.71' ALG S LINE OD SEC 27; TH N 00 DEG 29' 09" E 678.64' TO POB; TH S 89 DEG 12' 44" W 929.14' TO PT ON E'LY R/W OF SUPERIOR RD; TH N 23 DEG 27' 09" E 371.23' ALG E'LY R/W; TH S 89 DEG 31' 51" E 783.97'; TH S 00 DEG 28' 09" W 321.38' TO POB. (EXCEPT THE EAST 350' COMBINED WITH 010-277-020-60 FOR 2011) 3.90 A. W/EASEMENT		X						3.90 Total Acres			Total Est. Land Value =	27,600		
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	13,800	0	13,800						8,926C
		LP	07/15/2009	DATA ENTER	2023	11,850	0	11,850						8,501C
		KH	09/13/2010	INSPECTED	2022	11,850	0	11,850						8,097C
		TH	11/07/2010	DATA ENTER	2021	10,950	0	10,950						7,839C
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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 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 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 130 16 268		Type CCP (1 Story) CPP 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X Wood Frame				(4) Interior				X Drywall Paneled X Plaster Wood T&G Trim & Decoration				X				Class: C Effec. Age: 31 Floor Area: 1,302 Total Base New : 227,383 Total Depr Cost: 156,893 Estimated T.C.V: 154,226				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:							
Building Style: CAPE				X				Drywall Paneled				X				Plaster Wood T&G															
Yr Built 1940				Remodeled 2020				Ex				X				Ord								Min							
Condition: Good								Size of Closets																							
				Lg				X				Ord								Small											
Room List				Doors:								Solid				X				H.C.				X							
1 Basement 6 1st Floor 2 2nd Floor 4 Bedrooms				(5) Floors Kitchen: Vinyl Other: Hardwood Other: Carpeted				X				Wood Furnace				(12) Electric 60 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 , Wood Furnace Add-On Ground Area = 992 SF Floor Area = 1302 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 Siding Basement 372 1.5 Story Siding Basement 620 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 2,099 Ceramic Tile Floor 1 1,096 756 Water/Sewer 1000 Gal Septic 1 4,761 3,285 Water Well, 50 Feet 1 2,629 1,814 Porches CCP (1 Story) 130 3,502 2,416 CPP 16 437 302 Deck Treated Wood 268 4,915 3,391 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 25,603 17,666 Door Opener 2 1,070 738 Built-Ins Sauna 1 6,499 4,484 Totals: 227,383 156,893				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:			
(1) Exterior				(6) Ceilings				X				Drywall Plaster																			
X Wood/Shingle Aluminum/Vinyl Brick																															
X Insulation																															
(2) Windows				(7) Excavation																											
X Many Avg. Few				X Large Avg. Small				Basement: 992 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 X Casement X Double Glass Patio Doors X Storms & Screens								(8) Basement																							
								Conc. Block Poured Conc. Stone Treated Wood X 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: Block								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				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 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																					
Building Style: COLONIAL				Drywall Paneled				Plaster Wood T&G																	
				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.											
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																	
				Kitchen:				100				Amps Service													
				Other:																					
				Other:																					
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family COLONIAL				Cls CD				Blt 1900					
X Wood/Shingle Aluminum/Vinyl Brick								Ex.				X		Ord.											
								No. of Elec. Outlets																	
								Many				X		Ave.				Few							
								(13) Plumbing																	
Insulation								Average Fixture(s)				1													
(2) Windows				(7) Excavation				1				3 Fixture Bath													
X Many Avg. Few				X Large Avg. Small				Basement: 806 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													
X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens				(8) Basement				No Plumbing																	
								Extra Toilet																	
								Extra Sink																	
								Separate Shower																	
X Asphalt Shingle X Metal				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				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				1 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water													
												Public Sewer													
												1 Water Well													
												1 1000 Gal Septic													
Chimney: Brick				(10) Floor Support				Lump Sum Items:																	
				Joists:																					
				Unsupported Len:																					
				Cntr.Sup:																					

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

Building Type	Barn - General Purpose				
Year Built	1939				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 202				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	66 x 35 = 2310				
Cost New	\$ 76,461				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 26,761				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	35				
Est. True Cash Value	\$ 26,306				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 26306 / All Cards: 26306					

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		
ONKALAS CORNER 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 *						
P6-28-1A SEC 28 T54N R34W A PARCEL OF LAND IN SEC 28 D/F; COM AT NE COR OF SEC 28; TH S 01 DEG 48' 40" W 250; TH N 88 DEG 11' 20" W 40.00'; TH N 14 DEG 10' 50" W 253.40 TO N-LINE OF SEC28; N 88 DEG 28' E ALONG N-LINE 110.00' TO POB CONT 0.43 ACRES M/L		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		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		
		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	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ARNTSEN GENE R TRUST 2152 ORCHARD ST 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+			175.300	Acres	1,040 100	182,312
					175.30 Total Acres Total Est. Land Value = 182,312						
Tax Description		Dirt Road									
P6-28-2 SEC 28 T54N R34W NW 1/4 160 ACRES		Gravel Road									
& THE PART OF THE FRACTIONAL NW 1/4 OF NE 1/4 (28.3 A TOTAL) EXCEPT 13 ACRES = 15.3A D/F		Paved Road									
13 ACRE EXCEPTION:		Storm Sewer									
NW1/4 OF NE1/4 EXCEPT THAT PART OF OF THE N1/2 OF NE1/4 BEGINNING ON THE NORTH SECTION LINE AT A POINT S 88 DEG 30' 05" W, 894.23 FT TO A 1-5/8" IRON PIPE MARKING THE NW CORNER OF NE1/4 OF NE1/4; THENCE CONTINUING S 88 DEG 30' 05" W, 452.73 FT TO A FENCE CORNER; THENCE SOUTHERLY ALONG A FENCE 1320 FT M/L TO THE SOUTH LINE OF THE N1/2 OF NE1/4; THENCE EASTERLY ALONG SAID SOUTH LINE 430 FT M/L TO THE SW CORNER OF NE1/4 OF NE1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SD NE1/4 ***BALANCE OF DESCRIPTION ON FILE***		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	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	0	0	0	0		
		KH	09/14/2010	INSPECTED	2023	0	0	0	0		
		SC	11/03/2010	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 #:								
MICH TECH FUND JULIE SEPPALA 1400 TOWNSEND DR 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+ 120.000 Acres 1,040 100 124,800						
Tax Description		Dirt Road		120.00 Total Acres Total Est. Land Value = 124,800						
P6-28-2A SEC 28 T54N R34W		Gravel Road								
THE SW 1/4 OF SW 1/4 & E1/2 OF SW1/4		Paved Road								
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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
KH 09/14/2010 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
SC 11/03/2010 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 #:												
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	
P6-28-3 SEC 28 T54N R34W NW 1/4 OF SW 1/4 40 ACRES					STANDARD 20+			40.000 Acres			1,214	100		48,560
COMMERCIAL FOREST RESERVE					40.00 Total Acres			Total Est. Land Value =			48,560			
SPLIT INTO 010-278-004-00 FOR THE 2018 ROLL														
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			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2021	0	0	0			0			
		KH	09/14/2010	INSPECTED	2023	0	0	0			0			
		SC	11/03/2010	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.				
HOVEL FAMILY CONSERVATION	MICHIGAN STATE OF DNR	241,000	12/05/2017	WD	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
HOVEL JOSEPH P & MARY E TR	HOVEL FAMILY CONSERVATION	0	11/06/2012	QC	09-FAMILY	2012/06451	DEED	0.0				
LAKE SUPERIOR TIMBERLANDS,	HOVEL JOSEPH, MARY TRUST,	1	09/25/2009	CD	33-TO BE DETERMINED	2009/05917	DEED	100.0				
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 #:										
HOVEL FAMILY CONSERVATION FORESTS 6063 BAKER LAKE RD CONOVER WI 54519		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		
Who	When			What	2024	0	0	0			0	
KH	09/14/2010			INSPECTED	2023	0	0	0			0	
SC	11/03/2010			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.	
LAKE SUPERIOR TIMBERLANDS	HOVEL JOSEPH & MARY TRUST	115,000		12/22/2017	WD	03-ARM'S LENGTH		2017/06597	DEED	100.0	
Property Address		Class: TIMBER CUTOVER-VAC			Zoning:		Building Permit(s)		Date	Number	Status
ONKOLAS CORNER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOVEL JOSEPH & MARY TRUST 6063 BAKER LAKE RD CONOVER WI 54519		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
P6-28-3 S 1/2 OF SE 1/4, 80 ACRES COMMERCIAL FOREST RESERVE SPLIT FROM 010-278-003-00 FOR THE 2018 ROLL					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									
		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
		KH 09/14/2010 INSPECTED			2023	0	0	0			0
		SC 11/03/2010 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.				
BUKOVICH JENNIFER E & JACK	DEE JAMES	575,000	09/20/2022	WD	03-ARM'S LENGTH	2022/05038	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
43509 ONKALOS CORNER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 10/20/2022										
Owner's Name/Address		MAP #:										
DEE JAMES PO BOX 305 SOUTH RANGE MI 49963		2024 Est TCV 614,292 TCV/TFA: 246.70										
		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	20 ACRES	19.40	Acres	3400 100	65,960		
							19.40	Total Acres	Total Est. Land Value =	65,960		
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
P6-28-8 SEC 28 T54N R34W N 1/2 OF NE 1/4 OF SE 1/4 EXCEPT 20' IN WIDTH ROADWAY ACROSS SAID LAND TO THE NW 1/4 OF SE 1/4. 19.40 A.						Description	Rate	Size % Good	Cash Value			
						Wood Frame	36.98	96 74	2,627			
Comments/Influences						Total Estimated Land Improvements True Cash Value =				2,627		
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low									
		X	High									
		X	Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	32,980	274,166	307,146				284,882C
		LP	06/05/2008	INSPECTED	2023	21,340	249,977	271,317				271,317S
		KH	09/14/2010	INSPECTED	2022	21,340	216,275	237,615				179,516C
		SC	11/03/2010	DATA ENTER	2021	21,340	216,680	238,020				173,782C

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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	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 400 400	Type WCP (1 Story) WCP (1 Story)		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 2520 % 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				1				Class: BC Effec. Age: 16 Floor Area: 2,490 Total Base New : 660,883 Total Depr Cost: 555,143 Estimated T.C.V: 545,705				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:												
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.		X				Central Air Wood Furnace																		
1 Basement 3 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				Many				X	Ave.			Few															
Insulation												(13) Plumbing																							
(2) Windows				(7) Excavation								3				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink																			
X	Many Avg.	X	Large Avg.	Basement: 1500 S.F. Crawl: 0 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				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 Storms & Screens			(9) Basement Finish																															
(3) Roof												(14) Water/Sewer																							
X	Gable Hip Flat	Gambrel Mansard Shed		1400	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 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.					
NISSILA JILL, ESTATE OF	DEE JAMES	80,000		10/06/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0					
NISSILA PETER & JILL	NISSILA JILL	0		08/02/2012	OTH	03-ARM'S LENGTH		2012/04159	DEED	0.0					
NISSILA JON	NISSILA PETER & JILL	1		11/29/2006	WD	03-ARM'S LENGTH		2006/0401	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 #:													
DEE JAMES 43509 ONKALOS CORNER RD HOUGHTON MI 49931		2024 Est TCV 49,216													
		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+			40.600 Acres			1,212	100	49,216		
					40.60 Total Acres			Total Est. Land Value =			49,216				
		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	24,608	0	24,608			24,608S					
	KH 09/14/2010 INSPECTED			2023	24,118	0	24,118			4,041C					
	SC 11/03/2010 DATA ENTER			2022	23,815	0	23,815			3,849C					
			2021	24,300	0	24,300			3,727C						
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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 #:											
WILLIAMS RICHARD LEE & WIFE 46 S MAIN ST MANTUA UT 84324		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	
P6-28-8B SEC 28 T54N R34W S 1/2 OF NE 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											
		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			3,083C		
		KH	09/14/2010	INSPECTED	2023	13,000	0	13,000			2,937C		
		SC	11/03/2010	DATA ENTER	2022	12,500	0	12,500			2,798C		
					2021	13,000	0	13,000			2,709C		

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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	
42543 ONKALOS CORNER RD			School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/15/2020		2020-010-026	FOUNDATION		
			P.R.E. 83% 11/06/2020									
Owner's Name/Address			MAP #:									
PAPKE BRENDA L & ANTHONY E PO BOX 116 SOUTH RANGE MI 49963			2024 Est TCV 408,160 TCV/TFA: 181.57									
			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
P6-33-1 SEC 33 T54N R34W E 1/2 OF NE 1/4 LESS PAR D/F, COMMENCING AT SW COR OF SE 1/4 OF NE 1/4 TH E 760' TH N 230' TH W 450' TH N 80' TH W 180' TH N 140, TH W 130', TH S 450' TO POB. 74.99 A.			X			NEW ACREAG 40 + ACRES			74.99 Acres		2100 100	157,479
Comments/Influences			X			74.99 Total Acres			Total Est. Land Value =		157,479	
			X			Land Improvement Cost Estimates						
			X			Description						
			X			Rate						
			X			Size % Good						
			X			Cash Value						
			X			Wood Frame						
			X			Wood Frame						
			X			Total Estimated Land Improvements True Cash Value =						
			X			8,460						
			X									
			X									
			X									
			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		Oil		Elec.		Area		Type		Year Built:	
		X Insulation		X Wood		Coal		Steam		24		CPP		Car Capacity:	
		0 Front 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		Class: C Effec. Age: 36 Floor Area: 1,328 Total Base New : 238,286 Total Depr Cost: 165,785 Estimated T.C.V: 162,967		E.C.F. X 0.983		Bsmnt Garage:	
		0 Other Overhang													
X Wood Frame		(4) Interior													
Building Style: RANCH		X Drywall		Plaster											
		X Paneled		Wood T&G											
Yr Built		Remodeled		Ex		X Ord		Min							
1969		2020													
Condition: Average		Size of Closets		Lg		X Ord		Small							
Room List		Doors:		Solid		X		H.C.							
2 Basement		(5) Floors													
5 1st Floor		Kitchen: Carpeted													
2nd Floor		Other: Carpeted													
3 Bedrooms		Other:													
(1) Exterior		(6) Ceilings													
X Wood/Shingle		X Tile													
Aluminum/Vinyl															
Brick															
X Insulation															
(2) Windows		(7) Excavation													
Many		Basement: 1040 S.F.													
X Avg.		Crawl: 0 S.F.													
Few		Slab: 288 S.F.													
		Height to Joists: 0.0													
X Wood Sash		(8) Basement													
Metal Sash		Conc. Block													
Vinyl Sash		Poured Conc.													
Double Hung		Stone													
X Horiz. Slide		Treated Wood													
Casement		X Concrete Floor													
X Double Glass		(9) Basement Finish													
Patio Doors															
X Storms & Screens															
(3) Roof															
X Gable		Recreation SF													
Hip		Living SF													
Flat		Walkout Doors (B)													
		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 Single Family RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1328 SF Floor Area = 1328 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	Basement	1,040		
1+ Story	Siding	Slab	288		
Total:				187,390	119,930

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,761	3,047
Water Well, 50 Feet	1	2,629	1,683
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	936	41,802	40,548
Common Wall: 1 Wall	1	-2,628	-2,549
Door Opener	2	1,070	1,038
Porches			
CPP	24	262	168
Local Cost Items			
BSMT ENTR SHELTER	100	3,000	1,920
Totals:		238,286	165,785

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 162,967

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 20 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		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 21 Floor Area: 560 Total Base New : 92,086 Total Depr Cost: 72,750 Estimated T.C.V: 71,513		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 21 Floor Area: 560 Total Base New : 92,086 Total Depr Cost: 72,750 Estimated T.C.V: 71,513		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2000		Remodeled 0		Ex X Ord Min		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family RANCH		Cls CD		Blt 2000	
Condition: Fair		Size of Closets		Lg X Ord Small		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts					
Room List		Doors: Solid X H.C.		(5) Floors		No. of Elec. Outlets		Ground Area = 560 SF Floor Area = 560 SF.					
Basement 3 1st Floor 2nd Floor 1 Bedrooms		(5) Floors		Kitchen: Other: Other:		Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Building Areas					
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)		Stories Exterior Foundation		Size		Cost New Depr. Cost	
Insulation		(6) Ceilings		No. of Elec. Outlets		1 3 Fixture Bath		1 Story Siding Basement		560			
(2) Windows		(7) Excavation		Basement: 560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath		Other Additions/Adjustments					
X Many Avg. X Large Avg. Few Small		(7) Excavation		Basement: 560 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto		Water/Sewer		1		4,453 3,518	
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(8) Basement		Softener, Manual		1000 Gal Septic		1		5,520 4,361	
(3) Roof		(9) Basement Finish		(9) Basement Finish		Solar Water Heat		Deck		20		875 691	
X Gable Hip Flat		(9) Basement Finish		(9) Basement Finish		No Plumbing		Treated Wood		Totals:		92,086 72,750	
X Asphalt Shingle		(10) Floor Support		(10) Floor Support		Extra Toilet		Notes:				ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,513	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		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:							

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				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: Low Effec. Age: 30 Floor Area: Total Base New : 22,499 Total Depr Cost: 7,875 Estimated T.C.V: 7,741	E.C.F. X 0.983	Bsmnt Garage:
	A-Frame															
X	Wood Frame	(4) Interior														
Building Style: PARK MODEL		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 X H.C.	Central Air Wood Furnace												
	Basement	(5) Floors		(12) Electric												
	1st Floor	Kitchen: Other: Other:		0 Amps Service												
	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		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:												
				Lump Sum Items:												

Cost Est. for Res. Bldg: 3 Mobile Home PARK MODEL Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 360 SF Floor Area = 360 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 360
Total: 22,499 7,875
Other Additions/Adjustments
Totals: 22,499 7,875
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 7,741

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						
					0.51 Acres 0 100						0						
					0.51 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.															
P6-33-1B SEC 33 T54N R34W COMM AT THE E 1/4 COR OF SEC 33, SD E 1/4 COR BEING POB OF PAR DESCRIBED, TH S 183',TH W 33', TH N 45 DEG W 212.13', TH N 33', TH E 183' TO POB. 0.51 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		KH	09/09/2010	INSPECTED							2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		DD	10/27/2010	DATA ENTER	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																	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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: C Effec. Age: 1 Floor Area: 2,400 Total Base New : 296,305 Total Depr Cost: 293,340 Estimated T.C.V: 288,353					E.C.F. X 0.983			Bsmnt Garage:														
Building Style: COLONIAL			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Size of Closets			Doors: Ex X Ord Min			Lg X Ord Small			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 COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 2400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2023					
Yr Built 2023	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 Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =		
Condition: Good Part. Construct.: 60%			Lg X Ord Small			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 Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =		
Room List			Doors: Solid X H.C.			(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =											
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =														
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
	Insulation		(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
(2) Windows			(7) Excavation			Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
X	Many Avg. Few	X Large Avg. Small	Basement: 1200 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																				
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 Average Fixture(s) 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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
X	Gable Hip Flat	Gambrel Mansard Shed	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			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation 2 Story Siding Basement 1,200 Total: 271,937 269,216			Other Additions/Adjustments Plumbing 3 Fixture Bath 2 9,093 9,002 Water/Sewer 1000 Gal Septic 1 4,761 4,713 Water Well, 200 Feet 1 10,514 10,409 Totals: 296,305 293,340			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 288,353 60% Completed => Est. True Cash Value 2024 =																	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
USITALO GEORGE E & JILL F	USITALO TRUST GEORGE & JILL	0		08/12/2013	QC	09-FAMILY		2013/04774	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
17770 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
USITALO TRUSTEES OF REV TRUST 11721 BOSTON POST RD LIVONIA MI 48150		MAP #:										
		2024 Est TCV 29,719 TCV/TFA: 43.96										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
USITALO TRUSTEES OF REV TRUST BUTLER SHARON 11637 BUTTERNUT PLYMOUTH MI 48170		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			ACREAGE PARCELS				
Tax Description		X			Electric Gas Curb Street Lights Standard Utilities Underground Utils.			1.350 Acres 12,222 100				
Comments/Influences					Topography of Site			1.35 Total Acres Total Est. Land Value = 16,500				
		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	8,250	6,610	14,860			11,138C	
		LP	08/11/2009	DATA ENTER	2023	6,491	5,953	12,444			10,608C	
		KH	09/09/2010	INSPECTED	2022	6,491	5,215	11,706			10,103C	
		DD	10/27/2010	DATA ENTER	2021	7,050	5,365	12,415			9,781C	
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	Type	Year Built: 1970 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % 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													
Building Style: FOUR SQUARE				Drywall Paneled	X	Plaster Wood T&G																
Yr Built 1925	Remodeled 0		Ex	X	Ord		Min															
Condition: Unsound			Trim & Decoration																			
				Lg	X	Ord		Small														
Room List			Doors:				Solid	X	H.C.													
	Basement 2 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors						(12) Electric													
			Kitchen: Other: Hardwood Other:						0 Amps Service													
(1) Exterior									No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings						No. of Elec. Outlets													
	Insulation		X	Plaster																		
(2) Windows			(7) Excavation						(13) Plumbing													
	Many Avg. Few		Large Avg. Small	Basement: 676 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																			
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																						
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 FOUR SQUARE Cls CD Blt 1925									
(11) Heating System: No Heating/Cooling									
Ground Area = 676 SF Floor Area = 676 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25									
Functional Depreciation because of: COLLAPSING									
Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
1 Story	Siding	Basement	676						
			Total:	92,012	10,352				
Other Additions/Adjustments									
Water/Sewer									
1000 Gal Septic			1	4,453	501				
Water Well, 50 Feet			1	2,530	285				
Garages									
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
Base Cost			528	20,529	2,310				
			Totals:	119,524	13,448				
Notes:									
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 13,219									

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 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 2 Wood Stove Direct-Vented Gas		Area Type 126 WGEP (1 Story) 110 WGEP (1 Story) 220 Treated Wood 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				2				Class: CD Effec. Age: 39 Floor Area: 1,050 Total Base New : 174,631 Total Depr Cost: 106,525 Estimated T.C.V: 104,714				E.C.F. X 0.983		Bsmnt Garage:							
Building Style: 1 1/4				Trim & Decoration				X				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 1 1/4 Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 700 SF Floor Area = 1050 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 700 Total: 129,429 78,952 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 126 10,094 6,157 WGEP (1 Story) 110 9,241 5,637 Deck Treated Wood 220 4,220 2,574 Treated Wood 140 3,139 1,915 Built-Ins Sauna 1 5,205 3,175 Fireplaces Wood Stove 2 4,206 2,566 Totals: 174,631 106,525 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,714													
Yr Built 1920		Remodeled 2002		Ex		X		Ord				Min		X				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 1 1/4 Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 700 SF Floor Area = 1050 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 700 Total: 129,429 78,952 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 126 10,094 6,157 WGEP (1 Story) 110 9,241 5,637 Deck Treated Wood 220 4,220 2,574 Treated Wood 140 3,139 1,915 Built-Ins Sauna 1 5,205 3,175 Fireplaces Wood Stove 2 4,206 2,566 Totals: 174,631 106,525 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,714							
Condition: Poor				Size of Closets				X				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 1 1/4 Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 700 SF Floor Area = 1050 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 700 Total: 129,429 78,952 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 126 10,094 6,157 WGEP (1 Story) 110 9,241 5,637 Deck Treated Wood 220 4,220 2,574 Treated Wood 140 3,139 1,915 Built-Ins Sauna 1 5,205 3,175 Fireplaces Wood Stove 2 4,206 2,566 Totals: 174,631 106,525 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,714													
Room List				Doors:						Solid		X		H.C.		X				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 1 1/4 Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 700 SF Floor Area = 1050 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 700 Total: 129,429 78,952 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 126 10,094 6,157 WGEP (1 Story) 110 9,241 5,637 Deck Treated Wood 220 4,220 2,574 Treated Wood 140 3,139 1,915 Built-Ins Sauna 1 5,205 3,175 Fireplaces Wood Stove 2 4,206 2,566 Totals: 174,631 106,525 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,714					
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:		X		H.C.		X				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 1 1/4 Cls CD Blt 1920 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 700 SF Floor Area = 1050 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 700 Total: 129,429 78,952 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Water/Sewer 1000 Gal Septic 1 4,453 2,716 Water Well, 50 Feet 1 2,530 1,543 Porches WGEP (1 Story) 126 10,094 6,157 WGEP (1 Story) 110 9,241 5,637 Deck Treated Wood 220 4,220 2,574 Treated Wood 140 3,139 1,915 Built-Ins Sauna 1 5,205 3,175 Fireplaces Wood Stove 2 4,206 2,566 Totals: 174,631 106,525 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,714											
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X				Drywall				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 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				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
(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				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																	
Many Avg.		X Large Avg.		X		Small		Basement: 700 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				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				X				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:									
(3) Roof				(9) Basement Finish				X				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																					
X Gable Hip Flat		Gambrel Mansard Shed		1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1				1000 Gal Septic 2000 Gal Septic																					
X Asphalt Shingle				(10) Floor Support				1				1000 Gal Septic 2000 Gal Septic																					
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				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	
17846 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
PAPKE EMIL & WIFE ET AL 17846 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		2024 Est TCV 183,847 TCV/TFA: 115.77									
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PAPKE EMIL & WIFE ET AL 17846 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			NEW ACREAG 1 ACRE	0.95 Acres	13000	100		12,350
					0.95 Total Acres Total Est. Land Value = 12,350						
Tax Description		X	Electric			Land Improvement Cost Estimates					
P6-33-3 SEC 33 T54N R34W PART OF SE 1/4 OF NE 1/4 D/F COM AT A PT 310' E OF SW COR OF SE 1/4 OF NE 1/4, TH E 180', TH N 230', TH W 180', TH S 230' TO POB. .95 A.					Description	Rate		Size % Good		Cash Value	
Comments/Influences					Wood Frame	26.42		144 46		1,750	
					Total Estimated Land Improvements True Cash Value = 1,750						
		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	6,175	85,749	91,924			43,129C
		KH	09/09/2010	INSPECTED	2023	4,567	78,599	83,166			41,076C
		DD	10/27/2010	DATA ENTER	2022	4,567	68,875	73,442			39,120C
					2021	5,700	74,745	80,445			37,871C

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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	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 144 80 50 68		Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood		Year Built: 1995 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: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
			Insulation																											
			Front Overhang																											
			Other Overhang																											
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: 41 Floor Area: 1,588 Total Base New : 292,681 Total Depr Cost: 172,683 Estimated T.C.V: 169,747				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
			X Drywall		Plaster																									
Building Style: CAPE			X Paneled		Wood T&G														Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747							
			Trim & Decoration																											
Yr Built 1949	Remodeled 1960	Ex	X	Ord		Min	No Heating/Cooling				Class: C Effec. Age: 41 Floor Area: 1,588 Total Base New : 292,681 Total Depr Cost: 172,683 Estimated T.C.V: 169,747				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Condition: Good			Size of Closets																											
Room List			Lg	X	Ord		Small	Central Air Wood Furnace				Class: C Effec. Age: 41 Floor Area: 1,588 Total Base New : 292,681 Total Depr Cost: 172,683 Estimated T.C.V: 169,747				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:												
			Doors:			Solid	X													H.C.										
3 Basement 4 1st Floor 3 2nd Floor 4 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			Kitchen: Tile				150 Amps Service																							
			Other: Carpeted				No./Qual. of Fixtures																							
			Other:				Ex. X Ord. Min																							
(1) Exterior			(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
X Drywall				Many X Ave. Few																										
X Plaster				(13) Plumbing																										
				Average Fixture(s)																										
X Insulation			(7) Excavation				1 3 Fixture Bath				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
(2) Windows			Basement: 888 S.F.				1 2 Fixture Bath																							
X Many Avg. X Large Avg. Few Small			Crawl: 0 S.F.				Softener, Auto																							
			Slab: 256 S.F.				Softener, Manual																							
X Wood Sash Metal Sash Vinyl Sash			(8) Basement				Solar Water Heat				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			No Plumbing				No Plumbing																							
Extra Toilet				Extra Toilet																										
Extra Sink				Extra Sink																										
X Double Hung Horiz. Slide Casement			Conc. Block				Separate Shower				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			Poured Conc.				Ceramic Tile Floor																							
Stone				Ceramic Tile Floor																										
Treated Wood				Ceramic Tile Wains																										
X Double Glass Patio Doors			Concrete Floor				Ceramic Tub Alcove				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			X Concrete Floor				Vent Fan																							
X Storms & Screens			(9) Basement Finish				(14) Water/Sewer												Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949					
			Recreation SF				Public Water																							
(3) Roof			Living SF				Public Sewer																							
			Walkout Doors (B)				1 Water Well																							
X Gable Hip Flat			No Floor SF				1 1000 Gal Septic				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			Walkout Doors (A)				2000 Gal Septic																							
X Asphalt Shingle Metal			(10) Floor Support				Lump Sum Items:												Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949					
			Joists:																											
Chimney: Brick			Unsupported Len:								Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/o Ducts Ground Area = 1144 SF Floor Area = 1588 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 888 1 Story Siding Slab 256 Total: 195,317 115,238 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,795 Water/Sewer 1000 Gal Septic 1 4,761 2,809 Water Well, 50 Feet 1 2,629 1,551 Porches WGEP (1 Story) 144 11,949 7,050 WGEP (1 Story) 80 8,122 4,792 Deck Treated Wood 50 1,716 1,012 Treated Wood 68 2,042 1,205 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 535 316 Base Cost 1800 62,568 36,915 Totals: 292,681 172,683 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 169,747				Cls C		Blt 1949													
			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 #:												
MANNINEN DONALD ROBERT PO BOX 435 SOUTH RANGE MI 49963		2024 Est TCV 84,000												
		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	
MANNINEN DONALD ROBERT PO BOX 435 SOUTH RANGE MI 49963					RATE 1			40.000	Acres	2,100	100			84,000
Tax Description														
P6-33-4 SEC 33 T54N R34W NW 1/4 OF NE 1/4. 40 A.														
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			
		Who	When	What	2024	42,000	0	42,000			4,962C			
					2023	38,000	0	38,000			4,726C			
					2022	38,000	0	38,000			4,501C			
					2021	38,800	0	38,800			4,358C			
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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		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: D					
	Duplex	0	Other Overhang		Wall Furnace			Cook Top		Two Sided				Exterior: Siding					
	A-Frame				Warm & Cool Air			Garbage Disposal		Exterior 1 Story				Brick Ven.: 0					
X	Wood Frame	(4) Interior			Heat Pump			Bath Heater		Exterior 2 Story				Stone Ven.: 0					
Building Style: PARK MODEL		Drywall	Plaster		Central Air Wood Furnace			Unvented Hood		Prefab 1 Story		Class: Fair Effec. Age: 30 Floor Area: Total Base New : 86,141 Total Depr Cost: 30,149 Estimated T.C.V: 29,637		E.C.F. X 0.983	Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480				
		Paneled						Wood T&G	Vented Hood		Prefab 2 Story								
Trim & Decoration		Heat Circulator						Raised Hearth		Bsmnt Garage:									
Yr Built	Remodeled	Ex	X					Ord	Min		Intercom					Wood Stove		Carport Area: Roof:	
1988	0							Jacuzzi Tub			Direct-Vented Gas								
Condition: Good		Size of Closets						Jacuzzi repl.Tub											
		Lg	X	Ord				Small	Oven										
Room List		Doors:		Solid				X	H.C.		Microwave								
		(5) Floors						Standard Range											
		Kitchen:						Self Clean Range											
		Other:				Sauna													
		Other:				Trash Compactor													
(1) Exterior						0 Amps Service													
X	Wood/Shingle	(6) Ceilings				No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1400 SF Floor Area = 1400 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 1280 Addition Siding Crawl 120 Total: 64,831 22,691 Other Additions/Adjustments Skirting, Plywd/Hrdbd 192 2,269 794 Water/Sewer 1000 Gal Septic 1 4,453 1,559 Water Well, 50 Feet 1 2,530 885 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 14,674 5,136 No Concrete Floor 480 -2,616 -916 Totals: 86,141 30,149 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 29,637											
	Aluminum/Vinyl					Ex. X Ord. Min													
Brick					No. of Elec. Outlets														
					Many X Ave. Few														
Insulation					(13) Plumbing														
(2) Windows		(7) Excavation				Average Fixture(s)													
X	Many	X	Large	Basement: 0 S.F.		1 3 Fixture Bath													
	Avg.			Avg.	Crawl: 120 S.F.		2 Fixture Bath												
	Few		Small	Slab: 0 S.F.		Softener, Auto													
	Wood Sash	Height to Joists: 0.0				Softener, Manual													
	Metal Sash					Solar Water Heat													
	Vinyl Sash					No Plumbing													
	Double Hung	(8) Basement				Extra Toilet													
	Horiz. Slide					Extra Sink													
	Casement					Separate Shower													
	Double Glass					Ceramic Tile Floor													
	Patio Doors					Ceramic Tile Wains													
	Storms & Screens					Ceramic Tub Alcove													
						Vent Fan													
(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													
	Asphalt Shingle		Shed	No Floor SF		1 1000 Gal Septic													
		Walkout Doors (A)				2000 Gal Septic													
Chimney: Brick		(10) Floor Support				Lump Sum Items:													
		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: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % 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				Size of Closets				Lg				X		Ord				Min	
Yr Built 2022		Remodeled 0		Ex		X		Ord																			
Condition: Good				Lg				X		Ord																	
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:																							
				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				Average Fixture(s)																			
X	Many Avg. Few		X		Large Avg. Small		Basement: 1800 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)																			
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: 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 .							
		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	
P6-33-6A SEC 33 T54N R34W MINERAL RIGHTS ONLY IN THE NW 1/4.					0.00 Total Acres Total Est. Land Value = 0							
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	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: INDUSTRIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HARRIS LAWRENCE & NANCY 17995 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 220,000										
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
Taxpayer's Name/Address		Public Improvements		* Factors *								
HARRIS LAWRENCE & NANCY 17995 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF HWY			40.000	Acres	5,500	100		220,000
		Paved Road					40.00	Total Acres			Total Est. Land Value =	220,000
		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	110,000	0	110,000		8,150C		
					2023	110,000	0	110,000	110,000R	7,762C		
					2022	110,000	0	110,000	110,000R	7,393C		
					2021	110,000	0	110,000	110,000R	7,157C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MEAD REALTY GROUP	MANNINEN KENNETH J & SANDRA A	0	09/22/1989	WD	03-ARM'S LENGTH	103/431	DEED	0.0			
HOUGHTON NATIONAL BANK	MANNINEN KENNETH J & SANDRA A	4,500	08/09/1989	WD	03-ARM'S LENGTH	103/437	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
17031 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
MANNINEN KENNETH J & SANDRA A PO BOX 224 PAINESDALE MI 49955		2024 Est TCV 232,348 TCV/TFA: 191.71									
		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	36 ACRES		35.59 Acres	2200	100	78,298	
				35.59 Total Acres						Total Est. Land Value =	78,298
Tax Description		X	Dirt Road								
			Gravel Road								
			Paved Road								
P6-33-8 SEC 33 T54N R34W E 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4, SW 1/4 OF NW 1/4 OF SW 1/4, E 1/2 OF NW 1/4 OF SW 1/4, PART OF SW 1/4 OF NW 1/4 LYING S OF ROW CHASSELL-PAINESDALE RD (P540) THE W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LYING S OD SD ROW, PRT SW 1/4 OF NW 1/4, COM W 1/4 COR OF SEC 33; TH S 89 DEG 37' 45" E ALG E-W 1/4 LINE SEC 33 128.96' TO POB; COM N 25 DEG 24' 58" W 87.86' ON S'LY R/W OF CHASSELL-PAINESDALE RD; TH N 74 DEG 40' 05" E ALG S'LY R/W 251.48'; TH S 00 DEG 10' 39" E 147.18' TO E-W 1/4 OF SEC 33; TH N 89 DEG 37' 45" W ALG 1/4 LINE 167.28'; TH N 30 DEG 09' 03" W 19.30'; TH S 59 DEG 50' 57" W 32.73' M/L TO POB. . 35.59 ACRES M/L		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
			Electric								
			Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		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	39,149	77,025	116,174		33,175C	
		KH	09/09/2010	INSPECTED	2023	34,523	70,270	104,793		31,596C	
		DD	10/27/2010	DATA ENTER	2022	34,523	61,553	96,076		30,092C	
					2021	34,523	61,672	96,195		29,131C	
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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 240Treated Wood				Year Built: 2006 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: 816 % Good: 88 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: MANUFACTURED				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built		Remodeled		Ex				X		Ord				Min																	
1981 LIBE				1995																											
Condition: Good				Size of Closets																											
				Lg				X		Ord				Small																	
Room List				Doors:						Solid		X		H.C.																	
7 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													
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X Wood/Shingle Aluminum/Vinyl Brick								Many				X		Ave.				Few													
								(13) Plumbing																							
Insulation																															
(2) Windows				(7) Excavation				1 Average Fixture(s)																							
X Many Avg. X Few Large Avg. Small				Basement: 1212 S.F.				3 Fixture Bath																							
				Crawl: 0 S.F.				2 Fixture Bath																							
				Slab: 0 S.F.				Softener, Auto																							
				Height to Joists: 0.0				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.				
CERRONI MARIE E	MANCHESTER JACOB A & LYNN	58,000	08/21/2009	WD	03-ARM'S LENGTH	2009/05212	DEED	100.0				
		27,001	07/01/1999	WD	03-ARM'S LENGTH	147:832	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
17007 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		09/10/2012	12-198	COMPLETE			
		P.R.E. 100% 08/21/2009										
Owner's Name/Address		MAP #:										
MANCHESTER JACOB A & LYNN 17007 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		2024 Est TCV 165,652 TCV/TFA: 122.71										
		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
					ACREAGE PARCELS			5.360 Acres		5,882	100	31,530
								5.36 Total Acres		Total Est. Land Value =		31,530
Tax Description												
P6-33-8A SEC 33 T54N R34W PRT NW 1/4 OF THE SW 1/4 & THAT PRT SW 1/4 OF NW 1/4; W, COM W 1/4 COR OF SEC 33 TO POB; TH N 00 DEG 11' 43" W ALG W LINE OF SEC 33 DIST 53.46' TO S'LY R/W OF CHASSELL-PAINESDALE RD; TH N 74 DEG 40' 05" E ALG S'LY 94.80'; TH S 25 DEG 24' 58" E 87.86' ON E-W 1/4 LINE OF SEC 33; TH N 59 DEG 50' 57" 32.73'; TH S 30 DEG 09' 03" E 19.30' ON E-W LINE SEC 33; TH S 89 DEG 37' 45" ALG 1/4 167.28'; TH S 00 DEG 41' 27" E 676.56'; TH N 89 DEG 36' 53" W 333.17' ON W LINE OF SEC 33; TH N 00 DEG 46' 54" W ALG W LINE 676.50' M/L TO POB. 5.36 A. M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Wood Frame						
		X	Topography of Site			Rate 34.33						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Size % Good 64 95						
Comments/Influences		X				Cash Value 2,087						
						Total Estimated Land Improvements True Cash Value = 2,087						

Building Type				(3) Roof (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 54 144	Treated Wood Treated Wood		Year Built: 2012 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: 0 Area: 864 % 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																			
	X Drywall				Plaster Wood T&G																							
Building Style: 1 1/4				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.		Central Air Wood Furnace								E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:			
1 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																				
				Kitchen: Linoleum Other: Carpeted Other:				100 Amps Service																				
								No./Qual. of Fixtures																				
(1) Exterior				(6) Ceilings					Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 1/4 Cls CD Blt 1950														
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			No. of Elec. Outlets				(11) Heating System: Forced Air w/ Ducts																
												Ground Area = 900 SF Floor Area = 1350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas																
Insulation									Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost														
(2) Windows				(7) Excavation				(13) Plumbing				1.5 Story Siding Basement 900										Total:			150,566		106,902	
X	Many Avg. Few		Large Avg. Small	Basement: 900 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				Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,501												
																	Water/Sewer 1000 Gal Septic 1 4,453 3,162 Water Well, 50 Feet 1 2,530 1,796											
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement								Deck				Treated Wood 54 1,759 1,249			Treated Wood 144 3,195 2,268									
X	Double Hung Horiz. Slide Casement											Garages				Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)												
X	Double Glass Patio Doors			X Concrete Floor								Base Cost 864 22,948 17,440				Totals:			187,565		134,318		*					
X	Storms & Screens			(9) Basement Finish				(14) Water/Sewer				Notes: CAPE COD ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 132,035																
(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 1000 Gal Septic 2000 Gal Septic																
Asphalt Shingle 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.		
MANNINEN WAYNE H	CEDAR TONE PROPERTIES &PA	0		11/16/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	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%										
CEDAR TONE PROPERTIES &PAINTING LLC 7628 84TH AE N ROCKFORD MN 55373		MAP #:										
		2024 Est TCV 84,000										
		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
P6-33-9					NEW ACREAG 40 + ACRES		40.00	Acres	2100	100		84,000
SEC 33 T54N R34W SW 1/4 OF SW 1/4. 40 A.							40.00	Total Acres		Total Est. Land Value =		84,000
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
COPONEN PAUL & NYLENE	LONGYEAR REALTY CORP	60,000		05/31/2005	WD	03-ARM'S LENGTH			DEED	0.0				
Property Address		Class: TIMBER CUTOVER-VAC			Zoning: RUR		Building Permit(s)		Date	Number	Status			
21744 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LONGYEAR REALTY CORP					2024 Est TCV 0									
21744 CHASSELL-PAINESDALE RD			Improved	X	Vacant	Land Value Estimates for Land Table FORST.501 & 502								
CHASSELL MI 49916			Public Improvements			* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Taxpayer's Name/Address			Dirt Road			STANDARD 20+								
LONGYEAR REALTY CORP			Gravel Road			40.000 Acres								
FIRST FLOOR			Paved Road			1,214 100								
210 N FRONT ST			Storm Sewer			40.00 Total Acres								
MARQUETTE MI 49855			Sidewalk			Total Est. Land Value =								
			Water			48,560								
Tax Description			Sewer											
P6-33-10 SEC 33 T54N R34W SE 1/4 OF SW			Electric											
1/4. 40 A.			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											
		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

*** 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: 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 Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 240 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 = 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	Slab	240		
Total:				29,368	13,216

Other Additions/Adjustments

Totals: 29,368 13,216

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 12,991

Class: D
Effec. Age: 59
Floor Area: 240
Total Base New : 29,368
Total Depr Cost: 13,216
Estimated T.C.V: 12,991
E.C.F. X 0.983
Cls D Blt 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	
17629 CHASSELL-PAINESDALE RD 17635		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE			07/02/2018		2018-010-008	FOUNDATION	
		P.R.E. 87% 03/20/2023			PORCH			05/07/2010		10-076	COMPLETE	
Owner's Name/Address		MAP #:										
PAAVOLA J ALAN 17635 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		2024 Est TCV 202,440 TCV/TFA: 101.02										
		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
Tax Description					INLAND PROPERTIES			15.300 Acres		1,976	100	30,240
P6-33-11 A PARCEL OF LAND SITUATED IN PART OF THE SEC 33 T54N R34W N 1/2 OF SE 1/4, COMMENCING AT THE EAST QUARTER CORNER OF SECTION 33; THEN N89°36'54"W, ALONG THE EAST-WEST QUARTER LINE 1676.57 FEET TO THE POB; THEN S01°03'08"W 817.07 FEET; THEN N89°36'54"W 930.35 FEET TO THE NORTH-SOUTH QUARTER LINE; THEN N00°02'34"W, ALONG SAID NORTH-SOUTH QUARTER LINE, 397.03 FEET; THEN S89°36'54"E 210.00 FEET; THEN N00°02'34"W 246.49 FEET; THEN S89°41'23"E 68.00 FEET; THEN N00°02'42"W 173.42 FEET TO SAID EAST-WEST QUARTER LINE; THEN S89°36'54"E, ALONG SAID EAST-WEST QUARTER LINE, 667.97 FEET TO THE POB, CONTAINING 15.30 ACRES, MOL. ***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.			15.30		Total Acres	Total Est. Land Value =		30,240	
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	15,120	86,100	101,220				74,774C
		KH	09/09/2010	INSPECTED	2023	11,415	78,250	89,665	89,665M			71,214C
		DD	10/27/2010	DATA ENTER	2022	11,415	69,461	80,876	80,876M	80,876A		67,823C
		LRK	06/17/2011	INSPECTED	2021	12,885	50,365	63,250		63,250A		45,678C
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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 448	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:	
X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									
Building Style: PARK MODEL			Drywall X Paneled		Plaster Wood T&G									
Yr Built 1981	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 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	Tile											
(2) Windows		(7) Excavation		No. of Elec. Outlets										
	Many X 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										
	Wood Sash X Metal Sash 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	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
(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)	Lump Sum Items:										
	Asphalt Shingle X Metal	(10) Floor Support												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

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

Cls Average

Blt 1981

(11) Heating System: Wall Furnace

Ground Area = 980 SF

Floor Area = 980 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	980		
Total:				55,118	19,292
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,761	1,666
Water Well, 50 Feet			1	2,629	920
Porches					
WPP			448	9,878	3,457
Totals:				72,386	25,335

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

24,904

Building Type				(3) Roof (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				Class: CD Effec. Age: 3 Floor Area: 1,024 Total Base New : 154,479 Total Depr Cost: 149,843 Estimated T.C.V: 147,296				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				0 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 2 Single Family RANCH				Cls CD				Blt 2019																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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(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				(13) Plumbing				Other Additions/Adjustments				Plumbing				1 Story				Siding				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.		
MOILANEN WALTER J	KARVONEN GARY	0		07/29/2013	QC	03-ARM'S LENGTH		2013/04375	DEED	0.0		
MOILANEN WALTER & IRENE	KARVONEN GARY	400		08/14/2000	QC	03-ARM'S LENGTH		151 /00738	DEED	0.0		
MOILANEN WALTER & IRENE	KARVONEN GARY	200		11/15/1985	QC	03-ARM'S LENGTH		203	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
17551 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KARVONEN GARY PO BOX 732 HOUGHTON MI 49931		2024 Est TCV 51,876 TCV/TFA: 38.20										
		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
Tax Description					ACREAGE PARCELS							21,450
P6-33-11A SEC 33 T54N R34W COM NW COR OF N 1/2 OF SE 1/4; TH SOUTH ALONG THE CORNER LINE 210' TO POB; TH S 420', TH E 210', TH N 420', TH W 210' TO POB. (2 PARCELS BOUGHT OF 210' EACH ONE IN 1985 AND ONE IN 2000) 2.02 A M/L AND A PARCEL IN THE NW 1/4 OF SE 1/4; COM AT THE EAST QUARTER CORNER, TH N 89 DEG 36' 54" W ALONG THE E-W QUARTER LINE 2344.56' TO THE POB; TH S 00 DEG 02' 42" E 173.42'; TH N 89 DEG 41' 23" W 68'; TH N 00 DEG 02' 34" W PARALLEL TO AND 210' EASTERLY OF THE N-S QUARTER LINE 173.51' TO SAID E-W SEC LINE; TH S 89 DEG 36' 54" E ALONG THE E-W QUARTER LINE 68' TO THE POB. 0.27 A. (2.29 A. M/L TOTAL)					2.29 Total Acres Total Est. Land Value = 21,450							
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: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status		
ROYCE 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					
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				0.51 Acres		0 100				0
HANCOCK MI 49930				0.51 Total Acres		Total Est. Land Value =				0
Tax Description										
P6-33-11B SEC 33 T54N R34W COMM AT THE E 1/4 COR OF SEC 33 SD E 1/4COR BEING POB; TH S 183'; TH W 33'; TH N 45 DEG W 212.13'; TH N 33'; TH E 183' TOPOB. CONTAINS 0.51 ACRE 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
				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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KAARTO GREG R & HEIDI L	GALLOWAY BENNIE JR & MARCIA F	276,250	07/05/2013	WD	03-ARM'S LENGTH	2013/03940	DEED	100.0					
TORVINEN JAMES W & JOYCE C	KAARTO GREG R & HEIDI L	270,000	07/31/2006	WD	03-ARM'S LENGTH	168/2542	DEED	100.0					
		10,000	04/01/1998	WD	03-ARM'S LENGTH	143:621	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
17680 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/05/2013											
Owner's Name/Address		MAP #:											
GALLOWAY BENNIE JR & MARCIA F 17680 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 342,209 TCV/TFA: 176.76											
		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			
P6-33-12B SEC 33 T54N R34W PRT OF SW 1/4 OF SE 1/4; COM @ S 1/4 CORTH S 89 DEG 43' 033" E 1004.11' TO POB; TH N 09 DEG 53'11" E 669.79' TO PIPE; TH DUE N 660' M/L TO N LN OF SW 1/4 OF SE 1/4; TH E 200' TO NE COR OF SW 1/4 OF SE1/4; TH S 660' TO NE COR OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4; TH W 165' M/L LESS ALG N LN OF E 1/2 OF E 1/2OF SE 1/4 OF SW 1/4 OF SE 1/4; TH S 660'M/L TO SW COR OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4;TH N 89 DEG 43' 03" W 150' ALG SEC LN TO POB. 4.18 A. & E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 DECR: COM AT E 1/16TH COR OF S LINE OF 33-54-34; TH N 89 DEG 41' 35" W 164.66' TO PK NAIL SET IN TAPIOLA RD, PIN BEARS N 00 DEG 10' 12" W 31.80'; TH PK NAIL N 00 DEG 10' 12" W 676.72' TO POB; TH S 00 DEG 10' 12" E 194'; TH NE'LY TO PT LYING 195' S 89 DEG 40' 40" E OF POB; TH N 89 DEG ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road	ACREAGE PARCELS						37,140			
		X	Gravel Road	6.680 Acres						5,560	100	37,140	
		X	Paved Road	6.68 Total Acres						Total Est. Land Value =			
		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										
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	18,570	152,535	171,105			125,061C		
		LP	06/26/2008	INSPECTED	2023	13,760	139,155	152,915			119,106C		
		LP	06/26/2008	DATA ENTER	2022	13,760	121,908	135,668			113,435C		
		KH	09/09/2010	INSPECTED	2021	13,130	122,135	135,265			109,812C		
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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	0	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 1 Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story	Area	Type	Year Built: 1998 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: 529 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
			Wood				Coal	Steam	Interior 2 Story											
			Forced Air w/o Ducts				168	WGEP (1 Story)												
			Forced Air w/ Ducts				168	CPP												
			Forced Hot Water				42	CPP												
X	Wood Frame	X	(4) Interior			X	Electric Baseboard			Class: C Effec. Age: 21 Floor Area: 1,936 Total Base New : 392,844 Total Depr Cost: 310,345 Estimated T.C.V: 305,069	E.C.F. X 0.983	168	Treated Wood	48	Treated Wood					
			Plaster				Elec. Ceil. Radiant													
			Wood T&G				Radiant (in-floor)													
			Trim & Decoration				Electric Wall Heat													
			Space Heater				Wall/Floor Furnace													
Building Style: CAPE		X		Drywall		Paneled		Wood T&G	Forced Heat & Cool			Heat Pump			No Heating/Cooling					
Yr Built 1998	Remodeled 0		Ex	X	Ord		Min	Central Air Wood Furnace			Class: C Effec. Age: 21 Floor Area: 1,936 Total Base New : 392,844 Total Depr Cost: 310,345 Estimated T.C.V: 305,069			E.C.F. X 0.983						
Condition: Good		Size of Closets			Lg			X	Ord		Small	Bsmnt Garage:								
Room List		Doors:				Solid	X	H.C.	(12) Electric			Bsmnt Garage:								
1 Basement 5 1st Floor 1 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Hardwood Other: Carpeted Other:			200 Amps Service			Carport Area: Roof:									
(1) Exterior		(6) Ceilings			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 = 1540 SF Floor Area = 1936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost								
												(13) Plumbing						2 Story Siding Basement 396		
X	Insulation						3	Average Fixture(s)						1 Story Siding Basement 1,144						
								3 3 Fixture Bath						Total: 248,263 196,128						
(2) Windows		(7) Excavation			Basement: 1540 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						Other Additions/Adjustments Basement Living Area 770 27,019 21,345 Plumbing 3 Fixture Bath 2 9,093 7,183 Water/Sewer 1000 Gal Septic 1 4,761 3,761 Water Well, 50 Feet 1 2,629 2,077 Porches WGEP (1 Story) 168 13,218 10,442 CPP 168 3,079 2,432 CPP 42 1,052 831						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic						Deck Treated Wood 168 3,614 2,855 Treated Wood 48 1,693 1,337 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 529 22,927 18,112 Common Wall: 1 Wall 1 -2,628 -2,076 Door Opener 1 535 423 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Door Opener 1 535 423							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(3) Roof		(9) Basement Finish			Lump Sum Items:															
X	Gable Hip Flat	Gambrel Mansard Shed	770	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:													
				(10) Floor Support																
Chimney: Block																				

*** 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							
17995 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 06/17/1994													
Owner's Name/Address		MAP #:													
HARRIS LAWRENCE & WIFE 17995 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		2024 Est TCV 302,880 TCV/TFA: 135.21													
		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN										
		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 Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
HARRIS LAWRENCE & WIFE 17995 CHASSELL-PAINESDALE RD HOUGHTON MI 49931					RATE 1										
					20.00 Total Acres Total Est. Land Value =										
Tax Description															
P6-33-13 SEC 33 T54N R34W N 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	34,000	117,440	151,440			69,822C				
		KH	09/09/2010	INSPECTED	2023	22,000	107,329	129,329			66,498C				
		DD	10/28/2010	DATA ENTER	2022	22,000	94,025	116,025			63,332C				
					2021	22,000	94,198	116,198			61,309C				
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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 X Oil Elec. Wood Coal Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1970 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: 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					120	CCP (1 Story)		
Building Style: COLONIAL			Drywall Paneled		Plaster Wood T&G								
Yr Built 1980		Remodeled 0			Ex X Ord Min								
Condition: Average		Trim & Decoration			Size of Closets								
Room List			Lg X Ord Small		Doors: Solid X H.C.								
	Basement 4 1st Floor 4 2nd Floor 4 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								
(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 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 1 1000 Gal Septic 2 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:											

*** 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	
17970 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 10/17/2007									
Owner's Name/Address		MAP #:									
KARVAKKO JOSHUA P & CARRIE L 17970 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 189,768 TCV/TFA: 154.03									
		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
					ACREAGE PARCELS			5.510	Acres	5,838 100	32,168
					5.51 Total Acres Total Est. Land Value = 32,168						
Tax Description											
P6-33-13B SEC 33 T54N R34W PART OF S 1/2 OF SE 1/4 OF SE 1/4; COM SE COR OF SEC 33; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 162' TO PK NAIL IN TAPIOLA RD, PIN BEARS N 00 DEG 18' 25" E 38.86' & POB; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 193' TO PK IN TAPIOLA RD, REF BY PIN WHICH BEARS N 00 DEG 18' 44" W 38.08'; TH N 00 DEG 18' 44" W 676.44'; TH S 89 DEG 40' 40" E 355' TO CHASSELL- PAINESDALE RD NAIL IS ON E LINE OF SEC 33, REF BY 1/2 INCH PIN WHICH BEARS N 89 DEG 40' 40" W 32.66'; TH S 00 DEG 18' 45" E ALG E LINE OF SEC 33 502.40' IN NAIL SET IN CHASSELL-PAINESDALE RD, PIN REF BY 1/2 INCH PIN WH BEARS S 89 DEG 41' 15" W 31.91'; TH FROM NAIL S 89 DEG 41' 15" W 31.91' TO PIN; TH S 43 DEG 53' 16" W 185.98' TO 1/2 INCH PIN; TH S 00 DEG 18' 25" W 38.86' M/L TO POB. & PART OF S 1/2 OF SE 1/4 OF SE 1/4; COM SE COR OF ***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	16,084	78,800	94,884			48,589C
		KH	09/09/2010	INSPECTED	2023	12,883	71,986	84,869			46,276C
		DD	10/28/2010	DATA ENTER	2022	12,883	63,063	75,946			44,073C
					2021	11,995	63,182	75,177			42,666C
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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		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: 1949 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: 1404 % Good: 71 Storage Area: 0 No Conc. Floor: 0				
				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				40 20						CPP Treated Wood										
				Front Overhang																							
				Other Overhang																							
X				(4) Interior				Central Air Wood Furnace				Class: C Effec. Age: 29 Floor Area: 1,232 Total Base New : 225,409 Total Depr Cost: 160,326 Estimated T.C.V: 157,600				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:							
X		Drywall		Plaster		Wood T&G																					
Trim & Decoration																											
Ex		X	Ord	Min																							
Building Style: RANCH				Size of Closets				(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 = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 144 1 Story Siding Basement 1,088 Total: 176,648 125,419 Other Additions/Adjustments Plumbing Vent Fan 1 247 175 Water/Sewer 1000 Gal Septic 1 4,761 3,380 Water Well, 50 Feet 1 2,629 1,867 Porches CPP 40 1,016 874 *8 Deck Treated Wood 20 894 769 *8 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1404 39,214 27,842 Totals: 225,409 160,326 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 157,600															
Yr Built		Remodeled		0		0																					
Condition: Average																											
Room List																											
2 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				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															
(1) Exterior				(6) Ceilings																X				Drywall			
X				Wood/Shingle Aluminum/Vinyl Brick																							
X				Insulation																							
(2) Windows				(7) Excavation				1																			
Many		Large		Basement: 1088 S.F.																							
X Avg.		X Avg.		Crawl: 144 S.F.																							
Few		Small		Slab: 0 S.F.																							
X				Wood Sash				(8) Basement																			
				Metal Sash																							
				Vinyl Sash																							
X				Double Hung				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																			
X				Horiz. Slide																							
				Casement																							
X				Double Glass				(9) Basement Finish																			
				Patio Doors																							
X				Storms & Screens																							
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
X		Gable		Gambrel																							
		Hip		Mansard																							
		Flat		Shed																							
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.		
LUUSUA MICHAEL & SANDRA JA	HALL GLENN F & KRISTINA L	270,000	05/14/2021	WD	03-ARM'S LENGTH	2021/03297	PROPERTY TRANSFER	100.0		
KORHONEN DAVID & CHRISTINE	LUUSUA MICHAEL & SANDRA JA	105,000	02/01/2008	WD	03-ARM'S LENGTH	2008/00592	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
17902 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		CARPORT		11/20/2012		12-266		COMPLETE
		P.R.E. 100% 06/07/2021		ADDITION		04/16/2010		10-037		COMPLETE
Owner's Name/Address		MAP #:								
HALL GLENN F & KRISTINA L 17902 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 274,830 TCV/TFA: 187.73								
		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
					ACREAGE PARCELS			2.210 Acres		9,525 100 21,050
								2.21 Total Acres		Total Est. Land Value = 21,050
Tax Description					Land Improvement Cost Estimates					
P6-33-13A1 SEC 33 T54N R34W					Description		Rate		Size % Good Cash Value	
PART OF S 1/2 OF SE 1/4 OF SE 1/4 D/F, COM SE COR OF SEC 33; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 475' TO PK NAIL IN TAPIOLA RD WH BEARS N 00 DEG 18' 44" W 37.59' TO POB; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 405' TO PK NAIL BEARS N 00 DEG 11' 07" W 35.94'; TH N 00 DEG 11' 07" W 275'; TH S 89 DEG 41' 32" E 404.39'; TH S 00 DEG 18' 44" E 275' TO POB. 2.21 A. .		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										

Building Type				(3) Roof (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 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: 1979 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: 300 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 Wood Stove				Class: C Effec. Age: 31 Floor Area: 1,464 Total Base New : 354,205 Total Depr Cost: 244,401 Estimated T.C.V: 240,246				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:			
Building Style: RANCH				X Drywall Paneled		Plaster Wood T&G																					
Yr Built 1979 Remodeled 2012				Trim & Decoration																							
Condition: Good				Size of Closets																							
Room List				Doors: Ex X Ord Min																							
1 Basement 5 1st Floor 2nd Floor 2 Bedrooms				(5) Floors																							
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other:																							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																			
X	Insulation			X Drywall																							
(2) Windows				(7) Excavation																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1464 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			(8) Basement																							
X	Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																							
X	Storms & Screens			(9) Basement Finish																							
(3) Roof																											
X	Gable Hip Flat		Gambrel Mansard Shed	1100	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. >>>>>																											

*** 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				
17924 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		11/07/2007	07-350	COMPLETE				
		P.R.E. 100% 04/21/2008										
Owner's Name/Address		MAP #:										
KORHONEN CHRIS PO BOX 20 CHASSELL MI 49916		2024 Est TCV 301,505 TCV/TFA: 215.36										
		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	
					ACREAGE PARCELS				5.490 Acres	5,844	100	32,083
					5.49 Total Acres				Total Est. Land Value =		32,083	
Tax Description												
P6-33-13A2 SEC 33 T54N R34W PART OF S 1/2 OF SE 1/4 OF SE 1/4 D/F, COM SE COR OF SEC 33; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 355' TO PK NAIL WH BEARS N 00 DEG 18' 44" W 38.08' TO POB; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 120' TO PK ON TAPIOLA RD WH BEARS N 00 DEG 18' 44" W 37.59'; TH N 00 DEG 18' 44" W 275'; TH N 89 DEG 41' 42" W 404.39'; TH N 00 DEG 11' 07" W 401.56'; TH S 89 DEG 40' 44" E 523.5'; TH S 00 DEG 18' 44" E 676.44' TO POB. 5.49 A.		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									
		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	16,042	134,711	150,753			113,390C	
		DD	10/28/2010	DATA ENTER	2023	12,868	123,448	136,316			107,991C	
		LP	06/26/2008	INSPECTED	2022	12,868	108,978	121,846			102,849C	
		LP	06/26/2008	DATA ENTER	2021	11,976	109,258	121,234			99,564C	

Building Type				(3) Roof (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 1 Vent Fan Hot Tub Unvented Hood 1 Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 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: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 832 % 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: 1,400 Total Base New : 298,754 Total Depr Cost: 259,916 Estimated T.C.V: 255,497			E.C.F. X 0.983			Bsmnt Garage:							
					Drywall																				
					Paneled																				
					Plaster Wood T&G																				
Building Style: RANCH				Trim & Decoration																					
Yr Built 2008		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 2 Bedrooms				(5) Floors				(12) Electric																	
								200 Amps Service																	
								No./Qual. of Fixtures																	
								Ex. X Ord. Min																	
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																				
X	Insulation							(13) Plumbing																	
(2) Windows				(7) Excavation				2																	
X	Many Avg.		X	Large Avg.		Basement: 1400 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 No Plumbing Extra Toilet Extra Sink															
	Few Small																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement				1 Separate Shower																	
								2 Ceramic Tile Floor																	
								Ceramic Tile Wains																	
								Ceramic Tub Alcove Vent Fan																	
X	Double Glass																								
X	Patio Doors																								
X	Storms & Screens			(9) Basement Finish				(14) Water/Sewer																	
(3) Roof																									
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				Lump Sum Items:																	
Chimney: Metal				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	
17764 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		05/27/2008		08-080	COMPLETE		
		P.R.E. 100% 03/21/2008			HOUSE		02/28/2007		07-009	COMPLETE		
Owner's Name/Address		MAP #:										
KORHONEN CHARLES J & JANE M 17764 TAPIOLA RD CHASSELL MI 49916		2024 Est TCV 488,638 TCV/TFA: 155.47										
		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
P6-33-13A3					NEW ACREAG 9 ACRE		8.44 Acres	5000	100			42,200
SEC 33 T54N R34W							8.44 Total Acres			Total Est. Land Value =		42,200
PRT OF E 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4 AND S 1/2 OF SE 1/4 OF SE 1/4; COM SE COR OF SEC 33; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 880' TO PK NAIL IN TAPIOLA RD WH BEARS N 00 DEG 11' 07" W 35.94' TO POB; TH N 89 DEG 41' 35" W ALG S LINE OF SEC 33 601.98' TO PK NAIL IN TAPIOLA RD WH BEARS N 00 DEG 10' 12" W 31.80'; TH N 00 DEG 10' 12" W 676.72'; TH S 89 DEG 40' 40" E 601.80'; TH S 00 DEG 11' 07" E 676.56' TO POB., EXC PRT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4; COM E 1/16TH COR ON S LINE OF SEC 33; TH N 89 DEG 41' 35" W 164.66'; PK NAIL REF NY PIN NEARS N 00 DEG 10' 12" W 31.80'; TH PK N 00 DEG 10' 12" W 676.72' TO POB; TH S 00 DEG 10' 12" E 194'; TH NE'LY TO PT LYING 195' S 89 DEG 40' 40" E OF POB; TH N 89 DEG 40' 40" W 195' TO POB.		X	Dirt Road	Land Improvement Cost Estimates								
BALANCE OF DESCRIPTION ON FILE		X	Gravel Road	Description								
Comments/Influences		X	Paved Road	Rate								
		X	Storm Sewer	Size % Good								
		X	Sidewalk	Cash Value								
		X	Water	D/W/P: 5in Ren. Conc.								
		X	Sewer	8.75 2600 84 19,110								
		X	Electric	Total Estimated Land Improvements True Cash Value = 19,110								
		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	Landsaped									
		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	
		LP	06/21/2008	INSPECTED	2024	21,100	223,219	244,319			185,365C	
		LP	06/24/2008	DATA ENTER	2023	15,192	203,834	219,026			176,539C	
		LP	06/24/2008	DATA ENTER	2022	15,192	178,798	193,990			168,133C	
		KH	09/09/2010	INSPECTED	2021	12,238	178,546	190,784			162,762C	
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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood 1 Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub 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 1 Direct-Vented Gas	Area 210 82 240	Type CPP WGEP (1 Story) WGEP (1 Story)	Year Built: 2007 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										
		Insulation																						
		Front Overhang																						
		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: 14 Floor Area: 3,143 Total Base New : 505,488 Total Depr Cost: 434,718 Estimated T.C.V: 427,328				E.C.F. X 0.983	Bsmnt Garage: Carport Area: Roof:												
X	Wood Frame		Drywall		Plaster		Total Base New : 505,488 Total Depr Cost: 434,718 Estimated T.C.V: 427,328																	
			Paneled	Wood T&G		E.C.F. X 0.983																		
Trim & Decoration			Ex		X	Ord	Min		E.C.F. X 0.983															
Building Style: CAPE		Size of Closets		Lg		X	Ord	Small		E.C.F. X 0.983														
Yr Built 2007	Remodeled 0	Doors:		Solid		X	H.C.	E.C.F. X 0.983				Bsmnt Garage:												
Condition: Good		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Hot Water, Air Conditioning Ground Area = 2142 SF Floor Area = 3143 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86				Cls C Blt 2007												
Room List		(6) Ceilings		No. of Elec. Outlets		No./Qual. of Fixtures		Building Areas																
1 Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(7) Excavation		Basement: 1566 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 750 1.5 Story Siding Basement 676 1 Story Siding Basement 140 1.5 Story Siding Slab 576 Total: 386,083 332,031																
(1) Exterior		(8) Basement		Basement Living Area 475 16,668 14,334		(14) Water/Sewer		Other Additions/Adjustments Basement Living Area 475 16,668 14,334																
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Plumbing		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Plumbing 3 Fixture Bath 2 9,093 7,820 2 Fixture Bath 1 3,042 2,616 Ceramic Tile Floor 2 2,192 1,885 Water/Sewer 1000 Gal Septic 1 4,761 4,094 Water Well, 50 Feet 1 2,629 2,261																
X Insulation		(9) Basement Finish		Lump Sum Items:		Lump Sum Items:		Porches CPP 210 3,662 3,149 WGEP (1 Story) 82 8,269 7,111 WGEP (1 Story) 240 16,836 14,479																
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Lump Sum Items:		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 20,879 Common Wall:1 Wall 1 -2,628 -2,260 Door Opener 1 535 460																
Many Avg. X Large Avg. Small		475		Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(10) Floor Support		Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X Gable Hip Flat		Joists: I JOISTS Unsupported Len: Cntr.Sup:		Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X Asphalt Shingle		Joists: I JOISTS Unsupported Len: Cntr.Sup:		Lump Sum Items:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
Chimney:		Joists: I JOISTS Unsupported Len: Cntr.Sup:		Lump Sum Items:		Lump Sum Items:		Class: C 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.			
Property Address		Class: TIMBER CUTOVER-IMP		Zoning:		Building Permit(s)		Date	Number	Status	
CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
GLM LAND HOLDINGS LLC PO BOX 393 HOUGHTON MI 49931		MAP #:		2024 Est TCV 106,496							
		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+			102.400	Acres	1,040 100	106,496
					102.40 Total Acres Total Est. Land Value = 106,496						
Tax Description		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		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	53,248	0	53,248			53,248S
					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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
16972 CHASSELL-PAINESDALE RD			School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address			P.R.E. 0%									
GLM LAND HOLDINGS LLC PO BOX 393 HOUGHTON MI 49931			MAP #:									
			2024 Est TCV 253,700									
			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
P6-33-6						OFF HWY			53.700 Acres	4,724	100	253,700
SEC 33 T54N R34W						53.70	Total Acres	Total Est. Land Value =	253,700			
PART OF NW 1/4 IN SAND PIT												
SPLIT COMBINED FOR 2024 FROM												
010-283-007-00 AND 010-283-022-00 INTO			Topography of Site									
010-283-202-50 AND 010-283-201-00												
Comments/Influences												
			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	126,850	0	126,850			35,255C			
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: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
17676 TAPIOLA RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HUPP GARY		MAP #:											
17676 TAPIOLA RD		2024 Est TCV 198,629 TCV/TFA: 145.52											
CHASSELL MI 49916		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 33 T54N R34W		X			Dirt Road								
PART OF TH SW 1/4 OF SE 1/4 D/F:					Gravel Road								
COM @ S 1/4 COR; TH S 89 DEG 43'03" E		X			Paved Road								
439.66' TO POB;					Storm Sewer								
TH S89*43'03"E 564.31';		X			Sidewalk								
TH N 09 DEG 53'11" E 669.79';					Water								
TH DUE N 660'M/L;		X			Sewer								
TH W 680';					Electric								
TH S 1320' TO POB		X			Gas								
20 A M/L					Curb								
010-283-014-00 SPLIT FOR 2024 INTO					Street Lights								
010-283-403-25 AND 010-283-403-50					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	17,000	82,315	99,315			23,039C			
KH 09/09/2010 INSPECTED		2023		0	0	0			0				
DD 10/28/2010 DATA ENTER		2022		0	0	0			0				
		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			X	Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</

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

Building Type	Equestrian Lean-Tos	Barn - General Purpose			
Year Built					
Class/Construction	D,Pole	D,Frame			
Quality/Exterior	Average	Average			
# of Walls, Perimeter	Lean-To, 48	4 Wall, 124			
Height	10	15			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	14 x 10 = 140	28 x 34 = 952			
Cost New	\$ 4,478	\$ 38,022			
Phy./Func./Econ. %Good	60/100/100 60.0	50/100/100 50.0			
Depreciated Cost	\$ 2,687	\$ 19,011			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983	X 0.983			
% Good	60	50			
Est. True Cash Value	\$ 2,641	\$ 18,688			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 21329 / All Cards: 21329					

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						
SUO LOOP		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HUPP CORY J 17351 PACIFIC ST ATLANTIC MINE MI 49905		2024 Est TCV 27,312												
		Improved	X	Vacant	Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X 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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 33 T54N R34W					INLAND PROPERTIES			13.320 Acres			2,050	100		27,312
W 1/3 OF SW 1/4 OF SE 1/4. 13.32 A M/L					13.32 Total Acres			Total Est. Land Value =			27,312			
010-283-014-00 SPLIT FOR 2024 INTO														
010-283-403-25 AND 010-283-403-50														
Comments/Influences														
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		Who When What			2024	13,656	0	13,656			858C			
		KH 09/09/2010 INSPECTED			2023	0	0	0			0			
		DD 10/28/2010 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.		
LUBINSKI GARY R & JAN A TR	MATTSON STEVEN & SANDI	395,000	11/26/2018	WD	21-NOT USED/OTHER	2018/05788	DEED	100.0		
SWANSON PAUL	LUBINSKI GARY R & JAN A	0	09/05/2014	QC	03-ARM'S LENGTH	2014/04606	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
42998 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				/ /		2022-999-024		FOUNDATION
		P.R.E. 100% 12/09/2018								
Owner's Name/Address		MAP #:								
MATTSON SANDI TRUST		2024 Est TCV 528,563 TCV/TFA: 153.65								
42998 SUPERIOR RD		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END				
HOUGHTON MI 49931		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				ACREAGE PARCELS		20.000 Acres		3,400 100		68,000
				20.00		Total Acres		Total Est. Land Value =		68,000
Tax Description				Land Improvement Cost Estimates						
				Description		Rate		Size % Good		Cash Value
P6-34-1 SEC 34 T54N R34W		X		Dirt Road		8.75		88 88		678
W 1/2 OF THE NW1/4 OF NE1/4		X		Gravel Road		8.75		2400 88		18,480
DEED 2014/04606 EXTINGUISHES EASEMENT IN		X		Paved Road		Total Estimated Land Improvements		True Cash Value =		19,158
69/163 - THE EASEMENT IN DEED 2013/01326		X		Storm Sewer						
IS UNAFFECTED AND REMAINS IN FULL FORCE		X		Sidewalk						
(PAUL SWANSON QC TO LUBINSKI).		X		Water						
EXEMPT SPLIT FOR 2019 ROLL, E 60A TO		X		Sewer						
010-284-001-50		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								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	34,000	230,282	264,282		205,604C
		KH	09/08/2010	INSPECTED	2023	22,000	210,337	232,337		195,814C
		SC	11/04/2010	DATA ENTER	2022	22,000	184,423	206,423		186,490C
					2021	22,000	183,329	205,329		180,533C
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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	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: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																									
				Insulation																																																																																																																																								
				Front Overhang																																																																																																																																								
				Other Overhang																																																																																																																																								
(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: C Effec. Age: 15 Floor Area: 3,440 Total Base New : 513,146 Total Depr Cost: 436,175 Estimated T.C.V: 428,760			E.C.F. X 0.983			Bsmnt Garage: 2 Car																																																																																																																													
Drywall																	Plaster																																																																																																																											
Paneled																	Wood T&G																																																																																																																											
Trim & Decoration																																																																																																																																												
Yr Built		Remodeled		Ex			X			Ord			Min			Size of Closets		Lg		X			Ord			Small																																																																																																																		
1989		1992																																																																																																																																										
Condition: Good			Doors:			Solid			X			H.C.			(5) Floors			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
Room List			2			Basement			(5) Floors			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
2			Basement			(5) Floors			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
6			1st Floor			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
4			2nd Floor			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
3			Bedrooms			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(1) Exterior			(6) Ceilings			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
X			Wood/Shingle			(6) Ceilings			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Aluminum/Vinyl			(6) Ceilings			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Brick			(6) Ceilings			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Insulation			(6) Ceilings			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(2) Windows			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
X			Many			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Avg.			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Few			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Large			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Avg.			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Few			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Wood Sash			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Metal Sash			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Vinyl Sash			(7) Excavation			Kitchen: Tile			(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			1			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			(14) Water/Sewer			Public Water			Public Sewer			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X			Double Hung			(7) Excavation			Kitchen: Tile			(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			1			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat																																																																	

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

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	C				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 120				
Height	16				
Heating System	No Heating/Cooling				
Length/Width/Area	32 x 28 = 896				
Cost New	\$ 33,851				
Phy./Func./Econ. %Good	38/100/100 38.0				
Depreciated Cost	\$ 12,863				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	38				
Est. True Cash Value	\$ 12,645				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12645 / All Cards: 12645					

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.				
LUBINSKI JAN TRUST	FRENCH JON & MARGARET	150,000		11/26/2018	WD	03-ARM'S LENGTH		2018/05278	PROPERTY TRANSFER	100.0				
		40,000		10/01/2002	WD	03-ARM'S LENGTH		159:601	DEED	0.0				
Property Address		Class: TIMBER CUTOVER-IMP			Zoning:		Building Permit(s)		Date	Number	Status			
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FRENCH JON & MARGARET 19360 UPPER MASSIE 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	
P6-34-2 SEC 34 T54N 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		
						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		KH 09/08/2010 INSPECTED			2024	24,280	0	24,280			24,280S			
		SC 11/04/2010 DATA ENTER			2023	23,800	0	23,800			23,800S			
					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.				
CHRISTOFFERSON TRUST GREGO	ARENS JOSEPH & CAROLYN	37,000	01/28/2015	WD	03-ARM'S LENGTH	2015/00539	DEED	100.0				
		36,900	09/01/2000	WD	03-ARM'S LENGTH	152:116	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/01/2020										
Owner's Name/Address		MAP #:										
ARENS JOSEPH & CAROLYN 50% ANDRESS DANE & AMANDA 50% PO BOX 115 ATLANTIC MINE MI 49905		2024 Est TCV 81,400										
		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 37 ACRES		37.00 Acres	2200	100			81,400
Tax Description				37.00 Total Acres Total Est. Land Value = 81,400								
P6-34-4 SEC 34 T54N R34W W 1/2 OF E 1/2 OF NW 1/4 LYING S OF SUPERIOR RD & THE SE 1/4 OF SE 1/4 OF NW 1/4 37 AC 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-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
CARNEY PETER J & THERESE M PO BOX 277 SOUTH RANGE MI 49963		2024 Est TCV 67,200													
		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		
CARNEY PETER J & THERESE M PO BOX 277 SOUTH RANGE MI 49963					NEW ACREAG	21 ACRES	21.00	Acres	3200	100					67,200
							21.00	Total Acres	Total Est. Land Value =		67,200				
Tax Description															
P6-34-4B SEC 34 T54N R34W ALL THAT PART OF THE E 1/2 OF NW 1/4 LYING N OF SUPERIOR RD. 21 AC 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	33,600	0	33,600			10,628C			
			KH 09/08/2010 INSPECTED			2023	22,890	0	22,890			10,122C			
			SC 11/04/2010 DATA ENTER			2022	22,890	0	22,890			9,640C			
					2021	22,050	0	22,050			9,333C				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ZISCHKE GREG M	SMITH RUSSELL & EKUZABETH	199,000	09/21/2017	WD	03-ARM'S LENGTH	2017/05349	DEED	100.0			
		17,000	04/01/1995	WD	03-ARM'S LENGTH	130:523	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
42936 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS					07/24/2019	2019-010-019	FOUNDATION		
		P.R.E. 100% 05/31/2018			GARAGE		07/22/1996	96-535	FOUNDATION		
Owner's Name/Address		MAP #:			HOUSE		07/13/1995	95-463	FOUNDATION		
SMITH RUSSELL & ELIZABETH 42936 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 308,427 TCV/TFA: 194.71									
		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	
P6-34-4A SEC 34 T54N R34W NE 1/4 OF SE 1/4 OF NW 1/4 & E 1/2 OF NE 1/4 OF NW 1/4 LYING S OF SUPERIOR RD. 25 A 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
					Land Improvement Cost Estimates						
					Description		Rate	Size	% Good	Cash Value	
					Wood Frame		23.71	242	69	3,959	
					Total Estimated Land Improvements True Cash Value =					3,959	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MESSNER DEEN M & DIANA H	COPPER RANGE PROPERTIES LLC	515,000	06/30/2022	WD	03-ARM'S LENGTH	2022/03522	PROPERTY TRANSFER	100.0		
NEUMAN MIKE & JUDY TRUST	MESSNER DEEN M & DIANA H	335,000	08/01/2017	WD	03-ARM'S LENGTH	2017/04127	DEED	100.0		
		139,500	08/01/2003	WD	03-ARM'S LENGTH	162:278	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
42625 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				06/01/2020		2019-999-003		FOUNDATION
		P.R.E. 0%		HOUSE		11/29/2005		05-398		FOUNDATION
Owner's Name/Address		MAP #:								
COPPER RANGE PROPERTIES LLC 47212 MAIN ST HOUGHTON MI 49931		2024 Est TCV 572,160 TCV/TFA: 142.15								
		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	40 + ACRES	55.63	Acres	2100	100 116,823
					55.63 Total Acres Total Est. Land Value =					116,823
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Sauna	5,204.57		1 70		3,643
					Wood Frame	23.49		144 46		1,556
					Total Estimated Land Improvements True Cash Value =					5,199

Building Type				(3) Roof (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			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			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 60 140	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: 364 % Good: 0 Storage Area: 364 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 Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Class: CD Effec. Age: 51 Floor Area: 1,605 Total Base New : 216,637 Total Depr Cost: 106,152 Estimated T.C.V: 104,347				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:			
X Drywall PaneledPlaster Wood T&G																											
Trim & Decoration																											
ExXOrdMin																											
Building Style: CAPE				Trim & Decoration				Central Air Wood Furnace				1				Class: CD Effec. Age: 51 Floor Area: 1,605 Total Base New : 216,637 Total Depr Cost: 106,152 Estimated T.C.V: 104,347				E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:			
Yr BuiltRemodeled 19202003				ExXOrdMin																							
Condition: Average				Size of Closets																							
LgXOrdSmall																											
Room List				Doors:SolidXH.C.				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1070 SF Floor Area = 1605 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas				Cls CD				Blt 1920							
1 Basement 5 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				200 Amps Service																			
(1) Exterior				Kitchen: Tile Other: Carpeted Other: Hardwood				No./Qual. of Fixtures																			
				ExXOrdMin																							
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall Wood			X	ManyXAve.Few			No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation 1.5 Story Siding Crawl Space 360 1.5 Story Siding Basement 540 1.5 Story Siding Slab 170 Total: 169,376 82,994			Other Additions/Adjustments Plumbing			Separate Shower 2 2,327 1,140 Ceramic Tile Floor 2 1,932 947 Vent Fan 3 602 295 Ceramic Tub Alcove 1 670 328 Water/Sewer 1 4,453 2,182 Water Well, 50 Feet 1 2,530 1,240 Porches 60 6,160 3,018 Deck 140 3,139 1,538 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 364 14,185 6,951 Storage Over Garage 364 4,357 2,135 Built-Ins Dishwasher 1 618 303 Vent Fan 1 269 132 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Insulation				(6) Ceilings				No. of Elec. Outlets				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 2 Separate Shower 2 Ceramic Tile Floor Ceramic Tile Wains 1 Ceramic Tub Alcove 3 Vent Fan			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(2) Windows				(7) Excavation				(14) Water/Sewer																			
Many Avg. X Large Avg. Small				Basement: 540 S.F. Crawl: 360 S.F. Slab: 170 S.F. Height to Joists: 0.0																				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			
				(8) Basement																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:													
X Storms & Screens				(9) Basement Finish				(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:													
(3) Roof				(10) Floor Support																							
X Gable Hip Flat				Gambrel Mansard Shed																							
X Asphalt Shingle																											
Chimney: Brick												Lump Sum Items:															

*** 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		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		Area 442 240		Type WCP (1 Story) Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 300 No Conc. Floor: 0	
				Insulation			Forced Air w/o Ducts			Interior 2 Story													
				0 Front Overhang			Forced Air w/ Ducts			2nd/Same Stack													
				0 Other Overhang			Forced Hot Water			Two Sided													
							Electric Baseboard			Exterior 1 Story													
X Wood Frame			(4) Interior																				
Building Style: CAPE			X Drywall		Plaster																		
			X Paneled		Wood T&G																		
Yr Built			Remodeled																				
2006			0																				
Condition: Good																							
			Ex			X Ord																	
Room List			Doors:			Solid			X H.C.														
2 Basement			(5) Floors																				
4 1st Floor																							
2 2nd Floor																							
2 Bedrooms			Kitchen: Linoleum																				
			Other: Carpeted																				
			Other:																				
(1) Exterior			(6) Ceilings																				
X Wood/Shingle Aluminum/Vinyl Brick			X Drywall																				
X Insulation																							
(2) Windows			(7) Excavation																				
Many			Basement: 1592 S.F.																				
Avg.			Crawl: 0 S.F.																				
Few			Slab: 0 S.F.																				
			Height to Joists: 0.0																				
X Wood Sash			(8) Basement																				
Metal Sash																							
Vinyl Sash																							
X Double Hung																							
Horiz. Slide																							
Casement																							
X Double Glass																							
Patio Doors																							
X Storms & Screens			(9) Basement Finish																				
(3) Roof																							
X Gable			Recreation SF																				
Hip			Living SF																				
Flat			Walkout Doors (B)																				
			No Floor SF																				
X Asphalt Shingle			Walkout Doors (A)																				
			(10) Floor Support																				
Chimney: Brick			Joists:																				
			Unsupported Len:																				
			Cntr.Sup:																				

Building Type	Barn - General Purpose	Farm Utility Buildings	Utility Lean-Tos		
Year Built	1900	1920	1920		
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 260	4 Wall, 80	4 Wall, 82		
Height	20	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	105 x 25 = 2625	14 x 26 = 364	16 x 25 = 400		
Cost New	\$ 62,895	\$ 4,281	\$ 3,828		
Phy./Func./Econ. %Good	20/100/100 20.0	41/100/100 41.0	41/100/100 41.0		
Depreciated Cost	\$ 12,579	\$ 1,755	\$ 1,569		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983	X 0.983	X 0.983		
% Good	20	41	41		
Est. True Cash Value	\$ 12,365	\$ 1,725	\$ 1,543		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 15633 / All Cards: 15633					

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	E.C.F. X 0.983						
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: PARK MODEL		Drywall X Paneled	Plaster Wood T&G															
Yr Built 1986	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 6 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			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1304 SF Floor Area = 1304 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 1064 Addition Siding Crawl 240 Total: 77,280 27,048 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 1,666 Water Well, 50 Feet 1 2,629 920 Totals: 84,670 29,634 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 29,130											
X	Insulation	X	Tile	No. of Elec. Outlets														
(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 Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer 1 Water Well 1 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: 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Siding 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: 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: 0 Total Base New : 36,863 Total Depr Cost: 29,122 Estimated T.C.V: 28,627		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:									
Drywall Paneled		Plaster Wood T&G																							
Trim & Decoration																									
Ex		X	Ord		Min																				
Building Style: RANCH				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: 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=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) Door Opener 3 1,605 1,268 Base Cost 1120 35,258 27,854 Totals: 36,863 29,122		ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,627											
Lg		X	Ord		Small																				
Doors:			Solid	X	H.C.																				
(5) Floors																									
Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:				(13) Plumbing				Notes:													
				(6) Ceilings				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																	
(1) Exterior				(7) Excavation																					
X Wood/Shingle Aluminum/Vinyl Brick				(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
Insulation																									
(2) Windows				(9) Basement Finish																					
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																									
(3) Roof																									
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.	
MESSNER DEEN M TRUST	MUSSER ANGELA M	89,900	06/23/2021	WD	03-ARM'S LENGTH	2021/04132	PROPERTY TRANSFER	100.0	
JUTILA EDWIN C	MESSNER DEEN M TRUST	70,000	10/06/2016	WD	03-ARM'S LENGTH	2016/05011	DEED	0.0	
		29,000	06/01/1999	WD	03-ARM'S LENGTH	147:284	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
42712 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		12/12/2022	2022-031-409	FOUNDATION	
		P.R.E. 0%		STORAGE		05/17/2010	10-090	COMPLETE	
Owner's Name/Address		MAP #: P6-34-5A							
WUEBBEN DOUGLAS 49829 ROSENLUND RD HANCOCK MI 49930		2024 Est TCV 239,661 TCV/TFA: 97.58							
		X Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Tax Description				RATE 1		2.930 Acres		8,119 100	23,790
SEC 34 T54N R34W A PARCEL IN THE W 1/2 OF NW 1/4 OF SEC 34 T54N R34W D/F, BEG AT INTERSECTION OF THE E LINE OF THE W 1/2 OF NW 1/4 OF SEC34 T54N R34W & THE SE'LY BNDRY LINE OF CO RD #651, TH S/LY 295.5', TH W 295.5' TO THE ROW OF CO RD, TH NE/LY ALONG ROW OF CO RD TO POB. 1 A. AND PART OF W 1/2 OF NW 1/4; COM NW COR OF SEC 34; TH S 2770.93' ALG W LINE OF SEC 34 TO W 1/4 COR OF SEC 34; TH N 88 DEG 37' 24" E 46.34' ALG E & W 1/4 LINE PF SEC 34 TO SE'LY R/W OF CO RD 651; TH N 43 DEG 13' 10" E 1428.47' ALKG SE'LY R/W LINE OF CO RD 651 TO POB; TH N 43 DEG 13' 10" E 31.94' ALG SE'LY R/W LINE OF CO RD 651; TH E 262.05' TO PT ON E LINE OF W 1/2 OF NW 1/4 OF SEC 34; TH S 02 DEG 57' ***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.		Land Improvement Cost Estimates Description Wood Frame Total Estimated Land Improvements True Cash Value =					
Comments/Influences				Rate 28.90 Size % Good 96 74 Cash Value 2,053					
				Total Estimated Land Improvements True Cash Value = 2,053					

*** 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 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 GARAGES		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 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Vinyl Other: Carpeted 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: 0 S.F. Crawl: 0 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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=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	576			21,807	17,228
Door Opener	1			535	423
Totals:				22,342	17,651

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv:

17,351

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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						Class: C Effec. Age: 6 Floor Area: 1,260 Total Base New : 173,704 Total Depr Cost: 163,281 Estimated T.C.V: 160,505																																
Building Style: RANCH			Drywall Paneled			Plaster Wood T&G						X			E.C.F. X 0.983																													
Yr Built 2010			Remodeled 2022			Trim & Decoration						Ex X Ord Min			Size of Closets																													
Condition: Good			Lg X Ord Small			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:		
Room List			(5) Floors			Kitchen: Other: Other:			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(1) Exterior			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			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			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Insulation			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(2) Windows			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Many Avg. Few			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Large Avg. Small			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 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			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(3) Roof			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X Gable Hip Flat			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Gambrel Mansard Shed			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X Asphalt Shingle			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Chimney: Brick			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1260 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)			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.				
MAKI RUTH	AHO DANIEL J & SARAH K	105,000	07/12/2010	WD	03-ARM'S LENGTH	2010/03447	DEED	100.0				
MAKI ROBERT & WIFE	MAKI RUTH	0	02/04/2010	OTH	21-NOT USED/OTHER	2010/3447	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
42644 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		10/15/2020	2020-010-889	FOUNDATION			
		P.R.E. 100% 07/12/2010			HOUSE		08/19/1976	76-503	COMPLETE			
Owner's Name/Address		MAP #:										
AHO DANIEL J & SARAH K 42644 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 174,416 TCV/TFA: 165.17										
		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		
P6-34-5C SEC 34 T54N R34W A PAR OF LAND IN W 1/2 OF NW 1/4 OF SEC 34 D/F, COM AT INTERSECTION OF SE'LY BOUNDARY OF CO RD 651 & THE W LINE OF W 1/2 OF NW 1/4, TH NE'LY ALG THE SOUTHEASTERLY BOUNDARY OF CO RD 708.7', TH AT RT ANGLES SE'LY TO S BOUNDARY OF NW 1/4, TH E'LY ALONG THE E-W C/L OF SEC 34 TO THE SE COR OF SW 1/4 OF NW 1/4, TH N ALONG THE N-S C/L OF THE NW 1/4 OF SEC 34 TO A PT 295.5' S OF ITS INTERSECTION WITH CO RD 651, TH W 295.5' TO THE SOUTHEASTERLY BOUNADARY OF CO RD 651, TH SW'LY ALG RD TO POB. 8.87 A. EXCEPT PROPERTY SOLD TO JUTILA (010-284-007-50).		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			NEW ACREAG 9 ACRE		8.87 Acres	5000 100	44,350		
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			8.87 Total Acres		Total Est. Land Value =		44,350		
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	22,175	65,033	87,208			54,141C
		LP	07/15/2009	DATA ENTER		2023	15,966	59,581	75,547			51,563C
		KH	09/08/2010	INSPECTED		2022	15,966	52,190	68,156			49,108C
		SC	11/04/2010	DATA ENTER		2021	12,862	41,318	54,180			46,248C
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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	
18496 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
SCHULZE VALERI A 18496 CHASSELL-PAINESDALE RD CHASSELL MI 49916		2024 Est TCV 275,290 TCV/TFA: 239.80												
		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
P6-34-7 SEC 34 T54N R34W E 1/2 OF SW 1/4. 80 A.						NEW ACREAG 40 + ACRES		80.00	Acres	2100	100			168,000
Comments/Influences						80.00 Total Acres				Total Est. Land Value =				168,000
						Land Improvement Cost Estimates								
						Description					Rate	Size % Good		Cash Value
						Wood Frame					22.09	1360 46		13,819
						Total Estimated Land Improvements				True Cash Value =				13,819
		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	53,645	137,645			28,594C		
		KH	09/08/2010		INSPECTED	2023	76,000	49,544	125,544			27,233C		
		SC	11/04/2010		DATA ENTER	2022	76,000	43,499	119,499			25,937C		
						2021	77,600	42,405	120,005			25,109C		
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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 32 WGEF (1 Story) 204 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		X 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									
2 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Few		Basement: 840 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 Horiz. Slide Casement Double Glass 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 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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1148 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	Basement	224		
1.5 Story	Siding	Basement	616		
Total:				134,433	75,281

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,453		2,494	
Water Well, 50 Feet	1	2,530		1,417	
Porches					
WGEF (1 Story)	32	4,378		2,452	
Deck					
Treated Wood	204	4,007		2,244	
Totals:				149,801	83,888

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

82,462

Building Type	Stables				
Year Built	1990				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 120				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 36 = 864				
Cost New	\$ 16,969				
Phy./Func./Econ. %Good	66/100/100 66.0				
Depreciated Cost	\$ 11,200				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	66				
Est. True Cash Value	\$ 11,009				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11009 / All Cards: 11009					

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		
17970 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 11/12/2019										
Owner's Name/Address		MAP #:										
PAROLINI JOANN & KERNEN GINA M AND CAROLE MORELLO 17970 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		2024 Est TCV 154,143 TCV/TFA: 164.68										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
MORELLO CAROLE 7729 SHADY BEACH WHITMORE LAKE MI 48189		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			RATE 1				36.500 Acres 2,273 100	82,950	
					36.50 Total Acres Total Est. Land Value = 82,950							
Tax Description		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates						
					Description					Rate	Size % Good	Cash Value
					Wood Frame					21.82	190 46	1,907
					Wood Frame					20.96	256 46	2,468
					Total Estimated Land Improvements True Cash Value = 4,375							
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	41,475	35,597	77,072				41,036C
		LP	05/01/2009	DATA ENTER	2023	35,200	32,814	68,014				39,082C
		KH	09/08/2010	INSPECTED	2022	35,200	27,561	62,761				37,221C
		SC	11/04/2010	DATA ENTER	2021	35,720	27,477	63,197				36,032C
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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 1 Wood Stove Direct-Vented Gas		Area Type 70 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: 320 % 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 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									
1 Basement 4 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: 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									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 624 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 1 1000 Gal Septic 2000 Gal Septic									
X Storms & Screens		(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											
Asphalt Shingle X Metal		(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 = 624 SF Floor Area = 936 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	624		
Total:				109,752	53,779
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	4,453	2,182
	Water Well, 50 Feet		1	2,530	1,240
Porches					
	WGEF (1 Story)		70	6,808	3,336
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		320	13,075	6,407
Fireplaces					
	Wood Stove		1	2,103	1,030
Totals:				138,721	67,974

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 66,818

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%								
PAROLINI LARRY E & EDWARD J JR 17962 CHASSELL-PAINESDALE RD HOUGHTON MI 49931		MAP #:		2024 Est TCV 83,847						
Tax Description		Improved		X	Vacant		Land Value Estimates for Land Table 23.NORTHERN			
P6-34-9 SEC 34 T54N R34W SW 1/4 OF SW 1/4 LESS PAR D/F; COMM AT SW COR OF SEC 34 BEING POB, TH N 183', TH E 33', TH S 45 DEG 3' 212.13', TH S 33', TH W 183' TO POB SD PAREL CONTS .51 A. CONTAINS 39.49 ACRES M/L		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RATE 1 39.490 Acres 2,123 100 83,847 39.49 Total Acres Total Est. Land Value = 83,847						
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								
		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	41,924	0	41,924			4,162C		
KH 09/08/2010 INSPECTED		2023	37,592	0	37,592			3,964C		
SC 11/04/2010 DATA ENTER		2022	37,516	0	37,516			3,776C		
		2021	38,306	0	38,306			3,656C		

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
ROYCE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		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						
				0.51 Acres 0 100 0						
				0.51 Total Acres Total Est. Land Value = 0						
Taxpayer's Name/Address		Dirt Road								
HOUGHTON CO RD COMMISSION		Gravel Road								
ROYCE RD		Paved Road								
HANCOCK MI 49930		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Tax Description										
P6-34-9A SEC 35 T54N R34W COMM AT THE SW COR OF SEC 34 SD SW COR BEING POB; TH N 183', TH E 33', TH S 45 DEG E 212.13'; TH S 33';TH W 183' TO POBCONTAINING 0.51 ACRE 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	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			
17962 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION			05/20/1991		91-240	FOUNDATION			
Owner's Name/Address		P.R.E. 0%												
PAROLINI LARRY E & EDWARD J JR		MAP #:												
17962 CHASSELL-PAINESDALE RD		2024 Est TCV 160,701 TCV/TFA: 129.81												
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN								
Tax Description		Public Improvements			* Factors *									
P6-34-9B SEC 34 T54N R34W A PIECE OF LAND IN THE NW 1/4 OF SW 1/4 375' WIDE & 376' LONG IN EXTREME NW COR OF NW 1/4 OF SW 1/4. 3.5 ACRES M/L		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					RATE 1			3.500	Acres	7,429	100			26,000
					3.50 Total Acres			Total Est. Land Value =			26,000			
		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	13,000	67,351	80,351				28,881C		
		KH	09/08/2010	INSPECTED	2023	11,250	61,554	72,804				27,506C		
		SC	11/04/2010	DATA ENTER	2022	11,250	59,365	70,615				26,197C		
					2021	10,750	58,968	69,718				25,361C		
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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 Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1991 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: 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									
Building Style: RANCH		Drywall 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 6 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 Few Small		Basement: 1238 S.F. Crawl: 0 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 X 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 RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1238 SF Floor Area = 1238 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	Basement	1,238		
Total:				157,974	101,103

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1		4,453		2,850
Water Well, 50 Feet	1		2,530		1,619
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	1008		36,419		23,308
Door Opener	1		535		342
Totals:			201,911		129,222

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

127,025

Building Type	Barn - General Purpose				
Year Built	1900				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 180				
Height	14				
Heating System	No Heating/Cooling				
Length/Width/Area	30 x 60 = 1800				
Cost New	\$ 39,042				
Phy./Func./Econ. %Good	20/100/100 20.0				
Depreciated Cost	\$ 7,808				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.983				
% Good	20				
Est. True Cash Value	\$ 7,676				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7676 / All Cards: 7676					

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			
18854 CHASSELL-PAINESDALE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 01/11/2021 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
PORTAGE LAKE SPORTSMEN INC PO BOX 56		2024 Est TCV 85,310 TCV/TFA: 74.57												
18854 CHASSELL-PAINESDALE RD CHASSELL MI 49916		X	Improved		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
PORTAGE LAKE SPORTSMEN INC PO BOX 56 18854 CHASSELL-PAINESDALE RD CHASSELL MI 49916		X				STANDARD 20+						79.000	Acres	1,080
Tax Description			Gas Curb Street Lights Standard Utilities Underground Utils.			79.00 Total Acres Total Est. Land Value = 85,310								
P6-34-10 SEC 34 T54N R34W E 1/2 OF SE 1/4. 80 A. SEE GHOST 010-284-012-01 FOR IMPROVEMENTS / BUILDINGS		X												
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	42,655	0	42,655				15,236C		
		KH	09/07/2010	INSPECTED	2023	41,802	0	41,802				14,511C		
		SC	11/04/2010	DATA ENTER	2022	41,075	0	41,075				13,820C		
					2021	41,180	0	41,180				13,379C		
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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 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 656 WGEF (1 Story) 256 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 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: 1144 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 = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/0/100/0

Functional Depreciation because of: SEE -01 GHOST PARCEL

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,144		
Total:				125,572	0

Other Additions/Adjustments

Porches					
WGEF (1 Story)	656		37,989		0
Deck					
Treated Wood	256		4,659		0
Totals:			168,220		0

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

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	
18854 CHASSELL-PAINESDALE RD			School: HOUGHTON-PORTAGE TWP SCHOOLS		DECK		09/08/2017		2017-010-001	FOUNDATION		
Owner's Name/Address			P.R.E. 0%									
PORTAGE LAKE SPORTSMEN INC PO BOX 56			MAP #:									
18854 CHASSELL-PAINESDALE RD CHASSELL MI 49916			2024 Est TCV 240,917 TCV/TFA: 80.74									
Taxpayer's Name/Address			X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL					
			Public Improvements			* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						OFF HWY			1.000 Acres	15,000	100	15,000
							1.00	Total Acres	Total Est. Land Value =			15,000
Tax Description			X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
PORTAGE LAKE SPORTSMEN INC PO BOX 56 18854 CHASSELL-PAINESDALE RD CHASSELL MI 49916												
GHOST PARCEL FOR IMPS - QF PROGRAM ON SEC 34 T54N R34W E 1/2 OF SE 1/4. .												
Comments/Influences												
			Topography of Site									
			X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
			Who	When	What	2024	7,500	112,959	120,459			14,420C
			KH	09/07/2010	INSPECTED	2023	7,500	100,636	108,136			13,734C
			SC	11/04/2010	DATA ENTER	2022	4,808	96,190	100,998			13,080C
						2021	6,000	67,291	73,291			11,470C
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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 656 WGEF (1 Story) 256 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		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: 1144 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 = 1144 SF Floor Area = 1144 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	1,144		
Total:				147,282	89,842

Other Additions/Adjustments

Porches					
WGEF (1 Story)	656	41,781	25,486		
Deck					
Treated Wood	256	4,764	2,906		
Totals:		193,827	118,234		

Notes:

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 100,972

Desc. of Bldg/Section: PAVILLION										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Pavilions										Class: D,Pole Quality: Fair									
Class: D,Pole Floor Area: 640 Gross Bldg Area: 1,840 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Stories: 1 Story Height: 10 Perimeter: 104									
										Base Rate for Upper Floors = 85.91									
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100										(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%									
										Adjusted Square Foot Cost for Upper Floors = 85.91									
Total Floor Area: 640										Base Cost New of Upper Floors = 54,982									
										Reproduction/Replacement Cost = 54,982									
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0										Total Depreciated Cost = 49,484									
										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 42,259									
Replacement Cost/Floor Area= 85.91 Est. TCV/Floor Area= 66.03																			
Year Built Remodeled										Area: Perimeter: Type: Heat:									
Overall Bldg Height										*** Basement Info ***									
Comments: PAVILLION										* 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:									
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:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										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:									

Desc. of Bldg/Section: CANOPY Calculator Occupancy: Pavilions										<<<<<< Calculator Cost Computations >>>>>>										
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,840 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Fair Stories: 1 Story Height: 10 Perimeter: 224										
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 89.65								
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%										
					Quality: Fair Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 224 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 89.65										
Year Built Remodeled					*** Basement Info ***					Total Floor Area: 1,200 Base Cost New of Upper Floors = 107,580										
					Area: Perimeter: Type: Heat:					Reproduction/Replacement Cost = 107,580 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 96,822										
Overall Bldg Height					* Mezzanine Info *					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 82,686 Replacement Cost/Floor Area= 89.65 Est. TCV/Floor Area= 68.90										
					Area #1: Type #1: Area #2: Type #2:															
Comments: CANOPY					* 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		Few Average					
(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:					(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.			
ARENS JOSEPH	ANDRESS AMANDA & DANE	1	12/16/2011	QC	09-FAMILY	2011/06290	DEED	100.0			
ARENS CHRISTI	ARENS JOSEPH	99	09/09/2010	QC	09-FAMILY	2010/4584	DEED	100.0			
LIM JIN K.	ARENS CHRISTI	41,500	12/11/2009	AFF	03-ARM'S LENGTH	2010/00049	DEED	100.0			
MICKALICH ALBERT P & MARY	LIM JIN K.	0	11/20/2009	QC	03-ARM'S LENGTH	2010/00047	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
42434 HORSESHOE LANE		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/30/2016		2016-031-127		COMPLETE	
		P.R.E. 100% 09/14/2016		HOUSE		08/12/2011		11-159		COMPLETE	
Owner's Name/Address		MAP #:									
ANDRESS AMANDA & DANE 42434 HORSEHOE LANE CHASSELL MI 49916		2024 Est TCV 365,779 TCV/TFA: 244.50									
		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
Tax Description					NEW ACREAG	11 ACRE		10.22	Acres	4250 100	43,435
P6-34-11 SEC 34-54-34							10.22	Total Acres		Total Est. Land Value =	43,435
PARCEL C: A PARCEL IN THE SE 1/4 OF SEC 34; COM AT THE S 1/4 CORNER OF SEC 34; TH N 00 DEG 59' 22" W 2023.06' ALONG THE N S 1/4 LINE OF SEC 34 TO THE POB; TH N 00 DEG 59' 22" W 337.18' ALONG THE N S 1/4 LINE OF SEC 34; TH N 88 DEG 22' 50" E 1319.76'; TH S 00 DEG 59' 41" E 337.39'; TH S 88 DEG 23' 22" W 1319.79' TO THE POB 10.22 A M/L					Land Improvement Cost Estimates						
SPLIT ON 08/20/2010 FROM 010-284-013-00; SPLIT ON 12/20/2011 INTO 010-284-013-30, 010-284-013-40;					Description		Rate		Size % Good		Cash Value
					Wood Frame		22.09		552 95		11,584
					Total Estimated Land Improvements True Cash Value = 11,584						
Comments/Influences											
SPLIT/COMB. ON 12/20/2011 COMPLETED 12/20/2011 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-10; CHILD PARCEL(S): 010-284-013-30, 010-284-013-40; -----											
----- SPLIT/COMB. ON 08/20/2010 COMPLETED 08/20/2010 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-00; CHILD PARCEL(S): 010-284-013-10, 010-284-013-20;											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	21,718	161,172	182,890			120,063C
					2023	16,097	146,938	163,035			114,346C
					2022	16,097	128,857	144,954			108,901C
					2021	13,286	128,748	142,034			105,423C

Building Type				(3) Roof (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	Type	Year Built: 2016 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: 1944 % Good: 0 Storage Area: 720 No Conc. Floor: 0										
																										(4) Interior	252 WCP (1 Story) 72 CCP (1 Story) 256 WCP (1 Story) 48 Treated Wood							
																													E.C.F. X 0.983					
																															Bsmnt Garage:			
																																	Carport Area: 72 Roof: Comp.Shingle	
Building Style: CAPE			Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 4 Floor Area: 1,496 Total Base New : 329,306 Total Depr Cost: 316,134 Estimated T.C.V: 310,760			E.C.F. X 0.983																						
Yr Built 2011		Remodeled 0		Ex		X Ord		Min																										
Condition: Excellent			Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family CAPE			Cls C			Blt 2011																			
Room List			Doors:			Solid X H.C.			(12) Electric			(11) Heating System: Forced Air w/ Ducts																						
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			0 Amps Service			Ground Area = 1496 SF Floor Area = 1496 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96																						
			Kitchen: Other: Other:			Ex.			X Ord.			Min																						
			(6) Ceilings			No. of Elec. Outlets			Many			X Ave.			Few																			
(1) Exterior			(7) Excavation			(13) Plumbing			Building Areas			Stories Exterior Foundation			Size			Cost New			Depr. Cost													
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			1+ Story Siding 1+ Story Siding			Basement Basement			1,176 320			Total: 219,199			210,431										
(2) Windows			(8) Basement			(14) Water/Sewer			Other Additions/Adjustments																									
X Many Avg. Few			Large Avg. Small			Basement: 1496 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			Water/Sewer 1000 Gal Septic Water Well, 200 Feet			Porches WCP (1 Story) CCP (1 Story) WCP (1 Story)			Deck Treated Wood			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Storage Over Garage Door Opener Base Cost			720 9,684 9,297 2 1,070 1,027 1944 61,197 58,749							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			Lump Sum Items:			Notes:			ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:			310,760																			
(3) Roof			Recreation SF																															
X	Gable Hip Flat		Gambrel Mansard Shed	Living SF			1			1			Comp.Shingle			72			1,155			1,109												
				Walkout Doors (B)			1000 Gal Septic			2000 Gal Septic			Totals: 329,306			316,134																		
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	
42292 HORSESHOE LANE		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		10/24/2019		2019-010-040		FOUNDATION	
		P.R.E. 100% 05/09/2016			HOUSE		06/18/2010		10-150		COMPLETE	
Owner's Name/Address		MAP #:										
WAKEHAM CHRISTI & CHAD PO BOX 115 ATLANTIC MINE MI 49905		2024 Est TCV 330,083 TCV/TFA: 211.59										
		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
P6-34-11 SEC 34 T54N R34W PARCEL A; A PARCEL OF LAND BEING A PART OF THE SE 1/4 OF SEC 34 COM AT THE S 1/4 CORNER OF SEC 34; TH N 00 DEG 59' 22" W 1348.70' ALONG THE N & S 1/4 LINE OF SEC 34 TO THE POB; TH N 00 DEG 59' 22" W 337.18' ALONG THE N S LINE; TH N 88 DEG 23' 55" E 1319.79' ; TH S 00 DEG 59' 41" E 337.39' ; TH S 88 DEG 24' 28" W 1319.82; TO THE POB. 10.22 A M/L SPLIT ON 08/20/2010 FROM 010-284-013-00;					ACREAGE PARCELS			10.220 Acres		4,455	100	45,528
							10.22	Total Acres		Total Est. Land Value =		45,528
Comments/Influences		Topography of Site										
Split/Comb. on 08/20/2010 completed 08/20/2010 LISA OWNER'S REQUEST; Parent Parcel(s): 010-284-013-00; Child Parcel(s): 010-284-013-10, 010-284-013-20; -----		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	22,764	142,278	165,042			116,243C	
		LRK 06/17/2011 INSPECTED			2023	16,220	129,567	145,787			110,708C	
					2022	16,220	113,507	129,727			105,437C	
					2021	19,088	113,722	132,810			102,069C	
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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.		
ARENS JOSEPH	ARENS JOSEPH CAROLYN & CHR	0		12/16/2011	QC	09-FAMILY		2011/06289	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
HORSESHOE LANE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/09/2016										
Owner's Name/Address		MAP #:										
ARENS JOSEPH & CAROLYN & CHRISTI PO BOX 115 ATLANTIC MINE MI 49905		2024 Est TCV 43,435										
		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					NEW ACREAG 11 ACRE		10.22 Acres	4250	100			43,435
							10.22 Total Acres	Total Est. Land Value =			43,435	
P6-34-11 SEC 34-54-34 PARCEL B: A PARCEL IN THE SE 1/4 OF SEC 34; COM AT THE S 1/4 CORNER OF SEC 34; TH N 00 DEG 59' 22" W 1685.88' ALONG THE N S 1/4 LINE OF SEC 34 TO THE POB; TH N 00 DEG 59' 22" W 337.18' ALONG THE N S 1/4 LINE OF SEC 34; TH N 88 DEG 23' 22" E 1319.76'; TH S 00 DEG 59' 41" E 337.39'; TH S 88 DEG 23' 55" W 1319.79' TO THE POB 10.22 A M/L SPLIT ON 08/20/2010 FROM 010-284-013-00; SPLIT ON 12/20/2011 FROM 010-284-013-10;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
		Topography of Site										
Comments/Influences		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
SPLIT/COMB. ON 12/20/2011 COMPLETED 12/20/2011 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-10; CHILD PARCEL(S): 010-284-013-30, 010-284-013-40; ----- ----- SPLIT/COMB. ON 08/20/2010 COMPLETED 08/20/2010 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-00; CHILD PARCEL(S): 010-284-013-10, 010-284-013-20;												
		Who	When	What	2024	21,718	0	21,718				15,130C
					2023	16,097	0	16,097				14,410C
					2022	16,097	0	16,097				13,724C
					2021	13,286	0	13,286				13,286S
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ARENS JOSEPH	ARENS JOSEPH ET AL	0		12/16/2011	QC	09-FAMILY		2011/06291	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
HORSESHOE LANE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/14/2016										
Owner's Name/Address		MAP #:										
ARENS JOSEPH ET AL ANDRESS AMANDA PO BOX 115 ATLANTIC MINE MI 49905		2024 Est TCV 43,435										
		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 11 ACRE		10.22 Acres	4250	100		43,435	
						10.22 Total Acres		Total Est. Land Value =		43,435		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
P6-34-11 SEC 34-54-34												
PARCEL D : A PARCEL IN THE SE 1/4 OF SEC 34; COM AT THE S 1/4 CORNER OF SEC 34; TH N 00 DEG 59' 22" W 2360.24' ALONG THE N S 1/4 LINE OF SEC 34 TO THE POB; TH N 00 DEG 59' 22" W 337.17' ALONG THE N S 1/4 LINE OF SEC 34TO THE INTERIOR CORNER OF SEC. 34; TH N 88 DEG 22' 17" E 1319.71'; TH S 00 DEG 59' 41" E 337.39'; TH S 88 DEG 22' 50" W 1319.74' TO THE POB 10.22 A M/L												
SPLIT ON 08/20/2010 FROM 010-284-013-00; SPLIT ON 12/20/2011 FROM 010-284-013-10;												
Comments/Influences												
SPLIT/COMB. ON 12/20/2011 COMPLETED 12/20/2011 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-10; CHILD PARCEL(S): 010-284-013-30, 010-284-013-40; -----												

SPLIT/COMB. ON 08/20/2010 COMPLETED 08/20/2010 LISA OWNER'S REQUEST; PARENT PARCEL(S): 010-284-013-00; CHILD PARCEL(S): 010-284-013-10, 010-284-013-20;												
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		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Level			2024	21,718	0	21,718			15,130C	
		Rolling			2023	16,097	0	16,097			14,410C	
		Low			2022	16,097	0	16,097			13,724C	
		High			2021	13,286	0	13,286			13,286S	
		Landscaped										
		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.		
				1	07/01/2002	WD	03-ARM'S LENGTH		158:520	DEED	0.0		
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
42255 MAILMAN RD				School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address				P.R.E. 0%									
BAKKILA GARY & CECILIA 19586 CHASSESLL PAINESDALE 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						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
P6-34-13 SEC 34 T54N R34W SW 1/4 OF SE 1/4. 40 A.				X		NEW ACREAG 40 + ACRES		40.00	Acres	2100	100		84,000
Comments/Influences								40.00	Total Acres	Total Est. Land Value =			84,000

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 32 WGEP (1 Story) 72 WGEP (1 Story) 18 WGEP (1 Story) 24 CPP	Year Built: 1991 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: 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										
Building Style: CAPE			Drywall Paneled	X	Plaster Wood T&G										
Yr Built 1941		Remodeled 1993	Trim & Decoration		Ex		X	Ord		Min					
Condition: Good			Size of Closets		Lg		X	Ord		Small					
Room List		Doors:		Solid	X	H.C.									
	1 Basement 4 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				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few				
X	Insulation	X	Plaster			(13) Plumbing		Average Fixture(s)		2		3	Fixture Bath		
(2) Windows		(7) Excavation		Basement: 696 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3	Fixture Bath	2		2	Fixture Bath		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Extra Sink	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove	1		Vent Fan			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	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		1		Water Well			
X	Double Glass Patio Doors Storms & Screens	X													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed												
Asphalt Shingle Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick															

Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls C		Blt 1941	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 936 SF Floor Area = 1284 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1.5 Story	Siding	Basement	696				
1 Story	Siding	Crawl Space	240				
Total:				164,829	105,491		
Other Additions/Adjustments							
Plumbing							
3 Fixture Bath			1	4,547	2,910		
Extra Sink			1	929	595		
Vent Fan			1	247	158		
Water/Sewer							
1000 Gal Septic			1	4,761	3,047		
Water Well, 50 Feet			1	2,629	1,683		
Porches							
WGEP (1 Story)			32	4,764	3,049		
WGEP (1 Story)			72	7,559	4,838		
WGEP (1 Story)			18	1,811	1,159		
CPP			24	656	420		
Garages							
Class: C Exterior: Pole (Unfinished)							
Base Cost			780	20,288	12,984		
Door Opener			1	535	342		
Totals:				213,555	136,676		
Notes:							
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 134,353							

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									
MACINNES DR		School: HOUGHTON-PORTAGE TWP SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
CHARTER TWP OF PORTAGE FOREST HILL CEMETERY 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 *													
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value							
						10.00 Acres			0 100	0							
						10.00 Total Acres			Total Est. Land Value =	0							
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															
P7-31-21 SEC 31 T55N R33W SE 1/4 OF SE 1/4 OF SW 1/4. 10 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	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		RVB 09/13/2010 INSPECTED	SC 10/29/2010 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: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)			Date	Number	Status								
MACINNES DR		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE			08/29/2006			06-253	FOUNDATION								
Owner's Name/Address		P.R.E. 0%																		
CHARTER TWP OF PORTAGE FOREST HILL CEMETERY 47240 GREEN ACRES RD HOUGHTON MI 49931		MAP #:																		
		2024 Est TCV 0 TCV/TFA: 0.00																		
		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								
P7-31-27 SEC 31 T55N R33W SW 1/4 OF SW 1/4 OF SE 1/4. 10 A.					10.00 Acres			0 100			0									
Comments/Influences					10.00 Total Acres			Total Est. Land Value =			0									
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		RVB 09/13/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC 10/29/2010 DATA ENTER			2022	0	0	0			0									
					2021	0	0	0			0									

Desc. of Bldg/Section: VAULT STORAGE										Calculator Cost Computations										
Calculator Occupancy: Warehouses - Storage										<<<<>>>>										
Class: C Floor Area: 1,440 Gross Bldg Area: 1,440 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Good										
					High		Above Ave.		Ave.	X	Low	Stories: 1 Story Height: 12 Perimeter: 0								
Depr. Table : 2.25% Effective Age : 5 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Overall Building Height: 12										
					Quality: Good					Base Rate for Upper Floors = 100.11										
Heat#1: Space Heaters, Gas with Fan 0%					Heat#2: Space Heaters, Gas with Fan 0%					Adjusted Square Foot Cost for Upper Floors = 100.11										
					Ave. SqFt/Story: 1440					Total Floor Area: 1,440 Base Cost New of Upper Floors = 144,158										
Ave. Perimeter					Has Elevators:					Reproduction/Replacement Cost = 144,158										
					*** Basement Info ***					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0										
2006 Year Built Remodeled					Area:					Total Depreciated Cost = 128,301										
					Perimeter:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 109,569										
12 Overall Bldg Height					Type:					Replacement Cost/Floor Area= 100.11 Est. TCV/Floor Area= 76.09										
					Heat: Hot Water, Radiant Floor															
Comments:					* Mezzanine Info *															
					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		Few Average	(40) Exterior Wall:				
						Total Fixtures		Urinals				Many Average		Many Average						
(3) Frame:						3-Piece Baths		Wash Bowls		Water Heaters			Many Unfinished		Many Unfinished					
						2-Piece Baths		Water Heaters		Wash Fountains			Typical		Typical					
(4) Floor Structure:						Shower Stalls		Water Softeners					Flex Conduit		Incandescent					
						Toilets						Rigid Conduit		Fluorescent						
(5) Floor Cover:					(9) Sprinklers:					(13) Roof Structure: Slope=0										
					(10) Heating and Cooling:															
						Gas Oil		Coal Stoker		Hand Fired Boiler										
(6) Ceiling:															(14) Roof Cover:					

Parcel Number: 010-331-004-00

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.		
PORTAGE TOWNSHIP	MICHIGAN TECH UNIVERSITY	172,200		06/23/2006	WD	03-ARM'S LENGTH		168/2155	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status	
WOODMAR DR		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICHIGAN TECH UNIV BD OF CONTROL 1400 TOWNSEND DR 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
					1.47 Acres 0 100 0							
					1.47 Total Acres Total Est. Land Value = 0							
Tax Description												
P7-31-28 SEC 31 T55N R33W PART OF SE 1/4 OF SW 1/4 OF SE 1/4 D/F, BEG AT THE S 1/4 POST OF SEC 31, TH E 672.25' TO POB; TH N0 DEG 17' W 398.7'; TH S 39 DEG 13' E 512'; TH W 321.75' TO THE POB 1.47 ACRES 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: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931				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		
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931					STANDARD COMMERCIAL			50.250 Acres			7,218 100				362,688
					50.25 Total Acres			Total Est. Land Value =						362,688	
Tax Description															
P8-34-1 SEC 34 T55N R34W GOV'T LOT 5 T55N R34W A LESS COPPER R RY R/W (MAIN LINE) 2.29 A LESS COPPER R RY R/W (BREWERY SPUR) 0.83 A LESS PARCEL D/F, COM AT CEN POST SEC 34; TH N 762' TO POB TH N 120', TH S 64 DEG 38' E 518', TH S 60', TH N 70 DEG 59' W 497' TO POB. 50.25 A. ANNEXED TO CITY OF HOUGHTON															
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	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		RVB 09/14/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		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: INDUSTRIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
UPPER PENINSULA POWER CORP TAX DEPT 1002 HARBOR HILLS DR MARQUETTE MI 49855		2024 Est TCV 14,700									
		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			0.980	Acres	15,000 100	14,700
					0.98 Total Acres Total Est. Land Value =						14,700
Tax Description		Dirt Road									
P8-34-2 SEC 34 T55N R34W PART OF GOV'T LOT 5 COM @ CTR SEC 34; THN 762' TO POB ON N SIDE OF HOUGHTON CANA RD IN LN W FRONT SIDE OF BREWERY BLDG & 65' FROM SE COR OF BLDG; TH N 120'; TH S64 DEG 38' E 518'; TH DUE S 60'; TH N 70DEG 59' W 497' TO POB. .98 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									
		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	7,350	0	7,350			458C
					2023	7,350	0	7,350			437C
					2022	7,350	0	7,350			417C
					2021	6,983	0	6,983			404C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
SWANSON DARLENE K	MROZ GLENN D & GAIL A	12,500		07/03/2014	WD	03-ARM'S LENGTH		2014/03340	DEED	100.0		
KETLEHUT WALTER & KATHERIN	SWANSON DARLEN E	0		06/29/2014	OTH	33-TO BE DETERMINED		2014/03338	DEED	0.0		
KETELHUT WALTER & KATHERIN	SWANSON DARLENE K	1		08/13/2013	CD	12-FROM LENDING INSTITUTI		2013/05451	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 06/27/2022										
Owner's Name/Address		MAP #:										
MROZ GLENN D & GAIL A TRUST 18970 CANAL RD HOUGHTON MI 49931		2024 Est TCV 52,200										
		Improved	X	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					RATE 1			13.000	Acres	4,015	100	52,200
					13.00 Total Acres Total Est. Land Value = 52,200							
P8-34-3 SEC 34 T55N R34W COM SE COR, TH N 0 DEG 40' 36" E 795.9', TH N 0 DEG 41' 48" E 522.31', TH N 0 DEG 47' E 930' TO POB; TH N 79 DEG 5' W 410', TH N 68 DEG 56' W 535', TH W 411.79', TH N 0 DEG 39' 53" E 426.05' TORR R/W CENTERLINE, TH N 0 DEG 39' 53" E TO S BDRY OF CO RD P-554, TH SE'LY ALONG CO RD TO E BDRY OF SEC 34, TH S TO POB. 13 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	26,100	0	26,100				17,310C
					2023	19,000	0	19,000				16,486C
					2022	19,000	0	19,000			19,000A	15,701C
					2021	15,200	0	15,200			15,200A	15,200S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
ROBINDALE DR ETC		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931		MAP #:													
		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. 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		
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931					STANDARD COMMERCIAL			40.000 Acres			9,000		100		360,000
Tax Description					40.00 Total Acres			Total Est. Land Value =		360,000					
P8-34-5 SEC 34 T55N R34W SW 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		RVB 09/14/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		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: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
COUNTRY LN OFF		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 100% 06/17/1994										
MI DNR GRANTS ADMIN DIV PAYMENTS IN LIEU OF TAXES PO BOX 30735 LANSING MI 48909-8235		MAP #:										
		2024 Est TCV 5,000 (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			6.160	Acres	13,170	100		81,130
				6.16 Total Acres					Total Est. Land Value =		81,130	
Tax Description		Dirt Road										
P8-34-8 SEC 35 T55N R34W		Gravel Road										
THE EXISTING RR R/W GENERALLY 100' IN		Paved Road										
WIDTH INCLUDING ALL SPURS AND WYES		Storm Sewer										
CONNECTING THERETO. 5.52 A.		Sidewalk										
DNR LIST SAYS 6.16 ACRE - CORRECTED		Water										
3/24/14		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	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	2,500	0	2,500				2,121C
		RVB 09/14/2010 INSPECTED			2023	2,500	0	2,500				2,020C
		SC 10/29/2010 DATA ENTER			2022	2,500	0	2,500				1,924C
					2021	2,500	0	2,500				1,863C

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 #:							
CITY OF HOUGHTON PO BOX 406 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			6.600 Acres	24,485 100	161,600
				6.60 Total Acres Total Est. Land Value =					161,600
Tax Description		Dirt Road							
P8-35-1 SEC 35 T55N R34W A PARCEL OF LAND IN GOV'T LOT 6 SEC 35 D/F, COM AT SE COR OF PLAT OF DAKOTA HEIGHTS, TH N 00 DEG 55' 30" E 1473.30' ALONG E LINE OF SD PLAT TO N R/W OF SHELDEN ST & ON E LINE OF DAKOTA HEIGHTSPLAT, TH S 00 DEG 55' 30" W 36.59', TH N 61 DEG 52' 59" W 189.26' TO POB, TH N 61DEG 52' 59" W 187.08' TO A PT WH LINE INTHE N BDRY OF BLK A OF DAKOTA HEIGHTS, TH S 89 DEG 03' 58" W 364' ALG N LINE OF BLK AOF DAKOTA HEIGHTS, TH S 75 DEG 48' 45" W195.91' ALONG N LINE OF BLK A OF SD PLAT TH N 01 DEG 06' 00" E 68.06' TO A PT LOCNEAR THE EDGE OF PORTAGE LK, TH N 01 DEG06' E 296.03', TH N 83 DEG 03' 46" E 77.85' TO NW COR OF THE OLD COPPER RANGE RR CONCRETE DOCK, TH N 83 DEG 03' 46" E 585.84' ALG THE OUTER OUTER EDGE OF SD DOCK, TH N 83 DEG 11' 32" E 239.67' ALG SD OUTER EDGE & TO NE COR OF SD DOCK, TH ***BALANCE OF DESCRIPTION ON FILE***									
		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		RVB	09/13/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		SC	11/03/2010	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			
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
		MAP #:											
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931		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			1.820 Acres			47,297	100	
Tax Description					1.82 Total Acres			Total Est. Land Value =		86,080			
P8-35-2 SEC 35 T55N R34W A PARCEL OF LAND IN GOVT LOT 6, SEC 35 T55N R34W D/F; COMM AT A POINT WHERE THE N & S C/L OF THE AFORESAID SEC 35 INTERSTHE N LINE OF SHELDEN ST AS SHOWN ON THERECORDED PLAT OF DAKOTA HEIGHTS, TH SWLYALONG SD N LINE OF SD SHELDEN ST 155', TH N 13 DEG W 402.5' TO THE N ROW BDRY OF THE COPPER RANGE RR, TH N 82 DEG 30' E ALG SD N RR ROW BDRY 43.2',TH N 83 DEG9' E ALG SD N RR ROW BDRY 191.5' TO N & S C/L OF SEC 35 TH S 1 DEG 6' W ALG SD N & S C/L 385.1' TO POB. 1.82 ACRES M/L													
Comments/Influences													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			RVB 09/13/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
			SC 11/03/2010 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: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status	
CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
HANCOCK CITY		MAP #:							
ROYCE RD		2024 Est TCV 0							
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			0.120 Acres	50,000 100	6,000
				0.12 Total Acres Total Est. Land Value =					6,000
Tax Description		Dirt Road							
P8-35-3D1 SEC 35 T55N R34W PRT GOV'T LOT 7, COM NW COR OF DAKOTA HEIGHTS, TH S 0 DEG 06' W 7.95', TH S 74 DEG 44' W 424.85', TH S 15 DEG 16' E 12.35', TH S 74 DEG 44' W 20.55' TO POB;TH S 0 DEG 06' W 100', TH S 76 DEG 44' W51.38', TH N 0 DEG 06' E 100', TH N 76 DEG 44' E 51.38' TO POB. .12 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						
			Wooded						
			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	09/13/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		SC	11/03/2010	DATA ENTER	2022	0	0	0	0
					2021	0	0	0	0

03/26/2024

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

Desc. of Bldg/Section: Calculator Occupancy: Apartment																			
Class: C Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght					Construction Cost														
					High		Above Ave.		Ave.	X	Low								
Depr. Table : 2% Effective Age : 4 Physical %Good: 92 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Good Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:														
					*** Basement Info *** Area: Perimeter: Type: Heat:														
	Year Built Remodeled				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:														
	Overall Bldg Height																		
Comments:																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					Footings					(8) Plumbing:					Outlets: Fixtures: Few Few Average Average Many Many Unfinished Unfinished Typical Typical				
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct							
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					(40) Exterior Wall:				
															Thickness				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:									
(6) Ceiling:					Gas Coal Oil 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		
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
		MAP #:											
ROYALE AIR SERVICE INC JONATHON RECTOR 21205 ROYCE RD HANCOCK MI 49930		2024 Est TCV 7,748											
			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
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			NEW ACREAG 1 ACRE		0.60 Acres		13000		100		7,748
ROYALE AIR SERVICE INC JONATHON RECTOR 12361 MCGERGOR PALMS DR FORT MYERS FL 33908					0.60 Total Acres		Total Est. Land Value =		7,748				
Tax Description		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
P8-35-3E1 SEC 35 T55N R34 W PART OF SW 1/4; COM ON W SEC LN N 00 DEG39'56" E 1318.46' AND N 00 DEG 47' E 42.43' FROM SW COR; TH N 00 DEG 47' E 278.16'; TH E 92.3'; TH SE'LY 39.74' ALGARC OF A 65' RAD CURVE TO LEFT WH CHORD BEARS S 44 DEG 59' 57" E 39.12'; TH S 130.04'; TH S 45 DEG 47' W 172.68' TO POB. .596 A M/L													
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	3,874	0	3,874			3,009C		
		RVB	09/14/2010	INSPECTED	2023	2,866	0	2,866			2,866S		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC	11/03/2010	DATA ENTER	2022	2,866	0	2,866			2,866S		
					2021	3,576	0	3,576			3,576S		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CMAC SERVICES LLC	MINDYA LLC	120,000		02/07/2022	WD	03-ARM'S LENGTH		2022/00693	PROPERTY TRANSFER	100.0			
OAK GROVE DEVELOPERS INC	CMAC SERVICES, LLC	75,000		08/01/2007	WD	03-ARM'S LENGTH		2007/04303	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MINDYA LLC SIMONSEN PROPERTIES 1224 MILITARY RD HOUGHTON MI 49931		2024 Est TCV 183,247											
		Improved	X	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE VIEW	201.96	0.00	1.0000	1.0000	352	100		71,090
					LAKE VIEW	139.07	0.00	1.0000	1.0000	352	100		48,953
					RATE 1			17.820	Acres	3,547	100		63,204
					341 Actual Front Feet, 17.82 Total Acres					Total Est. Land Value =		183,247	
Tax Description													
P8-35-3B SEC 35 T55N R34W PRT OF GOV'T LOT 7, COM W 1/4 COR OF SEC 35; TH S 00 DEG 42' 19" W (PREV REC AS S 00 DEG 47' 00" W) ALG W LINE OF SD SEC 19.14' TO S LINE OF FORMER CR RR R/W, ALSO POB; TH TWO COURSES ALG RR R/W LINE; S 76 DEG 32' 50" E 41.95'; TH 620.71' ALG 1,482.39' RAD CURVE TO LEFT DELTA ANGLE 23 DEG 59' 27" & CHORD BEARING S 88 EG 32' 34" 616.18' TO S R/W LINE OF HOUGHTON CANAL RD (PP554); TH FOLL TWO COURSES ALG S R/W LINE OF HOUGHTON CANAL RD; 201.96' ALG 851.51' RAD CURVE TO LEFT DELTA ANGLE 13 DEG 35' 22" AND CHORD BEARING N 84 DEG 31' 06" E 201.49'; TH N 77 DEG 56' 139.07' TO NW COR OF PARCEL REC LIBER 133 PAGE 259; TH FOLL TWO COURSES ALG W & S LINES OF SD PARCEL: S 00 DEG 07' 44" W 170.04' (REC S 00 DEG 02' 44" W 170'); TH N 77 DEG 43 09" E 196.88' (REC N 77 DEG 35' 40" E 197') TO W LINE OF DAKOTA ***BALANCE OF DESCRIPTION ON FILE***		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	91,624	0	91,624			80,293C		
		RVB	09/14/2010	INSPECTED	2023	76,470	0	76,470			76,470S		
		SC	11/03/2010	DATA ENTER	2022	92,157	0	92,157			17,678C		
					2021	87,157	0	87,157			17,114C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CMAC SERVICES, LLC	HANCOCK CITY	45,000		08/12/2008	WD	03-ARM'S LENGTH		2008/04555	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status		
HOUGHTON CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HANCOCK CITY		MAP #:											
399 QUINCY STREET		2024 Est TCV 0											
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	
Tax Description					HWY N END	111.57	0.00	1.0714	0.0000	500	100	0	
SEC 35 T55N R34W					HWY N END	96.04	0.00	1.0714	0.0000	500	100	0	
PART OF GOVT LOT 7, COM W 1/4 COR OF SEC 35; TH S 00 DEG 42' 19" W ALG W LINE OF SEC 19.14' TO S LINE OF FORMER CR RR R/W; TH FOLL THREE COURSES ALG RR R/W LINE; S 76 DEG 32' 50" E 41.95'; TH 579.21' ALG 1482.39' RAD CURVE TO LEFT WITH ANGLE OF 22 DEG 23' 13", A CHORD BEARING S 87 DEG 44' 26" E AND A CHORD 575.53' TO POB (THE STRAIGHT LINE COURSE FROM SD W 1/4 COR TO POB IS S 85 DEG 12' 39" E 617.81'); TH 41.50' ALG 1482.39' RAD CURVE TO LEFT WITH DELTA ANG OF 1 DE 36' 15" , A CHORD BEARING N 80 DEG 15' 50" E AND A CHORD DISTANCE 41.50' TO S R/W LINE OF HOUGHTON CANAL RD (PP554); TH 55.79' ALG A 851.51' RAD CURVE TO LEFT WITH DELTA ANGLE 3 DEG 45' 14", A CHORD BEARING N 89 DEG 26' 10" E AND CHORD DISTANCE OF 55.78' ALG SD R/W OF HOUGHTON CANAL RD; TH S 0 DEG 06' 00" W ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road			HWY N END	95.99	0.00	1.0714	0.0000	500	100	0
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk			3.00 Acres							
			Water			304 Actual Front Feet, 3.00 Total Acres							
			Sewer			Total Est. Land Value =							
		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	
Comments/Influences		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT				EXEMPT	
		RVB	09/13/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT				EXEMPT	
		SC	11/03/2010	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.					
COLUCCI MARY ANNE	DATTA RUPALI	135,000	06/08/2010	WD	19-MULTI PARCEL ARM'S LEN	2010/02970	DEED	100.0					
BRAUN MARIE/THOMAS & TERRY	COLUCCI MARY ANNE	87,000	01/31/2007	WD	03-ARM'S LENGTH	2007/00633	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19239 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		06/30/2008	08-168	FOUNDATION				
		P.R.E. 100% 06/14/2010											
Owner's Name/Address		MAP #:											
DATTA RUPALI 19239 CANAL RD HOUGHTON MI 49931		2024 Est TCV 221,965 TCV/TFA: 109.34											
		X	Improved	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P8-35-4 SEC 35 T55N R34W PART OF GOV'T LOT 7 D/F FROM NW COR OF BLK 10 OF DAKOTA HEIGHTS ADD TO HOUGHTON, TH S 74 DEG 44' W 62.24' TO POB, TH S 0 DEG 6' W 100', TH S 74 DEG 44' W 51.85', TH N 0 DEG 6' E 105.68' TH N 0 DEG 56' E 50.64' TO POB. .12 A. AND P8-35-3F SEC 35 T55N R34W PARC IN GOV'T LOT 7; COM @ W 1/4 COR; THN 101.53'; TH E 1185.53' TO NW COR OF PLAT OF DAKOTA HEIGHTS; TH S 00 DEG 02' 44" W ALG W'LY BDRY OF PLAT 42.74' TO PT OF INTERSEC W/ S'LY ROW OF HOUGHTON CANAL RD WH IS POB; TH S 00 DEG 02'44" W 170'; TH S 77 DEG 35'40" W 197'; TH N 00DEG 02'44" E 170' TO S'LY ROW OF HOUGHTON CANAL RD; TH N 77 DEG 35'40" E ALG ROW 197' TO POB. EXC COM FROM NW COR OF BLK 10 OF DAKOTA HEIGHTS PLAT; TH S 74 DEG 44' W 62.24' TO POB; TH S 00 DEG 06' W 100'; TH S 74 DEG 44' W ***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.			RATE 1 0.760 Acres 13,000 100 0.76 Total Acres Total Est. Land Value = 9,880							
		X				Land Improvement Cost Estimates							
		X				Description	Rate		Size % Good		Cash Value		
		X				Wood Frame	34.50		63 46		1,000		
		X				Total Estimated Land Improvements True Cash Value = 1,000							
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	4,940	106,043	110,983			77,291C		
		RVB 09/14/2010 INSPECTED			2023	3,654	96,814	100,468			73,611C		
		SC 11/03/2010 DATA ENTER			2022	3,654	84,823	88,477			70,106C		
					2021	720	84,957	85,677			64,027C		
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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 48 WGEP (1 Story) 192 WGEP (1 Story) 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 Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 1/4		Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 2005		Trim & Decoration									
Condition: Good		Ex		X Ord									
Room List		Doors:		Solid		X H.C.							
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors				(12) Electric							
(1) Exterior		Kitchen:		Other:		200 Amps Service							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures							
X Stucco Insulation						Ex.		X Ord.					
						No. of Elec. Outlets							
						Many		X Ave.					
(2) Windows		(7) Excavation				(13) Plumbing							
Many Avg. Few		X Avg. Small		Basement: 728 S.F. Crawl: 168 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											
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)				(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: Block		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2 1/4

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = 896 SF Floor Area = 2030 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	728		
1.25 Story	Siding	Crawl Space	168		
Total:				250,547	189,322

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,761	3,618
Water Well, 50 Feet	1	2,629	1,998
Porches			
WGEP (1 Story)	48	5,819	4,422
WGEP (1 Story)	192	14,413	10,954
WGEP (1 Story)	48	5,819	4,422
Totals:		283,988	214,736

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 211,085

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: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status						
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MICHIGAN STATE HWY COMM		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		
MICHIGAN STATE HWY COMM					1.38 Acres			0		100				0
					1.38 Total Acres			Total Est. Land Value =						0
Tax Description														
P8-35-8A SEC 35 T55N R34W PART OF SE 1/4 OF SW 1/4 SEC 35 T55N R34W D/F, COMMENCING AT THE INTERSECTION & CENTER OF PARK AVE & CALVERLEY STS, DAKOTA HEIGHTS, TH S 0 DEG 6' W 940', THS 89 DEG 54' E 33' TO E R/W OF BDRY LINEOF HWY M-26 POB, TH S 89 DEG 54' E 200', TH S 0 DEG 6' W 300', TH N 89 DEG 54' W 200', TH N 0 DEG 6' E 300' ALONG R/W OF BDRY LINE OF HWY M-26 TO POB. 1.38 A.		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		RVB 09/13/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		SC 11/03/2010 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: COMMERCIAL-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 48909-8235		2024 Est TCV 4,000 (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			3.030	Acres	13,990 100	42,390
					3.03 Total Acres Total Est. Land Value =						42,390
Tax Description		Dirt Road									
P8-35-9 SEC 35 T55N R34W THE EXISTING RR R/W GENERALLY 100' IN WIDTH INCLUDING ALL SPURS AND WYES CONNECTING THERETO. 3.03 A.		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		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	2,000	0	2,000		1,357C	
		RVB 09/14/2010 INSPECTED			2023	2,000	0	2,000		1,293C	
		SC 11/03/2010 DATA ENTER			2022	2,000	0	2,000		1,232C	
					2021	2,000	0	2,000		1,193C	

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 11 ACRE			10.35 Acres			4250 100			43,988
					10.35 Total Acres			Total Est. Land Value =			43,988			
Tax Description														
P8-36-1 SEC 36 T55N R34W THE EXISTING RR R/W GENERALLY 100' IN WIDTH INCLUDING ALL SPURS AND WYES CONNECTING THERETO. 10.35 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
			RVB 09/13/2010 INSPECTED	SC 10/29/2010 DATA ENTER		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.			
GUNDLACH GRETCHEN & ETAL	MICHIGAN TECH UNIV BD OF C	350,000	09/27/2005	WD	03-ARM'S LENGTH	167/2782	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
21610 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:									
1400 TOWNSEND DR		2024 Est TCV 0 TCV/TFA: 0.00									
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL					
Tax Description		Public Improvements		* Factors *							
PA18-2-1 LOTS 1, 2 & 3 BLK 2 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Dirt Road	HWY N END	0.00	200.00	1.0000	1.0000	500	100	0
Comments/Influences			Gravel Road	HWY N END	0.00	200.00	1.0000	1.0000	500	100	0
			Paved Road	1.26 Acres			0	100	0		
			Storm Sewer	1.26 Total Acres			Total Est. Land Value =			0	
			Sidewalk								
		X	Water Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
			Topography of Site								
			X	Level							
				Rolling							
		Low									
		High									
		Landscaped									
		X	Swamp								
			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	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TA	10/08/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		TH	10/11/2010	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.		
Property Address		Class: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status		
US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
MICHIGAN TECH UNIV BD OF CONTROL US HIGHWAY 41 HOUGHTON MI 49931		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
				HWY N END	0.00	200.00	1.0000	1.0000	500 100	0
									0 100	0
									0.46 Acres	0
									Total Est. Land Value =	0
Tax Description		Dirt Road								
PA18-2-2 LOT 4 BLK 2 SHELDEN & DOUGLASS		Gravel Road								
LAKE VIEW ADD TO CITY OF HOUGHTON.		Paved Road								
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								
		Wooded								
		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
					2023	EXEMPT	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		
WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
MICHIGAN TECH UNIV BD OF CONTROL 21680 WOODLAND RD HOUGHTON MI 49931		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
				HWY N END	0.00	200.00	1.0000	1.0000	500 100	0
				HWY N END	0.00	180.00	1.0000	0.9895	500 100	0
								0.87 Acres	0 100	0
								0.87 Total Acres	Total Est. Land Value =	0
Tax Description		Dirt Road								
PA18-2-3 LOTS 5 & 6 BLK 2, EXC E 20' OF LOT 6 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		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								
		Swamp								
		Wooded								
		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
					2023	EXEMPT	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					
US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MICHIGAN TECH UNIV BD OF CONTROL US HIGHWAY 41 HOUGHTON MI 49931		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		
PA18-2-3A E 20' OF LOT 6 BLK 2 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					HWY N END	0.00	200.00	1.0000	1.0000	500	100				0
Comments/Influences															0
															0
		Topography of Site			0.92 Acres 0 100 Total Est. Land Value = 0										
		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	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-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status					
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:											
WOODLAND ST		2024 Est TCV 0 TCV/TFA: 0.00											
HOUGHTON MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
Tax Description		Public Improvements			* Factors *								
PA18-2-4 LOT 7 AND LOT 8 EXCEPT THE E 50' OF LOT 8 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		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					0.65 Acres 0 100								
					0.65 Total Acres Total Est. Land Value = 0								
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					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			Area 64WCP (1 Story)			Year Built: 1955 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: 764 % 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: 31 Floor Area: 5,742 Total Base New : 566,051 Total Depr Cost: 390,577 Estimated T.C.V: 333,553			E.C.F. X 0.854			Bsmnt Garage: Carport Area: Roof:					
Building Style: 2			Drywall PaneledPlaster Wood T&G			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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 2871 SF Floor Area = 5742 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,959 2 Story Siding Crawl Space 912 Total: 532,592 367,489 Other Additions/Adjustments Porches WCP (1 Story) 64 3,604 2,487 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 764 29,559 Common Wall: 1 Wall 1 -2,628 -1,813 Water/Sewer Public Water 1 1,462 1,009 Public Sewer 1 1,462 1,009 Totals: 566,051 390,577 Notes: ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 333,553									
Yr Built 1955Remodeled 0			Ex X Ord Min			Size of Closets															
Condition: Good			Lg X Ord Small																		
Room List			Doors: Solid X H.C.																		
	Basement 5 1st Floor 5 2nd Floor 5 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 2871 SF Floor Area = 5742 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,959 2 Story Siding Crawl Space 912 Total: 532,592 367,489 Other Additions/Adjustments Porches WCP (1 Story) 64 3,604 2,487 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 764 29,559 Common Wall: 1 Wall 1 -2,628 -1,813 Water/Sewer Public Water 1 1,462 1,009 Public Sewer 1 1,462 1,009 Totals: 566,051 390,577 Notes: ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 333,553			E.C.F. X 0.854			Bsmnt Garage: Carport Area: Roof:						
(1) Exterior			(6) Ceilings																		
X	Wood/Shingle Aluminum/Vinyl Brick		Insulation			(7) Excavation Basement: 0 S.F. Crawl: 2871 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:						
(2) Windows																					
X	Many Avg. X Large Few Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 2871 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:									
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			(7) Excavation Basement: 0 S.F. Crawl: 2871 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:						
Asphalt Shingle																					
Chimney: Brick																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MESSNER DEEN M & DIANE H	ZEMKE GREGORY D & JULIANA	204,999	07/19/2019	WD	03-ARM'S LENGTH	2019/03699	PROPERTY TRANSFER	100.0						
SOTTILE WILLIAM S & MARGAR	MESSNER DEEN M & DIANE H	225,000	08/01/2005	WD	03-ARM'S LENGTH	167:2416	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
21706 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 07/29/2019												
Owner's Name/Address		MAP #:												
ZEMKE GREGORY D & JULIANA J 21706 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 328,385 TCV/TFA: 158.18												
		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	
					MAIN	50.00	200.00	1.0000	1.1547	98	100		5,658	
PA18-2-5A E'LY 50' OF LOT 8 , BLK 2 AND LOT 9, BLK 2 SHELDEN & DOUGLAS LAKE VIEW					MAIN	100.00	200.00	1.0000	1.1547	98	100		11,316	
ADD TO CITY OF HOUGHTON					150 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value =	16,974
Comments/Influences														
		X	Water											
		X	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	8,487	155,706	164,193			133,784C			
		TA	09/28/2010	INSPECTED	2023	7,621	146,799	154,420			127,414C			
		TH	10/11/2010	DATA ENTER	2022	7,275	131,879	139,154			121,347C			
					2021	7,361	123,978	131,339			117,471C			
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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			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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 403 % 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						1 Interior 1 Story 1 Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			296 CPP 36 WCP (1 Story)								
			X Drywall																			Plaster		
			Paneled																			Wood T&G		
			Trim & Decoration																					
Building Style:																								
CAPE																								
Yr Built		Remodeled																						
0		0																						
Condition: Good																								
Room List			Doors:			Solid			X			H.C.												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MARSH NATHANIEL & NATALIE	DARESTANI YOUSEF M & HATOU	236,000		05/18/2021	WD	03-ARM'S LENGTH		2021/04226	DEED	100.0			
HOLLES JOSEPH H & KIRSTEN	MARSH NATHANIEL & NATALIE	154,000		09/21/2010	WD	03-ARM'S LENGTH		2010/4776	DEED	100.0			
		119,000		08/01/2002	WD	03-ARM'S LENGTH		158:794	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
48149 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/09/2021											
Owner's Name/Address		MAP #:											
DARESTANI YOUSEF M & HATOUM HODA 48149 US HWY 41 HOUGHTON MI 49931		2024 Est TCV 225,248 TCV/TFA: 115.99											
		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								
PA18-2-6 LOT 10 BLK 2 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN 100.00 200.00 1.0000 1.1547 98 100 11,316								
Comments/Influences					100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 11,316								
		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	5,658	106,966	112,624			105,631C
		TA			09/28/2010	INSPECTED	2023	5,081	101,244	106,325			100,601C
		TH	10/11/2010	DATA ENTER	2022	4,850	90,961	95,811			95,811S		
					2021	4,908	85,510	90,418			83,454C		
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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			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			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 384 175Type CPP CPP			Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X Wood Frame			(4) Interior																				
Building Style: RANCH			Drywall PaneledX 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: 36 Floor Area: 1,942 Total Base New : 299,257 Total Depr Cost: 191,524 Estimated T.C.V: 213,932			E.C.F. X 1.117			Bsmnt Garage:							
Yr Built 1947		Remodeled 0																					
Condition: Good			Trim & Decoration			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 = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas			Cls C Blt 1947								
Room List			Doors:			Solid X H.C.			(12) Electric														
2 Basement 7 1st Floor 2nd Floor 2 Bedrooms			(5) Floors			Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation 1 Story Brick Basement 1 Story Siding Blt-in Gar.			Size 1,546 396 Total: 258,906			Cost New Depr. Cost 1,947 3,782 2,036		
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments														
X Wood/Shingle Aluminum/Vinyl Brick			X Plaster			Many X Ave. Few			(13) Plumbing			Plumbing 2 Fixture Bath Porches CPP CPP			Garages Class: C Exterior: Brick Foundation: 18 Inch (Finished) Base Cost Common Wall: 2 Wall Door Opener			15,627 -3,861 342					
X Insulation			(7) Excavation			Average Fixture(s)			Water/Sewer														
(2) Windows						1 3 Fixture Bath			1 Public Water														
X Many Avg. X Large Few Avg. Small			Basement: 1546 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			1 Public Sewer			Fireplaces Exterior 1 Story			Totals: 299,257 191,524								
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			1000 Gal Septic 2000 Gal Septic			Notes:			ECF (LAKE) 1.117 => TCV: 213,932								
(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)			Lump Sum Items:																	
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			
21744 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
MEYERS DONALD P & CARMELITA G 21744 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 208,264 TCV/TFA: 111.73											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					MAIN	200.00	200.00	1.0000	1.1547	98 100	22,632		
MEYERS DONALD P & CARMELITA G 21744 WOODLAND RD HOUGHTON MI 49931		X	Gravel Road			MAIN	0.00	200.00	1.0000	1.1547	98 100	0	
			Paved Road			200 Actual Front Feet, 0.92 Total Acres						Total Est. Land Value =	22,632
			Storm Sewer										
		X	Sidewalk										
			Water										
			Sewer										
Tax Description		X	Electric										
PA18-3-1 LOTS 1 & 2 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Gas										
			Curb										
			Street Lights										
Comments/Influences			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	11,316	92,816	104,132			54,590C		
		LP	06/11/2009	DATA ENTER	2023	10,162	87,919	98,081			51,991C		
The Equalizer. Copyright (c) 1999 - 2009.		TA	09/28/2010	INSPECTED	2022	9,700	78,983	88,683			49,516C		
Licensed To: Township of Portage, County of Houghton, Michigan		TH	10/11/2010	DATA ENTER	2021	9,815	74,249	84,064			47,935C		

Building Type				(3) Roof (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			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		Year Built: 1949 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																					
Building Style: RANCH				Drywall Paneled				X Plaster Wood T&G																	
				Trim & Decoration																					
				Ex				X Ord								Min									
Yr Built 1949		Remodeled 1989						Size of Closets																	
Condition: Average				Lg				X Ord								Small									
Room List				Doors:								Solid				X H.C.									
4 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric													
				Kitchen: Hardwood Other: Carpeted Other:				100				Amps Service													
(1) Exterior																									
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																					
				X Plaster																					
X	Stucco																								
X	Insulation																								
(2) Windows				(7) Excavation																					
X	Many Avg.		X Large Avg.		Basement: 1556 S.F. Crawl: 0 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			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
X	Storms & Screens			X																					
(3) Roof				600				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:																					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

*** 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
21770 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
ROSE ALEXANDRINE GR & WILLIAM TRUST		2024 Est TCV 220,699 TCV/TFA: 150.14											
21770 WOODLAND RD		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					MAIN	100.00	200.00	1.0000	1.1547	98	100		11,316
PA18-3-2 LOTS 3 & 4 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	100.00	200.00	1.0000	1.1547	98	100		11,316
010-403-004-00 & 010-403-004-00 COMBINED INTO 010-403-003-00 FOR 2024		X	Paved Road			200 Actual Front Feet, 0.92 Total Acres			Total Est. Land Value =			22,632	
Comments/Influences		Storm Sewer Sidewalk											
		X	Water Sewer			Land Improvement Cost Estimates							
		Electric			Description				Rate	Size % Good		Cash Value	
		Gas			Wood Frame				26.42	144 46		1,750	
		Curb			Total Estimated Land Improvements True Cash Value =								1,750
		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	11,316	99,034	110,350				93,406C	
		LP	06/02/2009	DATA ENTER	2023	5,081	93,874	98,955				83,878C	
					2022	4,850	84,338	89,188				79,884C	
					2021	4,908	96,290	101,198				77,333C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
MATTSON STEVEN G	CRONIN WILLIAM & HEIDTK RO	205,000	11/20/2018	WD	03-ARM'S LENGTH	2018/05768	PROPERTY TRANSFER	100.0	
		85,000	04/01/2000	WD	03-ARM'S LENGTH	150:380	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
48047 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS							
		P.R.E. 100% 12/09/2018							
Owner's Name/Address		MAP #:							
CRONIN WILLIAM & HEIDTK ROZALYN		2024 Est TCV 201,244 TCV/TFA: 163.88							
48047 US HIGHWAY 41									
HOUGHTON MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Tax Description				MAIN	150.00	125.00	1.0000	0.9129	98 100 13,419
				MAIN	0.00	103.00	1.0000	0.8287	98 100 0
PA18-3-3 N 120' OF LOT 5 & PART OF LOTS 6 & 7 D/FCOMM AT THE NW COR OF LOT 6 BLK 3 & POB,TH S 39 DEG 12' 45" E ALONG THE N LINE OF LOT 6 & S ROW OF HWY US 41 50', TH S 25 DEG 42' 15" W 103.8', TH S 39 DEG 12'45" E 106' TO LOT LINE BTW LOTS 7 & 8, TH S 50 DEG 47' 15" W ALONG THE LOT LINE BTW LOTS 7 & 8 20', TH N 39 DEG 12' 45" W 106', TH N 43 DEG 06' 45" W 93.55', THN 50 DEG 47' 15" E ALONG LOT LINE BTW LOTS 5 & 6 120' M/L TO POB ALL IN BLK 3 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITYOF HOUGHTON.				150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 13,419					
Comments/Influences									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ELLIOT LANCE	JENNINGS MATTHEW & MARY M	147,000	05/24/2019	WD	03-ARM'S LENGTH	2019/02661	DEED	100.0			
VANZON DAVID	ELLIOT LANCE	97,000	08/15/2016	WD	03-ARM'S LENGTH	2016/04092	PROPERTY TRANSFER	100.0			
COULTER MELZAR L & LAURIE	VANZON DAVID	86,000	09/01/2005	WD	03-ARM'S LENGTH	167:2543	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21794 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/10/2019									
Owner's Name/Address		MAP #:									
JENNINGS MATTHEW & MARY M 21794 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 201,599 TCV/TFA: 192.37									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description				MAIN	100.00	80.00	1.0000	0.7303	98 100	7,157	
PA18-3-4				100 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	7,157
S 80' OF LOT 5 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON. 166/615											
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	3,579	97,221	100,800			76,724C
		TA	09/28/2010	INSPECTED	2023	3,214	91,933	95,147			73,071C
		TH	10/11/2010	DATA ENTER	2022	3,067	82,591	85,658			69,592C
					2021	3,104	77,644	80,748			67,369C

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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			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 96WCP (1 Story)			Year Built: 1940 Car Capacity: Class: BC Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame			(4) Interior				Drywall Paneled			X	Plaster Wood T&G											
Building Style: RANCH			Trim & Decoration																			
Yr Built 1940	Remodeled 0		Ex			X	Ord				Min											
Condition: Average			Size of Closets																			
			Lg			X	Ord				Small											
Room List			Doors:						Solid			X	H.C.									
2 Basement 5 1st Floor 2nd Floor 2 Bedrooms			(5) Floors						(12) Electric													
			Kitchen: Hardwood						100			Amps Service										
			Other:																			
			Other:																			
(1) Exterior			(6) Ceilings						No. of Elec. Outlets													
	Wood/Shingle Aluminum/Vinyl Brick		X	Plaster																		
X	Stone																					
X	Insulation																					
(2) Windows			(7) Excavation						(13) Plumbing													
	Many Avg.		X	Large Avg. Small			Basement: 992 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									
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)			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:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VAN VALKENBURG TODD & WEND	STORM CRAIG T & BRITTANY F	365,000	09/02/2022	WD	03-ARM'S LENGTH	2022/04784	PROPERTY TRANSFER	100.0				
HELDT LLOYD A & PATRICIA	VANVALKENBURG TODD F & WEN	206,000	11/06/2008	WD	03-ARM'S LENGTH	2008/06477	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
21812 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		01/01/2004		04-233	FOUNDATION			
Owner's Name/Address		P.R.E. 0%										
		MAP #:										
STORM CRAIG T & BRITTANY R 3796 LAMBERT AVE WEST PALM BEACH FL 33405		2024 Est TCV 336,522 TCV/TFA: 166.60										
		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		
					MAIN	200.00	80.00	1.0000	0.7303	98 100 14,314		
					200 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value = 14,314		
PA18-3-3B PART OF LOTS 6 , 7 & 8 BLK 3 SHELDEN LAKEVIEW ADD TO CITY OF HOUGHTON D/F, COM AT NE COR OF LOT 8, TH S 50 DEG 47' 15" W 142' TO POB; TH S 50 DEG 47' 15" W 58', TH N 39 DEG 12' 45" W 300', TH N 51 DEG 09' 15" E 79.5', TH S 43 DEG 06' 45" E 93.55', TH S 39 DEG 06' 45" E 106', TH S 39 DEG 12' 45" E 62', TH S 50 DEG 47' 15" W 28.55', TH S 39 DEG 12' 45" E 38' TO POB. .69 A. M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Land Improvement Cost Estimates						
Comments/Influences		X	Water			Description		Rate		Size % Good Cash Value		
		X	Sewer			D/W/P: Patio Blocks		15.28		808 84 10,371		
		X	Electric			D/W/P: 5in Ren. Conc.		8.75		456 94 3,751		
		Gas			Total Estimated Land Improvements True Cash Value = 14,122							
		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	7,157	161,104	168,261				166,467C
		TA	09/28/2010	INSPECTED	2023	6,427	152,113	158,540				158,540S
		TH	10/11/2010	DATA ENTER	2022	6,135	169,356	175,491				116,927C
					2021	6,208	159,216	165,424				113,192C
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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 1 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: 2 Mech. Doors: 0 Area: 624 % 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					120	Treated Wood		
Building Style: RANCH		Trim & Decoration											
Yr Built 1960	Remodeled 1968	Ex	X Ord	Min									
Condition: Good		Size of Closets											
		Lg	X Ord	Small									
Room List		Doors:	Solid	X H.C.	X	Central Air Wood Furnace							
3	Basement	(5) Floors				(12) Electric							
7	1st Floor	Kitchen: Tile				100 Amps Service							
2	2nd Floor	Other: Hardwood											
3	Bedrooms	Other:				No./Qual. of Fixtures							
(1) Exterior		Ex.	X Ord.	Min		No. of Elec. Outlets							
	Wood/Shingle	(6) Ceilings				Many	X Ave.	Few					
X	Brick	X	Drywall			(13) Plumbing							
X	Insulation					Average Fixture(s)							
(2) Windows		(7) Excavation				2 3 Fixture Bath							
Many		Basement: 1964 S.F.				2 Fixture Bath							
X Avg.	X Avg.	Crawl: 0 S.F.				Softener, Auto							
Few	Small	Slab: 56 S.F.				Softener, Manual							
		Height to Joists: 0.0				Solar Water Heat							
X	Wood Sash	(8) Basement				No Plumbing							
	Metal Sash					Extra Toilet							
	Vinyl Sash					Extra Sink							
X	Double Hung					Separate Shower							
	Horiz. Slide					1 Ceramic Tile Floor							
	Casement					1 Ceramic Tile Wains							
X	Double Glass					Ceramic Tub Alcove							
	Patio Doors					Vent Fan							
X	Storms & Screens	(9) Basement Finish				(14) Water/Sewer							
(3) Roof						1 Public Water							
X	Gable					1 Public Sewer							
	Hip					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:											
Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls C		Blt 1960	
(11) Heating System: Forced Hot Water, Air Conditioning													
Ground Area = 2020 SF Floor Area = 2020 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 Brick Basement 1,740													
1 Story Siding Basement 224													
1 Story Brick Slab 28													
1 Story Brick Slab 28													
Total: 304,963 240,921													
Other Additions/Adjustments													
Plumbing													
3 Fixture Bath 1 4,547 3,592													
Ceramic Tile Floor 1 1,096 866													
Ceramic Tile Wains 1 2,201 1,739													
Deck													
Treated Wood 120 2,884 2,278													
Garages													
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
Base Cost 624 23,076 18,230													
Door Opener 2 1,070 845													
Water/Sewer													
Public Water 1 1,462 1,155													
Public Sewer 1 1,462 1,155													
Fireplaces													
Exterior 1 Story 1 6,374 5,035													
Totals: 349,135 275,816													
Notes:													
ECF (LAKE) 1.117 => TCV: 308,086													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JULIEN LARRY M & CONNIE D	JULIEN JONATHAN D	199,000	12/29/2014	QC	09-FAMILY	2014/06570	DEED	0.0			
ALAVI KAMBIZ	JULIEN LARRY M & CONNIE D	100,000	01/10/2007	WD	03-ARM'S LENGTH	2007/00278	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
48037 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BRCH HOLDING LLC 9303 GREENLEAF AVE SANTA FE SPRINGS CA 90670		2024 Est TCV 196,431 TCV/TFA: 170.22									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description					MAIN	100.00	103.80	1.0000	0.8319	98 100	8,152
					100 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						8,152
PA18-3-5 FROM IRON PIN AT INTERSECTION OF WOODLAND AVE & 3RD ST OF LAKEVIEW ADD TO CITY OF HOUGHTON, GO N 50 DEG 47' 15" E ALONG C/L OF 3RD ST 131', TH N 39 DEG 12' 45" W 158' TO POB, TH N 39 DEG 12' 45" W 73', TH N 25 DEG 42' 15" E 103.8', TH S 39 DEG 12' 45" E 117', TH S 50 DEG 47' 15" N 94' TO POB BEING PTS OF LOTS 6 & 7 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk								
ALONG C/L OF 3RD ST 131', TH N 39 DEG 12' 45" W 158' TO POB, TH N 39 DEG 12' 45" W 73', TH N 25 DEG 42' 15" E 103.8', TH S 39 DEG 12' 45" E 117', TH S 50 DEG 47' 15" N 94' TO POB BEING PTS OF LOTS 6 & 7 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Water Sewer								
CITY OF HOUGHTON, GO N 50 DEG 47' 15" E ALONG C/L OF 3RD ST 131', TH N 39 DEG 12' 45" W 158' TO POB, TH N 39 DEG 12' 45" W 73', TH N 25 DEG 42' 15" E 103.8', TH S 39 DEG 12' 45" E 117', TH S 50 DEG 47' 15" N 94' TO POB BEING PTS OF LOTS 6 & 7 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
CITY OF HOUGHTON, GO N 50 DEG 47' 15" E ALONG C/L OF 3RD ST 131', TH N 39 DEG 12' 45" W 158' TO POB, TH N 39 DEG 12' 45" W 73', TH N 25 DEG 42' 15" E 103.8', TH S 39 DEG 12' 45" E 117', TH S 50 DEG 47' 15" N 94' TO POB BEING PTS OF LOTS 6 & 7 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.											
CITY OF HOUGHTON, GO N 50 DEG 47' 15" E ALONG C/L OF 3RD ST 131', TH N 39 DEG 12' 45" W 158' TO POB, TH N 39 DEG 12' 45" W 73', TH N 25 DEG 42' 15" E 103.8', TH S 39 DEG 12' 45" E 117', TH S 50 DEG 47' 15" N 94' TO POB BEING PTS OF LOTS 6 & 7 BLK 3 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.											
Comments/Influences		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	2024	4,076	94,140	98,216			87,889C
		TA	09/28/2010	INSPECTED	2023	3,660	89,105	92,765			83,704C
		TH	10/11/2010	DATA ENTER	2022	3,494	80,049	83,543			79,719C
					2021	3,536	75,254	78,790			77,173C

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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	
48011 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HEIKKA PETER J & ELIZABETH S 48011 US HIGHWAY 41 HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 389,315 TCV/TFA: 228.34									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
HEIKKA PETER J & ELIZABETH S 27631 GROSSE POINT SHORES HANCOCK MI 49930		X			Dirt Road	134.00	110.00	1.0000	0.8563	98 100	11,246
		X			Gravel Road	134 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value = 11,246
		X			Paved Road						
		X			Storm Sewer						
		X			Sidewalk						
		X			Water						
		X			Sewer						
		X			Electric						
		X			Gas						
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
Tax Description											
PA18-3-3A LOT 8 & PART OF LOT 7, BLK 3 D/F, COM AT NE'LY COR OF LOT 8, POB, TH N 39 DEG 12' 45" W 133', TH S 50 DEG 47' 15" W 94', TH S 39 DEG 12' 45" E 33', TH S 50 DEG 47' 15" W 20', TH S 39 DEG 12' 45" E 62', TH S 50 DEG 47' 15" W 28.55' TH S 39 DEG 12' 45" E 38', TH N 50 DEG 47' 15" E 142.55' TO POB. .35 A											
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	5,623	189,035	194,658		48,013C	
		TA	09/28/2010	INSPECTED	2023	5,049	178,551	183,600		45,727C	
		TH	10/11/2010	DATA ENTER	2022	4,820	160,393	165,213		43,550C	
					2021	4,877	150,780	155,657		42,159C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FRIEND ALEXANDER L	SMIRNOV ALEKSEY V & TATYAN	250,000	12/28/2007	WD	03-ARM'S LENGTH		DEED	100.0		
		197,000	01/01/2002	WD	03-ARM'S LENGTH	156:904	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
21860 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 12/28/2007								
Owner's Name/Address		MAP #:								
SMIRNOV ALEKSEY V & TATYANA V SMIRV		2024 Est TCV 423,621 TCV/TFA: 203.96								
21860 WOODLAND RD		X Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
HOUGHTON MI 49931		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
Tax Description				MAIN	100.00	200.00	1.0000	1.1547	98 100 11,316	
PA18-4-1 LOT 1 BLK 4 SHELDON & DOUGLASS		X		100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 11,316						
LAKE VIEW ADD TO CITY OF HOUGHTON.		Storm Sewer		Land Improvement Cost Estimates						
Comments/Influences		Sidewalk		Description Rate Size % Good Cash Value						
		X Water		D/W/P: Asphalt Paving 3.53 700 84 2,076						
		X Sewer		Total Estimated Land Improvements True Cash Value = 2,076						
		X Electric								
		Gas								
		Curb								
		Street Lights								
		X 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	5,658	206,153	211,811		151,016C
		TA	09/29/2010	INSPECTED	2023	5,081	194,861	199,942		143,825C
		TH	10/11/2010	DATA ENTER	2022	4,850	175,052	179,902		136,977C
					2021	4,908	164,563	169,471		132,602C
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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	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 147 160 320 320	Type Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: 1988 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: 508 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X Wood Frame			(4) Interior																	
Building Style: RANCH			X Drywall			Plaster														
			Paneled			Wood T&G														
Yr Built 1988			Remodeled 0			Trim & Decoration														
Condition: Good			Ex			X Ord						Min								
Room List			Size of Closets																	
			Lg			X Ord						Small								
Doors:			Solid			X H.C.														
5 Basement			(5) Floors																	
8 1st Floor																				
2nd Floor			Kitchen: Linoleum																	
5 Bedrooms			Other: Carpeted																	
(1) Exterior			Other:																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X	Suspended				No. of Elec. Outlets												
								Many			X Ave.						Few			
X	Insulation							(13) Plumbing												
(2) Windows			(7) Excavation																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 2077 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	Average Fixture(s)															
					3 3 Fixture Bath															
X	Casement			Treated Wood	1 2 Fixture Bath															
					Softener, Auto															
X	Double Glass			Concrete Floor	Softener, Manual															
					Solar Water Heat															
X	Patio Doors				No Plumbing															
					Extra Toilet															
X	Storms & Screens				Extra Sink															
					Separate Shower															
			(9) Basement Finish																	
(3) Roof																				
X	Gable Hip Flat	Gambrel Mansard Shed	1743	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:																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MADSEN AARON S & WERNER KR	CARIBOU CAPITAL LLC	139,200	09/07/2021	WD	03-ARM'S LENGTH	2021/05753	PROPERTY TRANSFER	100.0					
SUNDSTROM ROBERT S	MADSEN AARON S & WERNER KR	115,000	08/15/2018	WD	03-ARM'S LENGTH	2018/03945	PROPERTY TRANSFER	100.0					
BURKHOUSE DALE R	SUNDSTROM ROBERT S	115,000	08/30/2013	LC	16-LC PAYOFF	2013/05318	DEED	100.0					
		56,000	05/01/1998	WD	03-ARM'S LENGTH	143:337	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47975 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
CARIBOU CAPITAL LLC 20855 ROYCE RD HANCOCK MI 49930		2024 Est TCV 121,658 TCV/TFA: 150.94											
		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 X Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA18-4-2 LOT 2 BLK 4 SHELDEN DOUGLASS					MAIN		100.00	200.00	1.0000	1.1547	98	100	11,316
LAKE VIEW ADD TO CITY OF HOUGHTON.					100 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =		11,316				
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	5,658	55,171	60,829				57,136C	
		TA	09/29/2010	INSPECTED	2023	5,081	52,291	57,372				54,416C	
		TH	10/11/2010	DATA ENTER	2022	4,850	46,975	51,825				51,825S	
					2021	4,908	44,158	49,066				44,975C	
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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	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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 904 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
			Insulation			Wood														Coal	Steam								
			0 Front Overhang			X														Forced Air w/o Ducts									
			0 Other Overhang																	Forced Air w/ Ducts									
																				Forced Hot Water									
X Wood Frame			(4) Interior			Electric Baseboard			Class: C																				
Building Style: RANCH			Drywall		X	Plaster		Elec. Ceil. Radiant			Effec. Age: 41																		
			Paneled			Wood T&G		Radiant (in-floor)			Floor Area: 806			E.C.F.			X 1.117												
Yr Built 1940			Trim & Decoration			Electric Wall Heat			Total Base New : 167,428																				
			Size of Closets			Space Heater			Total Depr Cost: 98,784																				
Condition: Fair			Ex		X	Ord		Wall/Floor Furnace			Estimated T.C.V: 110,342																		
			Lg			Small		Forced Heat & Cool																					
Room List			Doors:			Solid		X	H.C.		Central Air																		
									Wood Furnace																				
1 Basement 4 1st Floor 2nd Floor 2 Bedrooms			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C			Blt 1940														
			Kitchen: Linoleum			100 Amps Service			Ground Area = 806 SF Floor Area = 806 SF.																				
X Wood/Shingle Aluminum/Vinyl Brick			Other: Hardwood			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																				
			Other:			Ex.			X	Ord.		Building Areas																	
X Insulation			X Drywall			Many				X	Ave.		Stories			Exterior			Foundation			Size			Cost New			Depr. Cost	
									(13) Plumbing			1 Story			Siding			Basement			806								
(2) Windows			(7) Excavation			1			Average Fixture(s)			Other Additions/Adjustments																	
X	Many		X	Large		Basement: 806 S.F.			3 Fixture Bath			Exterior																	
	Avg.			Avg.		Crawl: 0 S.F.			2 Fixture Bath			Brick Veneer			70			1,177			694								
X	Few		X	Small		Slab: 0 S.F.			Softener, Auto			Porches																	
				Height to Joists: 0.0			Softener, Manual			CPP			44			1,086			641										
X Wood Sash			(8) Basement			No Plumbing			Deck			Treated Wood			180			3,778			2,229								
Metal Sash						Extra Toilet			Garages																				
Vinyl Sash						Extra Sink			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																				
X	Double Hung			Conc. Block		Separate Shower			Base Cost			904			33,475			19,750											
	Horiz. Slide			Poured Conc.		Ceramic Tile Floor			Door Opener			2			1,070			631											
X	Casement			Stone		Ceramic Tile Wains			Water/Sewer																				
	Double Glass			Treated Wood		Ceramic Tub Alcove			Public Water			1			1,462			863											
X Double Glass			X Concrete Floor			Vent Fan			Public Sewer			1			1,462			863											
X Storms & Screens			(9) Basement Finish			(14) Water/Sewer			Totals:			167,428			98,784														
(3) Roof						1			Public Water			Notes:																	
X	Gable			Recreation SF		1			Public Sewer			ECF (LAKE) 1.117 => TCV:			110,342														
	Hip			Living SF		Water Well																							
X	Flat			Walkout Doors (B)		1000 Gal Septic																							
	Mansard			No Floor SF		2000 Gal Septic																							
X Asphalt Shingle			Walkout Doors (A)																										
Chimney: Brick			(10) Floor Support			Lump Sum Items:																							
			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.					
		117,000	07/01/2001	WD	03-ARM'S LENGTH	154:832	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
21882 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		01/27/2021	2021-999-119	FOUNDATION				
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
CANTRELL WILL H II 21882 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 205,133 TCV/TFA: 150.17											
		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
PA18-4-3 LOT 3 BLK 4 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	100.00	200.00	1.0000	1.1547	98	100		11,316
Comments/Influences					100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 11,316								
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					Wood Frame					29.32	96 46		1,295
					Total Estimated Land Improvements True Cash Value = 1,295								

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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			
21898 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		01/25/2002		02-894		FOUNDATION			
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
LIGON JOHN B & LINDA M 21898 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 330,794 TCV/TFA: 219.36											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
LIGON JOHN B & LINDA M 21898 WOODLAND RD HOUGHTON MI 49931		X	Dirt Road			MAIN	100.00	200.00	1.0000	1.1547	98 100	11,316	
		X	Gravel Road			MAIN	100.00	70.00	1.0000	0.6831	98 100	6,695	
		X	Paved Road			200 Actual Front Feet, 0.62 Total Acres						Total Est. Land Value =	18,011
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
Tax Description													
PA18-4-3A LOT 4 & TH S 70' OF LOT 5 BLK 4 SHELDEN & DOUGLASS LAKEVIEW ADD TO CITY OF HOUGHTON 010-404-004-00 & 010-404-005-50 COMBINED FOR THE 2022 ROLL		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	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	9,006	156,391	165,397			100,440C	
						2023	8,087	147,786	155,873			95,658C	
						2022	7,719	132,767	140,486			91,103C	
						2021	4,908	91,796	96,704			67,884C	
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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: 2004 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: 1035 % 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: 17 Floor Area: 0 Total Base New : 80,003 Total Depr Cost: 66,403 Estimated T.C.V: 74,172		E.C.F. X 1.117		Bsmnt Garage:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family RANCH		Cls C Blt 2002	
Yr Built 2002		Remodeled 0		Ex X Ord Min		0 Amps Service		Ex. X Ord. Min		Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83			
Condition: Good		Size of Closets		Lg X Ord Small		No. of Elec. Outlets		Many X Ave. Few		Building Areas			
Room List		Doors: Solid X H.C.		(5) Floors		(13) Plumbing		(14) Water/Sewer		Stories Exterior Foundation		Size Cost New Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Kitchen: Other: Other:		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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages			
(1) Exterior		(6) Ceilings				(14) Water/Sewer				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X Wood/Shingle Aluminum/Vinyl Brick										Door Opener		1 535 444	
Insulation										Base Cost		1035 35,977 29,861	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X Many Avg. X Large Avg. Few Small										Common Wall: 1 Wall		1 -2,628 -2,181	
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						Door Opener		2 1,070 888	
										Base Cost		1296 45,049 37,391	
										Totals:		80,003 66,403	
(3) Roof		(9) Basement Finish								Notes:		ECF (LAKE) 1.117 => TCV: 74,172	
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:											

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		
47935 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
KELLER JEFFREY A & TAMIMIE M 47935 US HIGHWAY 41 HOUGHTON MI 49931		2024 Est TCV 190,024 TCV/TFA: 123.71										
		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	
PA18-4-4 N 130' OF LOT 5 BLK 4 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	100.00	130.00	1.0000	0.9309	98 100	9,123	
Comments/Influences					100 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =	9,123
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Wood Frame	27.53		117 46		1,482		
					Total Estimated Land Improvements True Cash Value =							1,482
		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	4,562	90,450	95,012				53,204C
		TA	09/29/2010	INSPECTED	2023	4,096	85,626	89,722				50,671C
		TH	10/11/2010	DATA ENTER	2022	3,910	76,925	80,835				48,259C
					2021	3,957	72,312	76,269				46,718C
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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72 450 16	Type CPP CPP WPP	Year Built: Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
			X 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 Forced Heat & Cool Heat Pump No Heating/Cooling													
			Paneled																	Plaster Wood T&G
Building Style: RANCH			Trim & Decoration			X	Ex	X	Ord		Min									
Yr Built 1947	Remodeled 0	Size of Closets																		
Condition: Average		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: Forced Hot Water Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,180 1 Story Siding Basement 48 1 Story Siding Blt-in Gar. 308 Total: 209,792 134,268 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 2,910 Ceramic Tile Floor 2 2,192 1,403 Vent Fan 2 495 317 Ceramic Tile Wains 1 2,201 1,409 Water/Sewer 1000 Gal Septic 1 4,761 3,047 Public Water 1 1,462 936 Porches CPP 72 1,577 1,009 CPP 450 6,876 4,401 WPP 16 830 531 Garages Class: C Exterior: Block Foundation: 18 Inch (Finished) Base Cost 240 15,050 9,632 Common Wall: 2 Wall 1 -5,715 -3,658 Door Opener 1 535 342 Fireplaces Exterior 1 Story 1 6,374 4,079 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
3 Basement	(5) Floors			(12) Electric																
6 1st Floor	Kitchen: Vinyl			200 Amps Service																
2nd Floor	Other: Ceramic Tile			No./Qual. of Fixtures																
3 Bedrooms	Other: Carpeted			Ex. X Ord. Min																
(1) Exterior			(6) Ceilings			No. of Elec. Outlets														
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall			Many X Ave. Few														
						(13) Plumbing														
X	Insulation		(7) Excavation			Average Fixture(s)														
(2) Windows						2	3 Fixture Bath													
	Many		Basement: 1228 S.F.			2 Fixture Bath														
X	Avg.	X Avg.	Crawl: 0 S.F.			Softener, Auto														
	Few	Small	Slab: 0 S.F.			Softener, Manual														
X	Wood Sash Metal Sash Vinyl Sash		Height to Joists: 0.0			Solar Water Heat														
			(8) Basement			No Plumbing														
X	Double Hung Horiz. Slide Casement					Extra Toilet														
			Conc. Block			Extra Sink														
X	Double Glass Patio Doors		Poured Conc.			Separate Shower														
			Stone			2 Ceramic Tile Floor														
X	Double Glass Patio Doors		Treated Wood			1 Ceramic Tile Wains														
			X Concrete Floor			Ceramic Tub Alcove														
X	Storms & Screens		(9) Basement Finish			2 Vent Fan														
(3) Roof						(14) Water/Sewer														
X	Gable Hip Flat		Recreation SF			1 Public Water														
			Living SF			Public Sewer														
X	Asphalt Shingle		Walkout Doors (B)			Water Well														
			No Floor SF			1 1000 Gal Septic														
Chimney: Brick			Walkout Doors (A)			2000 Gal Septic														
			(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.			
KLINGBEIL CHARLES E & DORE	FARQUHAR JOHN & CHERYL	179,000	10/17/2014	WD	03-ARM'S LENGTH	2014/05430	DEED	100.0			
		149,000	08/01/2002	WD	03-ARM'S LENGTH	158:766	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47921 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		09/26/2002		02-956		FOUNDATION	
		P.R.E. 100% 11/21/2014									
Owner's Name/Address		MAP #:									
FARQUHAR JOHN & CHERYL TRUST		2024 Est TCV 294,680 TCV/TFA: 165.92									
47921 US HWY 41		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN					
HOUGHTON MI 49931		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
PA18-4-4A LOT 6 BLK 4 SHELDEN & DOUGLASS		Gravel Road		MAIN		100.00	200.00	1.0000	1.1547	98 100 11,316	
LAKE VIEW ADD TO CITY OF HOUGHTON.		Paved Road		100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 11,316							
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		X Water		D/W/P: 5in Ren. Conc.		8.75		2200 79		15,207	
		X Sewer		Total Estimated Land Improvements True Cash Value = 15,207							
		X Electric									
		Gas									
		Curb									
		Street Lights									
		X 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	5,658	141,682	147,340			121,029C
		TA	09/29/2010	INSPECTED	2023	5,081	134,158	139,239			115,266C
		TH	10/11/2010	DATA ENTER	2022	4,850	120,530	125,380			109,778C
					2021	4,908	113,257	118,165			106,272C

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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		
47901 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
MEYERS JONI A 47901 US HIGHWAY 41 HOUGHTON MI 49931		2024 Est TCV 254,167 TCV/TFA: 139.35										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
MEYERS JONI A PO BOX 741 HOUGHTON MI 49931		X	Dirt Road			MAIN	200.00	200.00	1.0000	1.1547	98 100	22,632
		X	Gravel Road			200 Actual Front Feet, 0.92 Total Acres						Total Est. Land Value = 22,632
		X	Paved Road			Land Improvement Cost Estimates						
		X	Storm Sewer			Description	Rate				Size % Good	Cash Value
		X	Sidewalk			D/W/P: Asphalt Paving	3.04				1300 84	3,320
		X	Water			Wood Frame	28.90				96 46	1,276
Tax Description		X	Sewer			Total Estimated Land Improvements True Cash Value = 4,596						
PA18-4-5 LOTS 7 & 8 BLK 4 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Electric									
Comments/Influences		X	Gas									
			Curb									
			Street Lights									
		X	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	11,316	115,768	127,084			63,236C	
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Licensed To: Township of Portage, County of Houghton, Michigan		TH	10/11/2010	DATA ENTER	2022	9,700	98,341	108,041			57,358C	
					2021	9,815	92,435	102,250			55,526C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BASTION RYAN A	RYYNANEN CAROLE E	202,000	08/18/2022	WD	03-ARM'S LENGTH	2022/04426	PROPERTY TRANSFER	100.0					
HRUBY THOMAS F	KRB PROPERTIES	65,000	08/09/2017	WD	03-ARM'S LENGTH	2017/04354	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
21980 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/22/2022											
Owner's Name/Address		MAP #:											
RYYNANEN CAROLE E 21980 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 133,606 TCV/TFA: 165.56											
		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
					MAIN	95.67	185.00	1.0000	1.1106	98	100		10,412
					143 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =		10,412	
PA18-4-6 PART OF LOT 9 BLK 4 D/F, FROM THE CORNER COMMON TO LOTS 8 & 9 BLK 4 ON THE N BDRY OF WOODLAND ST, TH S 39 DEG 12' 45" E 125' ALONG THE N BDRY OF WOODLAND ST TO POB, TH N 50 DEG 47' 15" E 117.51', TH S 0 DEG 11' 55" E 185.09', TH N 39 DEG 12' 45" W 143' TO POB SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Land Improvement Cost Estimates							
		X	Water			Description		Rate		Size % Good		Cash Value	
		X	Sewer			D/W/P: 4in Ren. Conc.		8.00		121 84		813	
		X	Electric			D/W/P: Asphalt Paving		3.04		240 64		467	
		X	Gas Curb Street Lights Standard Utilities Underground Utils.			Total Estimated Land Improvements True Cash Value = 1,280							
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	5,206	61,597	66,803				66,147C	
		LP	06/10/2009	DATA ENTER	2023	4,675	58,323	62,998				62,998S	
		TA	09/29/2010	INSPECTED	2022	4,462	51,395	55,857				37,681C	
		TH	10/11/2010	DATA ENTER	2021	2,361	41,165	43,526				36,478C	
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*** Information herein deemed reliable but not guaranteed***

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					
21964 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			P.R.E. 100% 05/19/1994					01/27/2021		2021-999-121	FOUNDATION					
Owner's Name/Address		MAP #:			2024 Est TCV 260,799 TCV/TFA: 190.36													
PETERSEN BRUCE K 21964 WOODLAND RD HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN												
		Public Improvements				* Factors *												
Taxpayer's Name/Address			Dirt Road			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
PETERSEN BRUCE K 21964 WOODLAND RD HOUGHTON MI 49931		X	Gravel Road			MAIN		125.00	157.00	1.0000	1.0231	98	100		12,533			
			Paved Road			125 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =		12,533				
			Storm Sewer			Land Improvement Cost Estimates												
			Sidewalk			Description									Rate	Size	% Good	Cash Value
		X	Water			D/W/P: Asphalt Paving									3.04	120	84	307
		X	Sewer			D/W/P: Patio Blocks									15.28	364	84	4,672
Tax Description		X	Electric			Total Estimated Land Improvements True Cash Value =									4,979			
PA18-4-6A PART OF LOT 9 BLK 4 D/F, FROM THE CORNER COMMON TO LOTS 8 & 9 BLK 4 ON THE N BDRY OF WOODLAND ST POB, TH N 50 DEG 47' 15" E 200', TH S 39 DEG 12'45" E 24.52', TH S 0 DEG 11' 55" E 130',TH S 50 DEG 47' 15" W 117.51', TH N 39 DEG 12' 45" W 125' TO POB SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.			Gas															
			Curb															
			Street Lights															
		X	Standard Utilities															
			Underground Utils.															
		Topography of Site																
			Level															
Comments/Influences		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	6,267	124,133	130,400			86,444C							
		LP	08/11/2009	DATA ENTER	2023	5,627	117,276	122,903			82,328C							
The Equalizer. Copyright (c) 1999 - 2009.		TA	09/29/2010	INSPECTED	2022	5,371	105,357	110,728			78,408C							
Licensed To: Township of Portage, County of Houghton, Michigan		TH	10/11/2010	DATA ENTER	2021	5,338	104,368	109,706			75,904C							

*** 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				200	CPP CCP (2 Story) Treated Wood Roof Cover Onl			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: 1 Area: 168 % 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: 26 Floor Area: 1,370 Total Base New : 294,330 Total Depr Cost: 217,804 Estimated T.C.V: 243,287				E.C.F. X 1.117				Bsmnt Garage: Carport Area: Roof:																		
X		Drywall Paneled		Plaster Wood T&G																																			
Trim & Decoration																																							
Yr Built 1980		Remodeled 0		Ex	X	Ord																			Min														
Building Style: RANCH				Trim & Decoration				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) 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 3 Vent Fan (14) Water/Sewer 1 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: Forced Hot Water Ground Area = 1370 SF Floor Area = 1370 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 1,276 1 Story Siding Slab 94 Total: 199,030 147,283 Other Additions/Adjustments Basement Living Area 800 28,072 20,773 Basement, Outside Entrance, Above Grade 2 3,661 2,709 Plumbing 3 Fixture Bath 1 4,547 3,365 2 Fixture Bath 1 3,042 2,251 Vent Fan 3 742 549 Water/Sewer 1000 Gal Septic 1 4,761 3,523 Public Water 1 1,462 1,082 Porches CPP 200 3,530 2,612 Foundation: Shallow 200 -1,306 -966 CCP (2 Story) 34 1,317 975 Deck Treated Wood 326 5,588 4,135 w/Roof (Roof portion) 84 1,541 1,140 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 484 23,610 17,471 Common Wall: 1 Wall 1 -2,172 -1,607 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Cls C Blt 1980																							
Condition: Good				Size of Closets																				Lg	X	Ord		Small											
Room List				Doors: Solid X H.C.																																			
8 Basement 7 1st Floor 2nd Floor 4 Bedrooms				(5) Floors																																			
(1) Exterior				Kitchen: Hardwood Other: Carpeted Other:																																			
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			(6) Ceilings				No. of Elec. Outlets				Many X Ave. Few				(13) Plumbing				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 3 Vent Fan (14) Water/Sewer 1 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: Forced Hot Water Ground Area = 1370 SF Floor Area = 1370 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 1,276 1 Story Siding Slab 94 Total: 199,030 147,283 Other Additions/Adjustments Basement Living Area 800 28,072 20,773 Basement, Outside Entrance, Above Grade 2 3,661 2,709 Plumbing 3 Fixture Bath 1 4,547 3,365 2 Fixture Bath 1 3,042 2,251 Vent Fan 3 742 549 Water/Sewer 1000 Gal Septic 1 4,761 3,523 Public Water 1 1,462 1,082 Porches CPP 200 3,530 2,612 Foundation: Shallow 200 -1,306 -966 CCP (2 Story) 34 1,317 975 Deck Treated Wood 326 5,588 4,135 w/Roof (Roof portion) 84 1,541 1,140 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 484 23,610 17,471 Common Wall: 1 Wall 1 -2,172 -1,607 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Cls C Blt 1980							
(2) Windows				(7) Excavation																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1276 S.F. Crawl: 0 S.F. Slab: 94 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	800																																			
	X Asphalt Shingle			(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***

*** 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			
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:									
WOODLAND ST		2024 Est TCV 0									
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
Tax Description		Public Improvements		* Factors *							
PA18-6-2 LOT 3 BLK 6 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		MAIN	75.00	125.00	1.0000	0.9129	98	100	6,710
		Paved Road		75 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 6,710							
		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	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			
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:											
WOODLAND ST				2024 Est TCV 0									
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
Taxpayer's Name/Address		Public Improvements			* Factors *								
BD OF CONTROL M T U		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOUGHTON MI 49931					HWY N END	150.00	125.00	1.2779	0.9541	500	100		
Tax Description		X Standard Utilities			150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 91,441								
PA18-6-2B LOTS 4 & 5 BLK 6 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X Underground Utils.											
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 Wooded 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: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status			
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:									
WOODLAND ST		2024 Est TCV 0									
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
Tax Description		Public Improvements		* Factors *							
PA18-6-2C LOT 6 BLK 6 SHELDEN & DOUGLASS LAKEVIEW ADD TO CITY OF HOUGHTON.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		HWY N END	0.00	125.00	1.0000	0.9541	500	100	0
		Paved Road									0
		Storm Sewer									0
		Sidewalk									0
		Water									0
		Sewer									0
		Electric									0
		Gas									0
		Curb									0
		Street Lights									0
		X Standard Utilities									0
		Underground Utils.									0
		Topography of Site									0
		X Level									0
		X Rolling									0
		Low									0
		High									0
		Landscaped									0
		Swamp									0
		Wooded									0
		Pond									0
		Waterfront									0
		Ravine									0
		Wetland									0
		Flood Plain									0
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
					2023	EXEMPT	EXEMPT	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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:									
WOODLAND ST				2024 Est TCV 0							
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA18-6-4 LOTS 8 & 9 & W 20' OF LOT 10 BLK 6 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X			Dirt Road	HWY N END	0.00	125.00	1.0000	0.9541 500 100	0
Comments/Influences					Gravel Road	HWY N END	0.00	125.00	1.0000	0.9541 500 100	0
					Paved Road					0.64 Acres 0 100	0
					Storm Sewer					0.64 Total Acres Total Est. Land Value =	0
					Sidewalk						
					Water						
					Sewer						
					Electric						
					Gas						
					Curb						
					Street Lights						
		X			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	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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status							
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:															
WOODLAND ST				2024 Est TCV 0													
HOUGHTON MI 49931		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 X Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
PA18-6-4A E 55' OF LOT 10 & THE W 40' OF LOT 11 BLK 6 SHELDEN DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					HWY N END			0.00	125.00	1.0000	0.9541	500	100		0		
Comments/Influences								0.27 Acres			0	100		0			
					0.27 Total Acres			Total Est. Land Value =			0						
		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	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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status									
21725 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																	
Owner's Name/Address		P.R.E. 0%																	
MICHIGAN TECH UNIV BD OF CONTROL 1400 TOWNSEND DR HOUGHTON MI 49931		MAP #:		2024 Est TCV 0 TCV/TFA: 0.00															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL													
PA18-6-5 LOT 11 BLK 6 EXCEPT THE W 40' TOGETHER WITH THAT PT OF UPLAND RD S'LY , CONTIQUOUS TO SD LOT 11 BLK 6 VACATED BY LAW SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X		Public Improvements		* Factors *													
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
		X		Gravel Road		HWY N END 0.00 125.00 1.0000 0.9541 500 100 0													
		X		Paved Road		0.17 Acres 0 100 0													
		X		Storm Sewer		0.17 Total Acres Total Est. Land Value = 0													
		X		Sidewalk															
		X		Water															
		X		Sewer															
		X		Electric															
				Gas															
				Curb															
				Street Lights															
		X		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		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
								2023		EXEMPT		EXEMPT		EXEMPT		EXEMPT		EXEMPT	
								2022		0		0		0		0		0	
								2021		0		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				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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 100WCP (1 Story)				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: 0 Area: 140 % Good: 41 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				X Drywall PaneledPlaster Wood T&G																											
Building Style: CAPE				Trim & Decoration																											
Yr Built 1950		Remodeled 0		ExXOrdMin																											
Condition: Good				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
2 Basement 2 1st Floor 1 2nd Floor 1 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Other: Hardwood Other: Softwood				100 Amps Service																							
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls C				Blt 1950											
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				ExXOrdMin				(11) Heating System: Forced Air w/ Ducts																			
								No. of Elec. Outlets				Ground Area = 1022 SF Floor Area = 1302 SF.																			
								ManyX Ave.Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64																			
Insulation								(13) Plumbing				Building Areas																			
(2) Windows				(7) Excavation				Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost																			
X Many Avg. X Few Large Avg. Small				Basement: 1022 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath				Other Additions/Adjustments																			
								2 Fixture Bath				Porches																			
								Softener, Auto				WCP (1 Story)				100				4,647				2,974							
X Wood Sash				(8) Basement				Softener, Manual				Water/Sewer																			
Metal Sash								Solar Water Heat				Public Water				1				1,462				936							
Vinyl Sash								No Plumbing				Public Sewer				1				1,462				936							
X Double Hung				Conc. Block Poured Conc. Stone				Extra Toilet				Fireplaces																			
Horiz. Slide								Extra Sink				Exterior 1 Story				1				6,374				4,079							
Casement								Separate Shower																							
X Double Glass				Treated Wood				Ceramic Tile Floor				Garages																			
Patio Doors				X Concrete Floor				Ceramic Tile Wains				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																			
X Storms & Screens				(9) Basement Finish				Ceramic Tub Alcove				Base Cost				140				7,774				3,187							
								Vent Fan				Totals:				194,574				122,739											
(3) Roof								(14) Water/Sewer				Notes:																			
X Gable Hip Gambrel Flat Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water				ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV:				104,819															
								1 Public Sewer																							
								Water Well																							
X Asphalt Shingle				(10) Floor Support				1000 Gal Septic																							
								2000 Gal Septic																							
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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
WOODLAND ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN TECH UNIV BD OF CONTROL		MAP #:									
WOODLAND ST		2024 Est TCV 0 TCV/TFA: 0.00									
HOUGHTON MI 49931		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
PA18-7-1 ENTIRE BLK 7 SHELDEN & DOUGLASS					HWY N END	100.00	125.00	0.8409	0.9541	500 100	40,114
LAKE VIEW ADD TO CITY OF HOUGHTON.					HWY N END	600.00	125.00	0.8409	0.9541	500 100	240,687
Comments/Influences					HWY N END	100.00	125.00	0.8409	0.9541	500 100	40,114
					2.30 Acres					0 100	0
					800 Actual Front Feet, 4.59 Total Acres					Total Est. Land Value =	320,915
		X	Water								
		X	Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
		X	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	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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		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: 1092 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 C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,092 Total: 160,762 154,331 Other Additions/Adjustments Totals: 160,762 154,331 Notes: ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 131,799													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
CHO PECK & SUNG AIE	HUENTEMEYER PETRA H.	150,000		07/21/2010	WD	03-ARM'S LENGTH		2010/3559	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
21863 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 07/20/2010												
Owner's Name/Address		MAP #:												
HUENTEMEYER PETRA H 21863 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 257,707 TCV/TFA: 137.66												
		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	
PA18-8-1 LOTS 1, 2, AND 3, BLOCK 8					MAIN	100.00	125.00	1.0000	0.9129	98	100		8,946	
TOGETHER WITH THAT PART OF VACATED UPLAND					RATE 1					0.287	Acres	13,000	100	3,731
ROAD LYING CONTINGUOUS THERETO, SHELDEN & DOUGLASS LAKE VIEW ADDITION TO CITY OF HOUGHTON.					100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =									12,677
Comments/Influences														
		X	Electric											
			Gas											
			Curb											
			Street Lights											
		X	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	6,339	122,515	128,854			97,696C			
					2023	5,397	115,837	121,234			93,044C			
					2022	5,214	104,060	109,274			88,614C			
					2021	5,602	97,825	103,427			85,784C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		115,000	07/01/2001	WD	03-ARM'S LENGTH	155:12	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
21891 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS					01/27/2022	2021-999-124	FOUNDATION				
		P.R.E. 100% 05/19/1994			ADDITION		06/14/2007	07-147	FOUNDATION				
Owner's Name/Address		MAP #:											
STORER ANDREW J & GRAELEIGH H 21891 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 286,340 TCV/TFA: 142.17											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Taxpayer's Name/Address					MAIN 150.00 125.00 1.0000 0.9129 98 100 13,419								
STORER ANDREW J & GRAELEIGH H 21891 WOODLAND RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 13,419							
		X	Water			Land Improvement Cost Estimates							
Tax Description		X	Sewer			Description Rate Size % Good Cash Value							
		X	Electric			D/W/P: Asphalt Paving 3.04 400 84 1,021							
PA18-8-1A LOTS 4 & 5 BLK 8 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Gas Curb Street Lights Standard Utilities Underground Utils.			Total Estimated Land Improvements True Cash Value = 1,021							
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	6,710	136,460	143,170				106,251C	
					2023	6,025	128,945	134,970				101,192C	
					2022	5,751	115,841	121,592				96,374C	
					2021	5,820	107,483	113,303				93,296C	
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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 464 528 464	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 2007 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: 528 % 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	X	Drywall Paneled		X	Plaster Wood T&G																
Building Style: CAPE			Trim & Decoration																				
Yr Built 1948	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											
2 Basement 4 1st Floor 5 2nd Floor 5 Bedrooms			(5) Floors Kitchen: Other: Hardwood Other: Softwood						(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 = 1216 SF Floor Area = 2014 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 784 1.75 Story Siding Basement 280 1 Story Siding Basement 76 1 Story Siding Basement 76 Total: 238,864 171,982 Other Additions/Adjustments Basement Living Area 800 28,072 20,212 Basement, Outside Entrance, Below Grade 1 2,505 1,804 Plumbing 3 Fixture Bath 1 4,547 3,274 2 Fixture Bath 1 3,042 2,190 Porches CCP (1 Story) 464 11,108 7,998 Deck Treated Wood 528 7,661 5,516 Treated Wood 464 7,039 5,068 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 27,504 19,803 Common Wall: 1 Wall 1 -2,628 -1,892 Door Opener 2 1,070 770 Water/Sewer Public Water 1 1,462 1,053 Public Sewer 1 1,462 1,053 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(1) Exterior			(6) Ceilings X Drywall X Plaster					No. of Elec. Outlets Many X Ave. Few					(13) Plumbing 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										
X Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation Basement: 1216 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					E.C.F. X 1.117 Total Base New : 338,082 Total Depr Cost: 243,420 Estimated T.C.V: 271,900										
X Insulation			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(9) Basement Finish 800 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Bsmnt Garage: Carport Area: Roof:										
(2) Windows			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:															
X Many Avg. Few X Large Avg. Small			(16) Porches/Decks					(17) Garage															
X Wood Sash Metal Sash Vinyl Sash			(17) Garage					(18) Other															
X Double Hung Horiz. Slide Casement			(19) Other					(20) Other															
X Double Glass Patio Doors			(21) Other					(22) Other															
X Storms & Screens			(23) Other					(24) Other															
(3) Roof			(25) Other					(26) Other															
X Gable Hip Flat X Gambrel Mansard Shed			(27) Other					(28) Other															
X Asphalt Shingle			(29) Other					(30) Other															
Chimney: Brick			(31) Other					(32) Other															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MOVLAI LAUREN P	GLIENNA RAYMOND F & KLANG	165,000	12/07/2020	WD	03-ARM'S LENGTH	2020/06628	DEED	100.0				
MOORE RICHARD & BURR JENNI	MOVLAI LAUREN P	149,000	07/21/2015	WD	03-ARM'S LENGTH	2015/03699	PROPERTY TRANSFER	0.0				
GIBSON KENNETH M & MARGUER	MOORE RICHARD & BURR JENNI	142,500	04/25/2012	WD	03-ARM'S LENGTH	2012/02347	DEED	100.0				
EVANS CHRISTOPHER G & KIMB	GIBSON KENNETH M & MARGUER	119,500	06/18/2009	WD	03-ARM'S LENGTH	2009/03835	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status			
21905 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
GLIENNA-KLANG FAMILY LVG TRUST 4919 REVLON DR LA CANADA FLINTRIDGE CA 91011		2024 Est TCV 173,820 TCV/TFA: 109.73										
		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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA18-8-2 LOT 6 BLK 8 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	75.00	125.00	1.0000	0.9129	98	100	6,710
Comments/Influences					75 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =							6,710
		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	3,355	83,555	86,910			79,380C	
		LP	09/21/2009	INSPECTED	2023	3,013	79,087	82,100			75,600C	
		TA	09/29/2010	INSPECTED	2022	2,876	71,048	73,924			72,000C	
		TH	10/11/2010	DATA ENTER	2021	2,910	66,790	69,700			69,700S	
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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				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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 80 422	CPP Treated Wood		Year Built: 1940 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
					Insulation																								
				0 Front Overhang																									
				0 Other Overhang																									
				(4) Interior																									
X	Wood Frame			X	Drywall			Plaster		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 36 Floor Area: 1,584 Total Base New : 233,760 Total Depr Cost: 149,606 Estimated T.C.V: 167,110				E.C.F. X 1.117		Bsmnt Garage: Carport Area: Roof:											
					Paneled			Wood T&G																					
Trim & Decoration																													
Yr Built 1946		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																			
1 Basement 4 1st Floor 2nd Floor 1 Bedrooms				(5) Floors						(12) Electric																			
				Kitchen:						100 Amps Service																			
				Other: Hardwood Other:						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											
Insulation											(13) Plumbing																		
(2) Windows				(7) Excavation						1				Average Fixture(s)															
X	Many Avg.		X	Large Avg.		Basement: 960 S.F. Crawl: 0 S.F. Slab: 204 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				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1164 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas				Stories		Exterior	Foundation	Size	Cost New	Depr. Cost					
	Few Small													1.5 Story		Siding	Basement	720											
X	Wood Sash Metal Sash Vinyl Sash													1.25 Story				Siding	Basement	240									
				(8) Basement										1 Story				Siding	Slab	204									
X	Double Hung Horiz. Slide Casement																	Other Additions/Adjustments											
																		Porches											
X	Double Glass Patio Doors																	Deck											
																		Treated Wood											
X	Storms & Screens																	Garages											
																		Class: C Exterior: Block Foundation: 42 Inch (Unfinished)											
(3) Roof																		Base Cost				320	17,456	11,172					
X	Gable		X	Gambrel		Recreation SF												Door Opener				1	535	342					
	Hip			Mansard		Living SF												Water/Sewer				1	1,462	936					
X	Flat			Sard		Walkout Doors (B)												Public Water				1	1,462	936					
						No Floor SF												Public Sewer				1	1,462	936					
Asphalt Shingle																						Fireplaces				1	6,374	4,079	
Chimney: Brick																						Exterior 1 Story					Totals:	233,760	149,606
																						Notes:				ECF (LAKE) 1.117 => TCV: 167,110			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
STORER ANDREW J & GRAELEIGH	SCHIMMEL ERIC T & DEBORAH	86,000	07/31/2015	WD	03-ARM'S LENGTH	2015/03918	PROPERTY TRANSFER	100.0												
VELAT JOHN L & GALINA AGAP	STORER ANDREW & GRAELEIGH	71,250	10/07/2008	WD	03-ARM'S LENGTH	2008/05864	DEED	100.0												
		45,250	07/01/2001	WD	03-ARM'S LENGTH	155:157	DEED	0.0												
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status											
21917 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		08/26/2003	03-1009	FOUNDATION											
		P.R.E. 0%																		
Owner's Name/Address		MAP #:																		
SCHIMMEL ERIC T & DEBORAH E 2109 CURTIS RD LEONARD MI 48367		2024 Est TCV 108,196 TCV/TFA: 124.65																		
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN														
		Public Improvements			* Factors *															
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
PA18-8-3 LOT 7 BLK 8 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	75.00	125.00	1.0000	0.9129	98	100		6,710							
Comments/Influences					75 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 6,710															
		X Water X Sewer X Electric Gas Curb Street Lights X Standard Utilities Underground Utils.			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															
		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	3,355	50,743	54,098			38,509C
		TA	09/30/2010	INSPECTED										2023	3,013	47,974	50,987			36,676C
		TH	10/11/2010	DATA ENTER	2022	2,876	43,097	45,973			34,930C									
					2021	2,910	40,509	43,419			33,815C									
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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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 20	Type WCP (1 Story)	Year Built: 1947 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: 280 % Good: 71 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			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											
Building Style: RANCH			Drywall X Paneled		Plaster Wood T&G											
Yr Built 1947	Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List			Lg	X	Ord		Small									
	Basement 3 1st Floor 2nd Floor 1 Bedrooms	Doors:		Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric												
		Kitchen: Other: Hardwood Other:		100 Amps Service												
		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick X Asbestos X Insulation	X	Wood													
(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 X Double Glass Patio Doors X Storms & Screens	(8) Basement		(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Public Water 1 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																

Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls CD		Blt 1947	
(11) Heating System: Forced Hot Water							
Ground Area = 868 SF Floor Area = 868 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	Slab	868				
Total:				101,952	72,387		
Other Additions/Adjustments							
Garages							
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			280	13,723	9,743		
Water/Sewer							
Public Water			1	1,298	922		
Public Sewer			1	1,298	922		
Fireplaces							
Exterior 1 Story			1	5,586	3,966		
Porches							
WCP (1 Story)			20	1,383	982		
Totals:				125,240	88,922		
Notes:				ECF (LAKE) 1.117 => TCV: 99,326			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ANDERSON MARIE LE & RICHAR	RUNDMAN BURCE K & KRISTEN	150,000	10/12/2018	WD	03-ARM'S LENGTH	2018/05064	DEED	100.0							
ANDERSON WALTER T & MARIE	ANDERSON MARIE LE & RICHAR	1	01/29/2014	QC	09-FAMILY	2014/00423	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
21927 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER		07/14/2009	09-134	COMPLETE						
		P.R.E. 100% 06/10/2019													
Owner's Name/Address		MAP #:													
RUNDMAN BRUCE K & KRISTEN M LOWNEY HANNAH & RUNDMAN NOBLE; LB 21927 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 189,311 TCV/TFA: 140.23													
		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 X Water X Sewer X Electric Gas Curb Street Lights X Standard Utilities X Underground Utils. Topography of Site X Level Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
PA18-8-4 LOT 8 & THE W 1/2 OF LOT 9 BLK 8 SHELDON DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	112.50	125.00	1.0000	0.9129	98	100			10,064	
Comments/Influences					113 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 10,064										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	5,032	89,624	94,656			72,573C				
		LP	08/24/2009	DATA ENTER	2023	4,519	84,790	89,309			69,118C				
		LP	09/16/2009	INSPECTED	2022	4,314	80,294	84,608			65,827C				
					2021	4,365	75,486	79,851			63,725C				
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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: 1992 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 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									205	CPP	(1 Story)					
					X Drywall																				
					Paneled																				
					Plaster Wood T&G																				
Building Style: RANCH				Trim & Decoration																					
Yr Built 1955		Remodeled 2004		Ex				X		Ord				Min											
Condition: Average				Size of Closets																					
				Lg		X		Ord				Small													
Room List				Doors:						Solid		X		H.C.											
1 Basement 6 1st Floor 2nd Floor 4 Bedrooms				(5) Floors																					
				Kitchen: Linoleum																					
				Other: Hardwood																					
(1) Exterior				Other:																					
X	Wood/Shingle Aluminum/Vinyl Brick			X	(6) Ceilings																				
					X Drywall																				
X	Insulation			X	(7) Excavation																				
					Basement: 0 S.F.																				
					Crawl: 0 S.F.																				
(2) Windows				Height to Joists: 0.0																					
X	Many		X	Large		Basement: 0 S.F.																			
	Avg.			Avg.		Crawl: 0 S.F.																			
	Few			Small		Slab: 0 S.F.																			
						Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash			X	(8) Basement																				
					Conc. Block																				
					Poured Conc.																				
X	Double Hung Horiz. Slide Casement			X	Stone																				
					Treated Wood																				
					Concrete Floor																				
X	Storms & Screens			X	(9) Basement Finish																				
					Recreation SF																				
					Living SF																				
X	Gable		X	Gambrel		Walkout Doors (B)																			
	Hip			Mansard		No Floor SF																			
	Flat			Shed		1 Walkout Doors (A)																			
X	Asphalt Shingle			X	(10) Floor Support																				
					Joists:																				
					Unsupported Len:																				
Chimney: Brick				Cntr.Sup:																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BROKAW CHRISTOPHER T	OTTE OTHO MATTHEW	110,000	05/02/2017	WD	03-ARM'S LENGTH	2017/02597	DEED	100.0			
KOIVUNEN ALAN C	BROKAW CHRISTOPHER T	118,000	05/15/2008	WD	03-ARM'S LENGTH	2008/02782	DEED	100.0			
		86,500	12/01/2002	WD	03-ARM'S LENGTH	160:42	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21951 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
OTTE OTHO MATTHEW 1 MAYBECK PL EAST ALTON IL 62024-9931		2024 Est TCV 161,862 TCV/TFA: 140.99									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				MAIN	112.50	125.00	1.0000	0.9129	98 100	10,064	
				113 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value =	10,064
				Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				D/W/P: 5in Ren. Conc.					8.75	312 84	2,293
				Wood Frame					27.40	120 84	2,762
				Total Estimated Land Improvements True Cash Value =							5,055

Building Type			(3) Roof (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 1 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: 1960 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		X	(4) Interior		X	Drywall Paneled		Plaster Wood T&G												
Building Style: RANCH			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.												
1 Basement 4 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																		
			Kitchen: Linoleum Other: Hardwood Other: Carpeted																		
(1) Exterior																					
	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall																	
X	Asphalt																				
X	Insulation																				
(2) Windows			(7) Excavation																		
	Many Avg. Few		X	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																	
X	Double Glass Patio Doors		X	Treated Wood Concrete Floor																	
X	Storms & Screens			(9) Basement Finish																	
(3) Roof			216 Recreation SF 50 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 RANCH										Cls C		Blt 1960	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 1148 SF Floor Area = 1148 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	Siding	Basement	908										
1 Story	Siding	Piers	60										
1 Story	Siding	Blt-in Gar.	180										
			Total:	158,665	109,480								
Other Additions/Adjustments													
Recreation Room			216	4,087	2,902								
Basement Living Area			50	1,755	1,246								
Plumbing													
3 Fixture Bath			1	4,547	3,137								
Ceramic Tile Floor			1	1,096	756								
Vent Fan			2	495	342								
Ceramic Tub Alcove			1	736	508								
Water/Sewer													
1000 Gal Septic			1	4,761	3,285								
Public Water			1	1,462	1,009								
Garages													
Class: C Exterior: Block Foundation: 42 Inch (Finished)													
Common Wall: 2 Wall			1	-6,805	-4,695								
Door Opener			1	535	369								
Base Cost			180	12,514	8,635								
Fireplaces													
Exterior 1 Story			1	6,374	4,398								
Totals:			190,222	131,372									
Notes:													
ECF (LAKE) 1.117 => TCV:												146,743	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BIXBY HOWARD & MARGARET	REPP LORA E	105,000	05/28/2015	WD	03-ARM'S LENGTH	2015/02668	DEED	100.0				
		1	01/01/2002	WD	03-ARM'S LENGTH	156:862	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
21955 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				01/27/2021		2021-999-125		FOUNDATION		
		P.R.E. 100% 05/28/2015										
Owner's Name/Address		MAP #:										
REPP LORA E		2024 Est TCV 151,673 TCV/TFA: 146.97										
21955 WOODLAND RD		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
Tax Description				MAIN	75.00	150.00	1.0000	1.0000	98	100	7,350	
PA18-8-7 LOT 11 BLK 8 AND A PARCEL OF LAND 25' WIDE LYING S & ADJACENT TO SAID LOT 11 BLK 8 SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X		Gravel Road	MAIN	0.00	75.00	1.0000	0.7071	98	100	0
Comments/Influences				Paved Road	75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		7,350	
				Storm Sewer								
				Sidewalk								
		X Water		Land Improvement Cost Estimates								
		X Sewer		Description					Rate	Size	% Good	Cash Value
		X Electric		D/W/P: Asphalt Paving					3.04	600	84	1,532
				D/W/P: 5in Ren. Conc.					8.75	149	84	1,095
				Gas					8.75	120	84	882
				Curb					37.05	48	46	818
				Street Lights					Total Estimated Land Improvements True Cash Value =			4,327
		X 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	3,675	72,162	75,837			64,840C	
		LP	07/15/2009	DATA ENTER	2023	3,300	68,243	71,543			61,753C	
		TA	09/30/2010	INSPECTED	2022	3,150	61,308	64,458			58,813C	
		TH	10/11/2010	DATA ENTER	2021	3,188	56,831	60,019			56,935C	
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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					
21967 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
VANEK MARGARET TRUST 21967 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 219,693 TCV/TFA: 137.31											
		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
PA18-8-8					MAIN	75.00	175.00	1.0000	1.0801	98	100		7,939
LOT 12 BLK 8 TOGETHER WITH THAT PART OF UPLAND RD S'LY & CONTIGUOUS TO SD LOT 12 BLK 8 VACATED BY LAW SHELLEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X			75 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 7,939								
Comments/Influences					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
		X			Water	D/W/P: 5in Ren. Conc.				8.75	480 74		3,108
		X			Sewer	Total Estimated Land Improvements				True Cash Value =		3,108	
		X			Electric								
					Gas								
					Curb								
					Street Lights								
		X			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	3,970	105,877	109,847		90,669C				
				2023	3,565	100,081	103,646		86,352C				
				2022	3,403	89,912	93,315		82,240C				
				2021	3,443	113,210	116,653		79,613C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes 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: RANCH			Drywall Paneled		Plaster Wood T&G																																
Yr Built 1965	Remodeled 0		Ex	X	Ord		Min																														
Condition: Average			Trim & Decoration																																		
Room List			Lg	X	Ord		Small																														
2	Basement	Doors:		Solid	X	H.C.																															
5	1st Floor	(5) Floors																																			
2	2nd Floor	Kitchen:																																			
3	Bedrooms	Other:																																			
(1) Exterior		Other:																																			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																			
	Insulation																																				
(2) Windows		(7) Excavation																																			
Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 928 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																		
	Gambrel Mansard Shed	500																																			
X	Asphalt Shingle	(10) Floor Support																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																			
		Lump Sum Items:																																			
(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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water, Air Conditioning Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 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>Crawl Space</td> <td>928</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Blt-in Gar.</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>198,859</td> <td>141,191</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 2,160 Porches CGEP (2 Story) 221 20,933 14,862 WCP (1 Story) 32 2,293 1,628 CCP (1 Story) 64 1,845 1,310 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 32,686 23,207 Common Wall: 2 Wall 1 -5,257 -3,732 Door Opener 1 535 380 Water/Sewer Public Water 1 1,462 1,038 Public Sewer 1 1,462 1,038 Fireplaces Interior 1 Story 1 5,224 3,709 Totals: 263,084 186,791				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	928			1 Story	Siding	Blt-in Gar.	672			Total:				198,859	141,191
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Crawl Space	928																																		
1 Story	Siding	Blt-in Gar.	672																																		
Total:				198,859	141,191																																
Notes:										ECF (LAKE) 1.117 => TCV: 208,646																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OWEN ELIZABETH J	PETERSON THOMAS & COLLEEN	217,500	06/01/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
21979 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
PETERSON THOMAS & COLLEEN 42908 OGIMA ST PAINESDALE MI 49955		2024 Est TCV 203,914 TCV/TFA: 128.57											
		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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA18-8-9 LOT 13 BLK 8 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.					MAIN	75.00	125.00	1.0000	0.9129	98	100		6,710
Comments/Influences					75 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								6,710
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates								
					Description	Rate			Size % Good		Cash Value		
					Wood Frame	34.33			64 46		1,011		
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value =								
		Topography of Site											
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	3,355	98,602	101,957			101,957S		
		LP	08/18/2009	DATA ENTER	2023	3,013	93,233	96,246			64,067C		
		TA	09/30/2010	INSPECTED	2022	2,876	83,759	86,635			61,017C		
		TH	10/11/2010	DATA ENTER	2021	2,910	81,096	84,006			59,068C		
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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 1 Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60	Type CCP (1 Story)	Year Built: 1956 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
		(4) Interior				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					Class: C Effec. Age: 31 Floor Area: 1,586 Total Base New : 254,551 Total Depr Cost: 175,643 Estimated T.C.V: 196,193									
		X Drywall X Paneled				Plaster Wood T&G					E.C.F. X 1.117									
		Trim & Decoration																		
X	Wood Frame																			
Building Style: CONTEMPORARY																				
Yr Built 1956	Remodeled 1972	Ex	X	Ord		Min														
Condition: Average		Size of Closets																		
		Lg	X	Ord		Small														
Room List		Doors:				Solid	X	H.C.												
2 Basement 2 1st Floor 3 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						
Wood/Shingle Aluminum/Vinyl X Brick		(6) Ceilings						No. of Elec. Outlets												
		X	Drywall X Tile							Many	X	Ave.		Few						
X Insulation								(13) Plumbing												
(2) Windows		(7) Excavation						Average Fixture(s)												
		Basement: 832 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 1 Ceramic Tub Alcove Vent Fan												
		(8) Basement																		
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																		
X Storms & Screens		(9) Basement Finish						(14) Water/Sewer												
(3) Roof																				
X	Gable Hip Flat	Gambrel Mansard Shed	144 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											
			(10) Floor Support																	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:												
<<<<< 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.					
KILLMAR JOHN M & JANICE C	OLSON ASHLEY	175,000	09/27/2021	WD	03-ARM'S LENGTH	2021/06215	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
21993 WOODLAND RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 04/04/2022											
Owner's Name/Address		MAP #:											
OLSON ASHLEY 21993 WOODLAND RD HOUGHTON MI 49931		2024 Est TCV 204,829 TCV/TFA: 132.58											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					MAIN	170.00	125.00	1.0000	0.9129	98	100		15,208
PA18-8-10					MAIN	0.00	125.00	1.0000	0.9129	98	100		0
LOTS 14 & 15		X	Paved Road			MAIN	0.00	115.97	1.0000	0.8793	98	100	0
		Storm Sewer			170 Actual Front Feet, 0.49 Total Acres								
		Sidewalk			Total Est. Land Value = 15,208								
BLK 8 SHELDEN & DOUGLASS LAKE VIEW ADD TO CITY OF HOUGHTON.		X	Water			Land Improvement Cost Estimates							
Comments/Influences		X	Sewer										
		X	Electric										
		X	Gas										
		Curb			D/W/P: 4in Ren. Conc. 8.00 326 84 2,191								
		Street Lights			Total Estimated Land Improvements True Cash Value = 2,191								
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		Rolling			Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value								
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TA	09/30/2010	INSPECTED	2023	6,829	89,869	96,698			91,614C		
		TH	10/11/2010	DATA ENTER	2022	6,518	80,734	87,252			87,252S		
					2021	6,596	81,519	88,115			61,024C		
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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: Car Capacity: Class: C Exterior: Block 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					1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Gas	55	CCP (2 Story)	
Building Style: RANCH			Drywall Paneled	X	Plaster Wood T&G									
Yr Built 1950	Remodeled 0		Ex	X	Ord		Min							
Condition: Average			Trim & Decoration											
			Lg	X	Ord		Small							
Room List		Doors:		Solid	X	H.C.								
2	Basement		(5) Floors											
6	1st Floor		Kitchen:											
2	2nd Floor		Other: Hardwood											
3	Bedrooms		Other:											
(1) Exterior			(6) Ceilings											
	Wood/Shingle		X	Plaster										
	Aluminum/Vinyl													
	Brick													
X	Asphalt													
X	Insulation													
(2) Windows			(7) Excavation											
Many			Basement: 1545 S.F.											
X	Avg.	X	Crawl: 0 S.F.											
Few		Small	Slab: 0 S.F.											
			Height to Joists: 0.0											
X	Wood Sash		(8) Basement											
	Metal Sash													
	Vinyl Sash													
X	Double Hung													
	Horiz. Slide													
	Casement													
X	Double Glass													
	Patio Doors													
X	Storms & Screens													
(3) Roof			(9) Basement Finish											
X	Gable		600	Recreation SF										
	Hip			Living SF										
	Flat			Walkout Doors (B)										
				No Floor SF										
				Walkout Doors (A)										
X	Asphalt Shingle			(10) Floor Support										
Chimney: Brick				Joists:										
				Unsupported Len:										
				Cntr.Sup:										
(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) 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1545 SF Floor Area = 1545 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 1,545 Total: 216,321 127,628 Other Additions/Adjustments Basement Living Area 600 21,054 12,422 Plumbing 3 Fixture Bath 1 4,547 2,683 Porches CCP (2 Story) 55 1,958 1,155 CCP (2 Story) 55 1,958 1,155 Garages Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 672 28,298 16,696 Door Opener 1 535 316 Water/Sewer Public Water 1 1,462 863 Public Sewer 1 1,462 863 Fireplaces Exterior 1 Story 1 6,374 3,761 Raised Hearth 1 434 256 Totals: 284,403 167,798 Notes: ECF (LAKE) 1.117 => TCV: 187,430														

*** 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 HIGHWAY DEPT				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 HIGHWAY DEPT					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA19-1-1 LOTS 1 TO 21 INCL BLK 1 TOWN OF PILGRIM.												
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	09/28/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		SC	11/03/2010	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.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status			
47461 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		05/17/2022		2022-031-079		FOUNDATION			
Owner's Name/Address		P.R.E. 0%				09/17/2021		2021-010-267		FOUNDATION			
BERRYMAN BRIAN P & DONNA J 46347 US HIGHWAY 41 HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 124,401 TCV/TFA: 69.11											
		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	
PA19-3-1 LOTS 54 TO 57 INCL BLK 3 TOWN OF PILGRIM.					MIXED RES	200.00	100.00	0.5743	1.0000	188	100		21,596
Comments/Influences					200 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 21,596								
		Topography of Site											
		Level Rolling Low 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	10,798	51,403	62,201			58,529C		
					2023	10,798	45,239	56,037			55,742C		
					2022	10,798	9,977	20,775			20,775S		
					2021	10,798	9,420	20,218			20,218S		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	10,798	51,403	62,201			58,529C		
		RW	/	/	INSPECTED	2023	10,798	45,239	56,037		55,742C		
					2022	10,798	9,977	20,775			20,775S		
					2021	10,798	9,420	20,218			20,218S		

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>																																																	
Class: D Floor Area: 1,800 Gross Bldg Area: 1,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 8										Construction Cost										Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 180 Overall Building Height: 10																																							
										High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 105.33 Storage Basement Basement, Base Rate for Basement = 46.72 (Basement Fireproofing Rate = 0.00)																																							
Depr. Table : 3% Effective Age : 36 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Average Heat#1: Complete H.V.A.C. 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1800 Ave. Perimeter: 180 Has Elevators:										(10) Heating system: Complete H.V.A.C. Cost/SqFt: 39.03 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 144.36 Adjusted Square Foot Cost for Basement = 46.72																																							
1988 Year Built Remodeled										*** Basement Info *** Area: 1800 Perimeter: 180 Type: Storage Basement Heat: No Heating or Cooling										Total Floor Area: 1,800 Base Cost New of Upper Floors = 259,848 Basement Area: 1,800 Base Cost New of Basement = 84,096																																							
10 Overall Bldg Height										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										Reproduction/Replacement Cost = 343,944 Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 120,380																																							
Comments:										* Sprinkler Info * Area: Type:										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 102,805 Replacement Cost/Floor Area= 191.08 Est. TCV/Floor Area= 57.11																																							
(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 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																													

Parcel Number: 010-423-062-00

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.			
NYMAN OSCAR W & MARJORIE A	STC PROPERTIES LLC	640,000		04/06/2023	WD	03-ARM'S LENGTH		2023/01469	PROPERTY TRANSFER	100.0			
		205,000		11/01/1998	WD	03-ARM'S LENGTH		145:276	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status		
47409 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
STC PROPERTIES LLC 805 HORIZONS DR MARQUETTE MI 49855		2024 Est TCV 492,018 TCV/TFA: 106.50											
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements			* Factors *								
		<div>Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.</div> <div>Topography of Site</div> <div>Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain</div>			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					HWY N END	300.00	100.00	1.0746	0.9330	500	100		150,391
PA19-3-4 LOTS 58 THROUGH 63 BLK 3 TOWN OF PILGRIM. COMBINED FROM 010-423-058-00, AND 010-423-060-00 FOR 2021 ROLL					300 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 150,391								
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	75,196	170,813	246,009			246,009S		
					2023	67,676	150,331	218,007			185,890C		
					2022	67,676	132,613	200,289			177,039C		
					2021	67,676	169,995	237,671			171,384C		
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 2,520 Gross Bldg Area: 4,620 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Good Stories: 2 Story Height: 10 Perimeter: 0 Overall Building Height: 20									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 219.02									
					** ** Calculator Cost Data ** **					(10) Heating system: Complete H.V.A.C. Cost/SqFt: 39.48 100%									
					Quality: Good Heat#1: Complete H.V.A.C. 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1260 Ave. Perimeter Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 258.50									
Depr. Table : 3% Effective Age : 51 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***					Total Floor Area: 2,520 Base Cost New of Upper Floors = 651,421									
1950 Year Built 1995 Remodeled					Area: Perimeter: Type: Heat: No Heating or Cooling					Reproduction/Replacement Cost = 651,421 Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 227,997									
20 Overall Bldg Height					* Mezzanine Info *					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 194,710 Replacement Cost/Floor Area= 258.50 Est. TCV/Floor Area= 77.27									
Comments:					* Sprinkler Info *														
					Area #1: Type #1: Area #2: Type #2:														
					Area: Type: Good														
(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										
				Shower Stalls		Wash Fountains													
(4) Floor Structure:				Toilets		Water Softeners		Flex Conduit	Incandescent	(13) Roof Structure: Slope=0									
								Rigid Conduit	Fluorescent										
								Armored Cable	Mercury										
(5) Floor Cover:				(9) Sprinklers:					Non-Metalic	Sodium Vapor	(14) Roof Cover:								
									Bus Duct	Transformer									
(6) Ceiling:				(10) Heating and Cooling:															
				Gas Oil	Coal Stoker	Hand Fired Boiler													

*** 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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
47515 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HOUGHTON AMOCO STATION 110 WOODLAND AVE LAURIUM MI 49913		MAP #:												
		2024 Est TCV 365,341 TCV/TFA: 234.19												
		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	
PA19-4-3					HWY N END	325.00	100.00	1.0000	0.9330	500	100		151,618	
S 75' OF LOT 43, ENTIRE LOTS 44, 45, 46, 47, 48, 49 & W 1/2 OF LOT 50					MIXED RES	75.00	50.00	0.4353	1.0000	188	100		6,137	
BLK 4					400 Actual Front Feet, 0.83 Total Acres				Total Est. Land Value =				157,755	
TOWN OF PILGRIM.					Land Improvement Cost Estimates									
Comments/Influences					Description					Rate	Size % Good		Cash Value	
					D/W/P: Asphalt Paving				3.10	10000 63		19,530		
					D/W/P: 5in Ren. Conc.				8.94	5000 74		33,078		
					Ad-Hoc Unit-In-Place Items									
					Description					Rate	Size % Good		Cash Value	
					CANOPY				23.50	2000 85		39,950		
					Total Estimated Land Improvements True Cash Value =									92,558
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	78,878	103,793	182,671			167,013C			
					2023	71,297	96,294	167,591			159,060C			
					2022	71,297	86,590	157,887			151,486C			
					2021	71,297	79,622	150,919			146,647C			
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Desc. of Bldg/Section: Calculator Occupancy: Markets - Mini-Mart Convenience Stores										Calculator Cost Computations Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0 Overall Building Height: 10									
Class: D,Pole Floor Area: 1,560 Gross Bldg Area: 3,560 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 173.38 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.63 100% Adjusted Square Foot Cost for Upper Floors = 194.01 Total Floor Area: 1,560 Base Cost New of Upper Floors = 302,656 Reproduction/Replacement Cost = 302,656 Eff.Age:29 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 105,930 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 90,464 Replacement Cost/Floor Area= 194.01 Est. TCV/Floor Area= 57.99									
					High Above Ave. Ave. X Low														
					** ** Calculator Cost Data ** **														
					Quality: Low Cost														
					Heat#1: Package Heating & Cooling 100%														
Heat#2: No Heating or Cooling 0%																			
Ave. SqFt/Story: 1560																			
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:																			
1990 Year Built Remodeled																			
10 Overall Bldg Height																			
Comments:																			
(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																			
3-Piece Baths																			
2-Piece Baths																			
Shower Stalls																			
Toilets																			
Urinals																			
Wash Bowls																			
Water Heaters																			
Wash Fountains																			
Water Softeners																			
(3) Frame:																			
(4) Floor Structure:																			
(9) Sprinklers:																			
(10) Heating and Cooling:																			
Gas Oil Coal Stoker Hand Fired Boiler																			
(5) Floor Cover:																			
(13) Roof Structure: Slope=0																			
(14) Roof Cover:																			
(6) Ceiling:																			
(40) Exterior Wall:																			
Thickness Bsmnt Insul.																			

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

Desc. of Bldg/Section: Calculator Occupancy: Material Shelter										<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Class: S Floor Area: 2,000 Gross Bldg Area: 3,560 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost					Item Description					Cost # or Height Storys				
					High		Above Ave.		Ave.						X	Low	Col.	Rate	SqFt
Depr. Table : 3% Effective Age : 17 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Architectural Multiplier: 0.00					Total Cost New = 0				
					Quality: Average										Reproduction/Replacement Cost = 0				
Year Built Remodeled					Heat#1: No Heating or Cooling 0%					Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0					Total Depreciated Cost = 0				
					Heat#2: No Heating or Cooling 0%														
Overall Bldg Height					Ave. SqFt/Story: 2000					Unit in Place Items					Rate Quantity Arch %Good Depr.Cost				
					Ave. Perimeter					/CI14/SERS					29.35 2000 1.00 49 28,763				
Comments:					Has Elevators:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES)					0.854 => TCV of Bldg: 2 = 24,564				
					*** Basement Info ***					Replacement Cost/Floor Area= 29.35					Est. TCV/Floor Area= 12.28				
					Area:														
					Perimeter:														
					Type:														
					Heat: No Heating or Cooling														
					* Mezzanine Info *														
					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		Few Average		Few Average	(40) Exterior Wall:			
(3) Frame:					Total Fixtures					Urinals									Many Average
					3-Piece Baths					Wash Bowls									Many Average
					2-Piece Baths					Water Heaters									Many Average
(4) Floor Structure:					Shower Stalls					Wash Fountains						Unfinished Typical	(13) Roof Structure: Slope=0		
					Toilets					Water Softeners						Unfinished Typical			
																Typical			
(5) Floor Cover:					(9) Sprinklers:					Flex Conduit					Incandescent				
					(10) Heating and Cooling:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
(6) Ceiling:					Gas					Non-Metalic					Sodium Vapor				
					Oil					Coal Stoker					Bus Duct				
										(14) Roof Cover:									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		60,000	02/01/2003	WD	03-ARM'S LENGTH	160:495	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
47487 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		06/12/1992		92-287		FOUNDATION		
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
DELPIERRE LOUIS D JR & KRISTIN 47487 US HIGHWAY 41 HOUGHTON MI 49931		2024 Est TCV 165,870 TCV/TFA: 89.95										
		X Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements		* Factors *								
Taxpayer's Name/Address				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
DELPIERRE LOUIS D JR & KRISTIN 1409 W WATERWORKS CIR HOUGHTON MI 49931		X		INTERIOR	150.00	100.00	1.0000	0.8165	115	100	14,085	
				150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	14,085
				Land Improvement Cost Estimates								
Tax Description		X		Description					Rate	Size % Good	Cash Value	
PA19-4-4 E 1/2 OF LOT 50 & LOT 51 BLK 4 TOWN OF PILGRIM.		X		Wood Frame					23.15	297 46	3,163	
Comments/Influences		X		Total Estimated Land Improvements True Cash Value =							3,163	
		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	7,043	75,892	82,935			42,919C	
		TA	09/28/2010	INSPECTED	2023	6,124	66,225	72,349			40,876C	
		SC	11/03/2010	DATA ENTER	2022	5,818	55,626	61,444			38,930C	
					2021	5,512	56,433	61,945			37,687C	

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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 226 WGEP (1 Story) 110 WGEP (1 Story) 12 Treated Wood 20 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: 2		Drywall X 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 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle X 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									
Many Avg. X Avg. Large Few Small		Basement: 1124 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 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 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)		1 Public Water 1 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 Cls CD Blt 1900 (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1844 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 Basement 720 1 Story Siding Basement 132 1 Story Siding Basement 96 1 Story Siding Basement 176 Total: 201,991 123,215 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,541 1,550 Porches WGEP (1 Story) 226 14,713 8,975 WGEP (1 Story) 110 9,241 5,637 Water/Sewer Public Water 1 1,298 792 Public Sewer 1 1,298 792 Deck Treated Wood 12 525 320 Treated Wood 20 875 534 Totals: 232,482 141,815 Notes: ECF (NEW PLATTED) 1.048 => TCV: 148,622													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
EENIGENBURG FAMILY TRUST L	BERRYMAN BRIAN P & DONNA J	72,500	07/24/2015	WD	03-ARM'S LENGTH	2015/04116	PROPERTY TRANSFER	100.0			
EENIGENBURG DONALD G & GLE	EENIGENBURG FAMILY TRUST I	1	05/06/2011	QC	09-FAMILY	2011/03210	DEED	0.0			
		53,000	03/01/2001	WD	03-ARM'S LENGTH	153:859	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
47479 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS				04/05/2021	2021-999-163	FOUNDATION			
		P.R.E. 100% 04/05/2021									
Owner's Name/Address		MAP #:									
BERRYMAN JARED & ALLISON		2024 Est TCV 97,405 TCV/TFA: 74.64									
47479 US HWY 41											
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description				INTERIOR	50.00	100.00	1.0000	0.8165	115 100	4,695	
PA19-4-5 LOT 52 BLK 4 TOWN OF PILGRIM.				50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	4,695
Comments/Influences											
		X	Dirt Road		Land Improvement Cost Estimates						
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric		Description						
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level		Year						
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
		X	Pond		Assessed Value						
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2024	2,348	46,355	48,703			39,629C
		TA	09/28/2010	INSPECTED	2023	2,041	40,504	42,545			37,742C
		SC	11/03/2010	DATA ENTER	2022	1,939	34,006	35,945			35,945S
					2021	1,837	60,683	62,520			51,890C

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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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		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 24.NEW PLATTED							
		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
PA19-4-6 LOT 53 BLK 4 TOWN OF PILGRIM.					INTERIOR	50.00	100.00	1.0000	0.8165	115	100	
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,695							
		Topography of Site										
		Level										
		Rolling										
		Low										
		High			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Landscaped			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
Swamp			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
Wooded			2022	0	0	0			0			
Pond			2021	0	0	0			0			
Waterfront												
Ravine												
Wetland												
Flood Plain												
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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 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 91 WGEP (1 Story) 231 WGEP (1 Story) 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																									
Building Style: RANCH				Drywall PaneledPlaster Wood T&G																									
				Trim & Decoration																									
Yr Built 0		Remodeled 0		ExXOrdMin																									
Condition: Average				Size of Closets																									
				LgXOrdSmall																									
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																					
5 Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																					
				Kitchen: Linoleum Other: Other:				0 Amps Service																					
				No./Qual. of Fixtures																									
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																					
X Wood/Shingle Aluminum/Vinyl Brick								ManyXAvg.Few																					
								(13) Plumbing																					
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																									
X Many Avg. X Few Large Avg. Small				Basement: 0 S.F. Crawl: 1031 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 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																					
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 CD		Blt 0	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 1031 SF Floor Area = 1031 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		1,031							
						Total:		118,525		72,299			
Other Additions/Adjustments													
Porches													
WGEP (1 Story)						91		8,133		4,961			
WGEP (1 Story)						231		14,939		9,113			
Deck													
Treated Wood						128		2,957		1,804			
Fireplaces													
Wood Stove						1		2,103		1,283			
Carports													
Aluminum						364		4,783		2,918			
						Totals:		151,440		92,378			
Notes:													
ECF (NEW PLATTED) 1.048 => TCV:										96,812			

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

03/26/2024

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Pole Floor Area: 2,100 Gross Bldg Area: 5,785 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 10 Depr. Table : 2.5% Effective Age : 24 Physical %Good: 54 Func. %Good : 100 Economic %Good Year Built Remodeled Overall Bldg Height Comments:										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 0 Base Rate for Upper Floors = 72.34 (10) Heating system: Package Heating & Cooling Cost/SqFt: 20.31 100% Adjusted Square Foot Cost for Upper Floors = 92.65 Total Floor Area: 2,100 Base Cost New of Upper Floors = 194,565 Reproduction/Replacement Cost = 194,565 Eff.Age:24 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/0 /0.0 Total Depreciated Cost = 0																			
										Construction Cost																			
										High		Above Ave.		Ave.	X	Low													
										** ** Calculator Cost Data ** **																			
										Quality: Low Cost																			
Heat#1: Package Heating & Cooling					100%																								
Heat#2: No Heating or Cooling					0%																								
Ave. SqFt/Story: 2100																													
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: 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	(40) Exterior Wall: Thickness Bsmnt Insul.													
(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																								

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Distribution										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole Floor Area: 3,685 Gross Bldg Area: 5,785 Stories Above Grd: 1 Average Sty Hght : 15 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 15 Perimeter: 0									
Depr. Table : 3% Effective Age : 22 Physical %Good: 51 Func. %Good : 100 Economic %Good										Base Rate for Upper Floors = 40.69									
Year Built Remodeled										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.48 100%									
Overall Bldg Height										Adjusted Square Foot Cost for Upper Floors = 46.17									
Comments:										Total Floor Area: 3,685 Base Cost New of Upper Floors = 170,136									
										Reproduction/Replacement Cost = 170,136									
										Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/0 /0.0									
										Total Depreciated Cost = 0									
(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:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										Few Average 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: COMMERCIAL-COMMON		Zoning:		Building Permit(s)			Date	Number	Status			
US HIGHWAY 41				School: HOUGHTON-PORTAGE TWP SCHOOLS												
				P.R.E. 0%												
Owner's Name/Address				MAP #:												
SANREGRET JOHN O & JANICE W 22145 ROYALEWOOD RD HOUGHTON MI 49931						2024 Est TCV 0										
					Improved	X	Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
				Public Improvements			* Factors *									
Tax Description							Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
PA19-5-2A LOTS 36, 37, 38, & 39 BLOCK 5 TOWN OF PILGRIM 010-205-031-00, 010-425-034-00 AND 010-425-034- COMBINED INTO PARCEL 010-205-204-50 FOR 2023							HWY N END	200.00	100.00	1.1892	0.9330	500 0	010-205-204-50	0		
Comments/Influences							200 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	0
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				Topography of Site												
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
				Who	When	What	2024	0	0	0			0			
							2023	0	0	0			0			
							2022	49,931	0	49,931			8,643C			
							2021	49,931	0	49,931			8,367C			

*** 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 1 Wood Stove Direct-Vented Gas			Area	Type 20 CPP 68 WCP (1 Story)			Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1320 % Good: 91 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 1900		Remodeled 0		Ex				X		Ord				Min																		
Condition: Poor				Size of Closets																												
				Lg				X		Ord				Small																		
Room List				Doors:						Solid		X		H.C.																		
4	Basement 1st Floor 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.		X Avg.		Large Small		Basement: 979 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																												
(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:																												

Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls CD		Blt 1900	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 979 SF Floor Area = 979 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		Basement		979							
Total:						129,797		72,686					
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,453		2,494			
Water Well, 50 Feet						1		2,530		1,417			
Porches													
WCP (1 Story)						68		3,387		1,897			
CPP						20		516		289			
Garages													
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
Common Wall: 1 Wall						1		-2,458		-2,237			
Door Opener						2		949		864			
Base Cost						1320		41,369		37,646			
Fireplaces													
Wood Stove						1		2,103		1,178			
Totals:								182,646		116,234			
Notes:													
ECF (NEW PLATTED) 1.048 => TCV:												121,813	

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 #:													
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 *										
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		
PA19-5-4 LOT 42 BLK 5 TOWN OF PILGRIM.					HWY N END	50.00	100.00	1.6818	0.9330	500	100				39,229
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 39,229										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded 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.					
EILOLA CHRISTOPHER & JAMIE	CITY OF HOUGHTON	1		12/18/2012	QC	03-ARM'S LENGTH		2012/07321	DEED	100.0					
		700		09/01/2004	WD	03-ARM'S LENGTH			DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
		MAP #:													
CITY OF HOUGHTON PO BOX 606 HOUGHTON MI 49931					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		
PA20-A-1 BLK A DAKOTA HEIGHTS.					HWY N END	0.00	100.00	1.0000	0.9330	500	100			0	
Comments/Influences					STANDARD COMMERCIAL			0.115 Acres			50,000	100			5,750
					0.12 Total Acres			Total Est. Land Value =							5,750
		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	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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MICHIGAN STATE HIGHWAY				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		
MICHIGAN STATE HIGHWAY COMM					HWY N END	11.22	31.25	2.0000	0.8306	500	100				9,319
															0
					11 Actual Front Feet, 0.02 Total Acres			Total Est. Land Value =							
Tax Description															
PA20-1-1 LOT 1 & PART OF LOT 3, BLK 1 D/F COM AT NE COR LOT 3, BLK 1 POB, TH S 22.45', TH W 31.25', TH NE'LY TO POB DAKOTA HEIGHTS.															
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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MICHIGAN STATE HWY COMM				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			
MICHIGAN STATE HWY COMM					HWY N END	0.00	120.00	1.0000	0.9502	500	100			0	
															0
															0
Tax Description					0.14 Acres 0 100										
PA20-1-3 PART OF LOT 3, BLK 1 D/F, COM AT PT ON E LINE 50' N OF SE COR LOT 3, TH N 120', TH W 50', TH S 120', TH E 50' TO POB DAKOTA HEIGHTS.					Total Est. Land Value = 0										
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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MICHIGAN STATE HIGHWAY				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		
PA20-1-3A S 50' OF LOT 3 BLK 1 DAKOTA HEIGHTS.					HWY N END			0.00	50.00	1.0000	0.8706	500	100		0
															0
Comments/Influences								0.06 Acres				0	100		0
					0.06 Total Acres			Total Est. Land Value =			0				
		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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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.			
		650	05/01/1997	WD	03-ARM'S LENGTH	139:457	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 #:									
MARKHAM'S MARINA INC 49801 CANAL RD HOUGHTON MI 49931		2024 Est TCV 4,017									
		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
						0.00	100.00	1.0000	1.0000	0 100	0
PA20-2-1 LOTS 1 & 2 BLK 2 DAKOTA HEIGHTS.						0.00	100.00	1.0000	1.0000	0 100	0
Comments/Influences					NEW ACREAG 1 ACRE			0.31 Acres	13000	100	4,017
								0.31 Total Acres	Total Est. Land Value =		4,017
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	2,009	0	2,009			1,560C
					2023	1,486	0	1,486			1,486S
					2022	1,486	0	1,486			1,486S
					2021	1,854	0	1,854			1,854S
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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 409 DOUGLASS AVE HOUGHTON MI 49931		2024 Est TCV 0								
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA20-2-2 LOT 3 BLK 2 (1/2 INTEREST)		Gravel Road			0.00	50.00	1.0000	1.0000	0 100	0
DAKOTA HEIGHTS.		Paved Road		NEW ACREAG 1 ACRE			0.06 Acres	13000	100	741
Comments/Influences		Storm Sewer		0.06 Total Acres				Total Est. Land Value =		741
		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.								
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 #:														
MICHIGAN STATE HIGHWAY LANSING MI				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				
PA20-2-2A LOT 3 BLK 2 (1/2 INTEREST)					HWY N END	0.00	50.00	1.0000	0.8706	500	100		0			
DAKOTA HEIGHTS.											0.06 Acres	0	100	0		
Comments/Influences					0.06 Total Acres		Total Est. Land Value =				0					
		Topography of Site														
		Level Rolling Low High Landscaped Swamp Wooded 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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		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 *									
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		
PA2-2-3A LOT 4 BLK 2 AND PART OF LOT 7 BLK 2 D/F, COM AT THE NW COR OF LOT 4 BLK 2, TH N 44 DEG 19' W 98' M/L TO R/W OF HWY M-26, TH N 61 DEG 49' E ALONG SAID R/W 104' M/L, TH S 44 DEG 19' E 86.69', TH S 55 DEG 30' W 100' M/L TO POB DAKOTA HEIGHTS.					HWY N END		0.00	100.00	1.0000	0.9330	500	100		0
														0
														0
														0
Comments/Influences					0.10 Acres 0 100 Total Est. Land Value = 0									
		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.		
ROY BESSIE TRUST	QUINN JOHN & ANITA	223,700		02/09/2012	WD	19-MULTI PARCEL ARM'S LEN		2012/00727	DEED	100.0		
ROY AUREL TRUST & ROMAN CA	ROY BESSIE TRUST	65,000		08/23/2010	QC	21-NOT USED/OTHER		2010/04865	DEED	0.0		
ROY AUREL J TRUST	ROY AUREL TRUST & ROMAN CA	0		12/08/2009	QC	03-ARM'S LENGTH		2010/00555	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
48496 LINCOLN AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 04/15/2012										
Owner's Name/Address		MAP #:										
QUINN JOHN & ANITA 48496 LINCOLN AVE HOUGHTON MI 49931		2024 Est TCV 9,659										
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					MAIN	100.00	100.00	1.0000	0.8165	98	100	8,002
					MAIN	29.29	50.00	1.0000	0.5774	98	100	1,657
					129 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =							9,659
Tax Description												
PA20-2-3 LOTS 5, 6 & 7 EXC PART OF LOT 7 SOLD TO PORTAGE TWP D/F LOT 4 BLK 2 & PART OF LOT 7 BLK 2 D/F, COMM AT THE NW COR OF LOT 4 BLK 2, TH N 44 DEG 19' W 98' M/L TO R/W OF HWY M-26, TH N 61 DEG 49' E ALG SD R/W 104' M/L, TH S 44 DEG 19' E 86.69',TH S 55 DEG 30' W 100' M/L TO POB ALSO, EXC PART OF LOT 7 D/F; BEG AT THE N'LY LOT COR COMMON TO LOTS 2 & 7, LOC SE'LY R/W LINE OF PARK DR (EX M-26), TH SW'LY ALG N'LY LINE OF LOT 7-50', TH SE'LY ON A STRAIGHT LINE 70.71' TO A PT ON THE LOT LINE COMMON TO LOTS 2 & 7 WH IS 50' TO POB BLK 2 DAKOTA HEIGHTS. ALSO EXC BEG @ NW COR OF LOT 4 BK 2;TH N 44 DEG 17'45" W 103.29' M/L TO SE COR OF LOT 2 BLK 2; TH S 63 DEG 38' 21" W 50' ALG S LN OF LOT 2;TH S 17 DEG 54'41"E ***BALANCE OF DESCRIPTION ON FILE***												
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		500		07/01/1995	WD	03-ARM'S LENGTH		131:385	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 #:												
ROYALE AIR SERVICE INC 12361 MCGERGOR PALMS DR FORT MYERS FL 33908		2024 Est TCV 1,495												
		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.				0.00	100.00	1.0000	1.0000	0	100		0	
PA20-2-3A PART OF LOT 7, BLK 2 PLAT OF DAKOTA HEIGHTS BEG NW COR OF LOT 4, BLK 2; TH N 44 DEG 17'45" W 103.29' M/L TO SE COR OF LOT 2 BLK 2; TH S 63 DEG 38'21" W 50' ALG S LNOF LOT 2; TH S 17 DEG 54'41" E 115.31' M/L TO NW COR OF LOT 6 BLK 2; TH N 54 DEG 33'44" E ALG N LN OF LOT 6 100' M/L TO POB.					NEW ACREAG 1 ACRE				0.12	Acres	13000	100		1,495
Comments/Influences					0.12 Total Acres			Total Est. Land Value =					1,495	
		Topography of Site												
		Level Rolling Low 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	748	0	748			580C			
					2023	553	0	553			553S			
					2022	553	0	553			553S			
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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 #:											
MICHIGAN STATE HWY COMM				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		
MICHIGAN STATE HWY COMM					0.00 Total Acres Total Est. Land Value = 0								
Tax Description													
PA20-2-3B THAT PART OF LOT 7, D/F, BEG AT THE N'LY LOT COR COMMON TO LOTS 2 & 7, LOCATED SE'LY R/W LINE OF PARK DRIVE (EX M-26), TH SW'LY ALONG THE N'LY LINE OF LOT 7 A DIS OF 50', TH SE'LY ON A STRAIGHT LINE 70.71' TO A PT ON THE LOT LINE COMMON TO LOTS 2 & 7 WHICH IS 50' TO POB DAKOTA HEIGHTS.													
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: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
820 W DOUGLASS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
JAYARAMAN GOPAL & MANIMEGALAI		MAP #:										
5850 HORSTMEYER RD		2024 Est TCV 96,312										
LANSING MI 48911		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
Tax Description		Public Improvements			* Factors *							
052-280-012-73 EXPIRED 425 RETURNED FOR 2023 FROM CITY OF HOUGHTON		Dirt Road			MIXED RES	160.00	130.00	0.5632	1.0000	188	100	16,943
"LOTS 1,2 & 3, BLK 3 DAKOTA HEIGHTS INCLUDING THE VACATED ALLEY BETWEEN LOT 1 BLK 3 DAKOTA HEIGHTS AND THE VACATED ROAD BETWEEN LOTS 1,2 & 3, BLK 3 AND LOT 2, BLK 1 DAKOTA HEIGHTS EXCEPT THAT PART OF LOT 3, BLK 3 DESCRIBED AS BEG AT A POINT NWLY OF A LINE DESCRIBED AS: BEG AT A POINT ON THE N LINE OF LOT 3, WHICH IS W 30' FROM THE NE CORNER OF SAID LOT 3, TH SW ON A STRAIGHT LINE TO A POINT OF ENDING ON THE LOT LINE BETWEEN LOTS 6 & 7 BLK 3 WHICH IS NW 150' FROM THE SW CORNER OF LOT 6. AND THE E & W 25' LOT 15, PLUS PART OF LOT 14 N OF DOUGLASS ST BLOCK 60 SECOND W HOUGHTON AND THE S 1/2 OF THE VACATED DOUGLAS ST LYING N OF THE ABOVE LOTS.AND THAT PART OF LOT 16, BLK 56, PLAY OF SECOND W HOUGHTON ADD TO THE CITY OF HOUGHTON, AND PART OF LOT 2, BLK 1 ***BALANCE OF DESCRIPTION ON FILE***		Gravel Road			HWY N END	50.00	200.00	1.1748	1.0000	500	100	29,370
Comments/Influences		Paved Road			STANDARD COMMERCIAL			1.000	Acres	50,000	100	50,000
		Storm Sewer			210 Actual Front Feet, 1.71 Total Acres		Total Est. Land Value =		96,312			
		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	48,156	0	48,156			3,816C	
		Low			2023	45,688	0	45,688			3,635C	
		High			2022	0	0	0			0	
		Landscaped			2021	0	0	0			0	
		Swamp										
		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	48,156	0	48,156			3,816C	
					2023	45,688	0	45,688			3,635C	
					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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-1A PART OF LOT 3, BLK 3 LYING NW'LY OF A LINE D/F, BEG AT A POINT ON THE N POB, TH CONT NW'LY 25', TH SW'LY ALONG FROM THE NE COR OF LOT 3, TH SW'LY ON A STRAIGHT LINE TO A POINT OF ENDING ON THE LOT LINE BTWN LOTS 6 & 7 BLK 3, WHICH IS NW'LY 150' FROM THE SW COR OF LOT 6 DAKOTA HEIGHTS.												
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-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
19398 EDWARDS AVE			School: HOUGHTON-PORTAGE TWP SCHOOLS												
			P.R.E. 100% 11/28/2022												
Owner's Name/Address			MAP #:												
KOVALA SCOTT R 19398 EDWARDS AVE HOUGHTON MI 49931			2024 Est TCV 107,848 TCV/TFA: 97.34												
			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	
PA20-3-3 LOTS 4 & 5, BLK 3 DAKOTA HEIGHTS.			X			Dirt Road	0.00	100.00	1.0000	1.0000	0	100		0	
Comments/Influences						Gravel Road	NEW ACREAG 1 ACRE		0.23 Acres		13000	100		2,990	
						Paved Road	0.23 Total Acres		Total Est. Land Value =					2,990	
						Storm Sewer									
						Sidewalk									
						X									Water
						Sewer									
						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	
				Rolling											
				Low											
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
			Who	When	What	2024	1,495	52,429	53,924					35,613C	
			KH	09/29/2010	INSPECTED	2023	1,106	46,658	47,764					33,918C	
			SC	10/22/2010	DATA ENTER	2022	1,106	38,740	39,846					32,303C	
						2021	1,380	39,382	40,762					31,272C	
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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 Treated Wood 50 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		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 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: 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		(8) Basement		(13) Plumbing									
X Double Hung Horiz. Slide Casement 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 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1108 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	1,104		
0.5 Story	Siding	Overhang	8		
Total:				162,573	95,919

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,505	1,478
Deck			
Treated Wood	160	3,501	2,066
Treated Wood	50	1,716	1,012
Water/Sewer			
Public Water	1	1,462	863
Public Sewer	1	1,462	863
Totals:		173,219	102,201

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 104,858

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HANNINEN KENNETH A & SYLVI	MOROS JOANNE M	175,000	11/15/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
		79,500	08/01/2001	WD	03-ARM'S LENGTH	155:564	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
19386 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MOROS JOANNE M 19409 BOUNDARY RD HOUGHTON MI 49931		2024 Est TCV 195,443 TCV/TFA: 151.04										
		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		
					0.00	100.00	1.0000	1.0000	0 100	0		
PA20-3-4 LOT 6, BLK 3 EXCEPT D/F, COM AT SW COR LOT 6, TH NW'LY ON LOT LINE 150' TO POB, TH CONT NW'LY 25', TH NE'LY ON LOT LINE TO NE COR LOT 6, TH SE'LY ON LOT LINE 12', TH SW'LY TO POB DAKOTA HEIGHTS.		X	Gravel Road	NEW ACREAG 1 ACRE						0.12 Acres	13000 100	1,495
Comments/Influences		X	Paved Road							0.12 Total Acres	Total Est. Land Value =	1,495
		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	748	96,974	97,722			97,722S	
		LP	05/01/2009	DATA ENTER	2023	553	85,969	86,522			61,188C	
		KH	09/09/2010	INSPECTED	2022	553	72,097	72,650			58,275C	
		SC	10/22/2010	DATA ENTER	2021	690	73,293	73,983			56,414C	

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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: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-4A PART OF LOT 6, BLK 3 D/F, COM AT SW COR LOT 6, TH NW'LY ON LOT LINE 150' TO POB, TH CONT NW'LY ON LOT LINE 25', TH NE'LY ON LOT LINE TO NE COR LOT 6 TH SE'PY ON LOT LINE 12', TH SW'LY TO POB DAKOTA HEIGHTS.												
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		
19382 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
MCLEAN BRUCE A & LESLEY A 19382 EDWARDS AVE HOUGHTON MI 49931		2024 Est TCV 185,595 TCV/TFA: 86.56										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
MCLEAN BRUCE A & LESLEY A 19382 EDWARDS AVE HOUGHTON MI 49931		X	Dirt Road				0.00	75.00	1.0000	1.0000	0 100	0
			Gravel Road			NEW ACREAG 1 ACRE						
		X	Paved Road								0.09 Acres	13000 100
		X	Storm Sewer								0.09 Total Acres	Total Est. Land Value =
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
Tax Description												
PA20-3-5 LOT 7, BLK 3 EXCEPT PA20-3-5A D/F, COM AT SE COR LOT 7, TH NW'LY ALONG LOT LINE 150' TO POB, TH CONT NW'LY 25', TH SW'LY ALONG LOT LINE 50', TH SE'LY ALONG LOT LINE 42', TH NE'LY TO POB DAKOTA HEIGHTS.												
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	559	92,239	92,798			30,368C	
		LP	07/08/2009	DATA ENTER	2023	414	81,846	82,260			28,922C	
		KH	09/29/2010	INSPECTED	2022	414	68,627	69,041			27,545C	
		SC	10/22/2010	DATA ENTER	2021	516	69,759	70,275			26,666C	

*** 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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MICHIGAN STATE HIGHWAY COMMISSION				2024 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0						
Tax Description											
PA20-3-5A PART OF LOT 7, BLK 3 D/F, COM AT SE COR LOT 7, TH NW'LY ALONG LOT LINE 150' TO POB, TH CONT NW'LY 25', TH SW'LY ALONG LOT LINE 50', TH SE'LY ALONG LOT LINE 42'; TH NE'LY TO POB DAKOTA HEIGHTS.											
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.		
CARLSON PATRICK W & ELAINE	LANSBERY GEORGE	150,000	06/11/2021	WD	03-ARM'S LENGTH	2021/03891	PROPERTY TRANSFER	100.0		
CREDIT SUISSE FIRST BOSTON	CARLSON PATRICK W & ELAINE	63,000	11/05/2020	CD	10-FORECLOSURE	2021/00798	DEED	100.0		
WIJAYARATNE I D & R C	GALLIPPO (HERRERA) ELSA S	87,000	10/04/2006	WD	03-ARM'S LENGTH	169/596	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
19370 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 06/21/2021								
Owner's Name/Address		MAP #:								
LANSBERY GEORGE 19370 EDWARDS AVE HOUGHTON MI 49931		2024 Est TCV 154,057 TCV/TFA: 102.30								
		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
					0.00	150.00	1.0000	1.0000	0 100	0
PA20-3-6 LOT 8, BLK 3 EXCEPT PART SOLD TO MI STATE HWY COMM WHICH LIES NW'LY OF LINE D/F, BEG 100' NW'LY OF SW COR LOT 10 BLK 3, TH NE'LY TO A PT 150' NW'LY OF WE COR OF LOT 7, BLK 3 DAKOTA HEIGHTS.		X	Dirt Road	NEW ACREAG 1 ACRE						4,472
			Gravel Road	0.34 Acres						4,472
			Paved Road	0.34 Total Acres						4,472
			Storm Sewer							
			Sidewalk							
		X	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	2,236	74,793	77,029		63,181C
		KH	09/29/2010	INSPECTED	2023	1,654	66,368	68,022		60,173C
		SC	10/22/2010	DATA ENTER	2022	1,654	55,654	57,308		57,308S
					2021	2,064	56,579	58,643	58,643W	55,818C
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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 WGEF (1 Story) 144 Treated Wood			Year Built: 1987 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: 264 % Good: 71 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior																				
Building Style: 2 1/4			X Drywall X Paneled			Plaster Wood T&G																	
Yr Built 1905			Remodeled 0			Ex X Ord Min																	
Condition: Good			Trim & Decoration																				
			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																				
			Kitchen: Linoleum Other: Carpeted Other:																				
(1) Exterior			(6) Ceilings																				
X	Wood/Shingle Aluminum/Vinyl Brick		X Tile																				
X	Insulation		(7) Excavation																				
(2) Windows			Basement: 621 S.F. Crawl: 264 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 Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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			Cost Est. for Res. Bldg: 1 Single Family 2 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 885 SF Floor Area = 1506 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 621 1 Story Siding Crawl Space 70 1 Story Siding Crawl Space 98 1 Story Siding Crawl Space 96 Total: 167,845 119,171 Other Additions/Adjustments Recreation Room 621 11,259 7,994 Basement, Outside Entrance, Below Grade 1 2,114 1,501 Porches WGEF (1 Story) 54 5,719 4,060 Deck Treated Wood 144 3,195 2,268 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 264 14,707 10,442 Common Wall: 1 Wall 1 -2,628 -1,866 Door Opener 1 535 380 Water/Sewer Public Water 1 1,298 922 Public Sewer 1 1,298 922 Totals: 205,342 145,794 Notes: ECF (OLD PLATTED) 1.026 => TCV: 149,585											
X	Double Glass Patio Doors																						
X	Storms & Screens		(9) Basement Finish																				
(3) Roof			621 Recreation SF Living SF 1 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.				
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 #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-6A PART OF LOT 8, BLK 3 WHICH LIES NW'LY OF LINE D/F, BEG 100' NW'LY OF SW COR LOT 14, BLK 3, TH NE'LY TO PT 150' NW'LY OF SE COR LOT 7, BLK 3 DAKOTA HEIGHTS.												
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		
19360 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
WADE JAMES H & DONNA M JASON,KELLY,BRAND &CHRIS,JIMMY; LB 19360 EDWARDS AVE HOUGHTON MI 49931		2024 Est TCV 167,175 TCV/TFA: 94.72												
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description						MAIN	37.00	50.00	1.0000	0.5774	98	100		2,093
PA20-3-7						MAIN	48.00	95.00	1.0000	0.7958	98	100		3,744
LOT 9, BLK 3						85 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	5,837
EXCEPT D/F, COM AT SW COR LOT 9, TH NW'LY ON LOT LINE 112' TO POB,TH CONT NW'LY ON LOT LINE 63', TH NE'LY ON LOT LINE 50', TH SE'LY ON LOT LINE 44', TH SW'LY TO POB DAKOTA HEIGHTS.														
AND														
LOT 10, BLK 3														
EXCEPT PART SOLD TO MI STATE HWY D/F, BEG AT A PT ON THE LOT LINE BETWEEN LOTS 13 & 14, BLOCK 3, WHICH IS NORTHWESTERLY 50' FROM SW COR LOT 13, TH NE'LY ON A STRAIGHT LINE TO A POINT ON THE LOT LINE BETWEEN LOTS 10 & 11 BLOCK 3 WHICH IS NORTHWESTERLY 100' FROM SW COR OF LOT 10, TH NORTHEASTERLY ON A STRAIGHT LINE TO A POINT OF ENDING ON THE LOT LINE BETWEEN LOTS 6 & 7 BLOCK 3, WHICH IS NORTHWESTERLY 150' FROM SE COR OF LOT 7, ***BALANCE OF DESCRIPTION ON FILE***														
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 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 40 Treated Wood 398 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 1978		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
Room List		Lg X Ord		Small									
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		Doors: Solid X H.C.		(5) Floors		(12) Electric							
(1) Exterior		Kitchen: Other: Other:				0 Amps Service							
Wood/Shingle X 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									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 898 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 X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 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: 1 Single Family COLONIAL
(11) Heating System: Forced Hot Water
Ground Area = 898 SF Floor Area = 1765 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
2 Story Siding Slab 816
2 Story Siding Slab 34
1 Story Siding Slab 48
0.5 Story Siding Overhang 34
Total: 181,229 125,049
Other Additions/Adjustments
Plumbing
2 Fixture Bath 1 2,541 1,753
Deck
Treated Wood 40 1,530 1,056
Treated Wood 398 6,217 4,290
Water/Sewer
Public Water 1 1,298 896
Public Sewer 1 1,298 896
Totals: 194,113 133,940
Notes:
ECF (OLD PLATTED) 1.026 => TCV: 137,422

*** 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				AreaType				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: 864 % Good: 71 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: COLONIAL				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 0		Remodeled 0		ExXOrdMin																											
Condition: Good				Size of Closets																											
				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																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X Wood/Shingle Aluminum/Vinyl Brick								ManyXAve.Few																							
								(13) Plumbing																							
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. X 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				(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:																											

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 #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-7A PART OF LOT 9, BLK 3 D/F, COM AT SW COR LOT 9, TH NW'LY ON LOT LINE 112' TO POB,TH CONT NW'LY ON LOT LINE 63' TH NE'LY ON LOT LINE 50', TH SE'LY ON LOT LINE 44', TH SW'LY TO POB DAKOTA HEIGHTS.												
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-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN STATE HIGHWAY COMMISSION		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
Taxpayer's Name/Address		Public Improvements		* Factors *							
MICHIGAN STATE HIGHWAY COMMISSION		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description		Gravel Road		0.00 Total Acres						Total Est. Land Value =	0
PA20-3-8A PART OF LOTS 10 & 11 BLK 3, LYING NW'LY OF A LINE D/F, BEG AT A PT 50' FROM SW COR LOT 13, TH NE'LY TO PT 100' FROM SW COR OF LOT 10, TH NE'LY TO PT OF ENDING 150' FROM SE COR LOT 7 BLK 3 DAKOTA HEIGHTS.		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
					2023	EXEMPT	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.		
ROMPF ELIZABETH M (VIA MIC	LAUX ANTHONY J	67,000		08/10/2012	WD	03-ARM'S LENGTH		2012/04405	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
19350 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
LAUX ANTHONY J 21810 DENTON RD CHASSELL MI 49916		2024 Est TCV 137,434 TCV/TFA: 94.65										
		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
						0.00	50.00	1.0000	1.0000	0	100	0
					NEW ACREAG 1 ACRE			0.06	Acres	13000	100	741
							0.06	Total Acres		Total Est. Land Value =		741
Tax Description												
PA20-3-9 LOT 11, BLK 3 EXCEPT PART SOLD TO MI STATE HWY D/F, BEG AT A PT ON THE LOT LINE BETWEEN LOTS 13 & 14, BLOCK 3, WHICH IS NORTHWESTERLY 50' FROM SW COR LOT 13, TH NE'LY ON A STRAIGHT LINE TO A POINT ON THE LOT LINE BETWEEN LOTS 10 & 11 BLOCK 3 WHICH IS NORTHWESTERLY 100' FROM SW COR OF LOT 10, TH NORTHEASTERLY ON A STRAIGHT LINE TO A POINT OF ENDING ON THE LOT LINE BETWEEN LOTS 6 & 7 BLOCK 3, WHICH IS NORTHWESTERLY 150' FROM SE COR OF LOT 7, BLK 3. DAKOTA HEIGHTS.		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	371	68,346	68,717				43,951C
		KH	09/29/2010	INSPECTED	2023	274	60,652	60,926				41,859C
		SC	10/22/2010	DATA ENTER	2022	274	50,855	51,129				39,866C
					2021	342	51,700	52,042				38,593C
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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 85 WGEP (1 Story) 110 WGEP (1 Story) 48 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: 2 1/4		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1907		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 4 1st Floor 3 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									
Insulation		X Tile		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 588 S.F. Crawl: 336 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 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 X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 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		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family 2 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 1452 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	336		
2 Story	Siding	Basement	528		
1 Story	Siding	Basement	60		
Total:				163,853	116,335
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	2,541	1,804
Porches					
WGEP (1 Story)			85	7,762	5,511
WGEP (1 Story)			110	9,241	6,561
Deck					
Treated Wood			48	1,654	1,174
Water/Sewer					
Public Water			1	1,298	922
Public Sewer			1	1,298	922
Totals:				187,647	133,229

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 136,693

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 40 WGEP (1 Story) 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		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: Average		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		(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: 688 S.F. Crawl: 80 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		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)		1 Public Water 1 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													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	616		
1 Story	Siding	Crawl Space	80		
2 Story	Siding	Basement	72		
Total:				157,916	102,304

Other Additions/Adjustments

Porches	WGEP (1 Story)	WGEP (1 Story)	Water/Sewer	Public Water	Public Sewer	Totals:		
	40	60		1	1	171,633		
							4,961	3,125
							6,160	3,881
							1,298	818
							1,298	818
							171,633	108,129

Notes:

ECF (OLD PLATTED) 1.026 => TCV:

110,940

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 #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-10A PART OF LOT 12, BLK 3 LYING NW'LY OF LINE D/F, BEG 508 NW'LY OF SW COR LOT 13, BPK 3, TH NE'LY TO PT 100' NW'LY OF SE COR OF LOT 11, BLK 3 DAKOTA HEIGHTS.												
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.							
SOMERO JOSEPH W & BETTY M	WILHELM THOMAS & ZAHARREN	35,000	12/06/2017	WD	08-ESTATE	2017/06356	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
19336 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
WILHELM THOMAS & ZAHARREN 5450 HILL RD STOCKBRIDGE MI 49285		2024 Est TCV 80,551 TCV/TFA: 70.54													
		X	Improved		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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
PA20-3-11						0.00	100.00	1.0000	1.0000	0	100	0			
LOT 13, BLK 3 EXCEPT PART LYING NW'LY OF A LINE D/F, BEG AT A PT NW'LY 50' FROM SW COR LOT 13, TH NE'LY IN A STRAIGHT LINE TO A PT OF ENDING NW'LY 100' FROM SE COR LOT 11, BLK 3 DAKOTA HEIGHTS.					NEW ACREAG 1 ACRE			0.12	Acres	13000	100	1,495			
Comments/Influences							0.12	Total Acres		Total Est. Land Value =		1,495			
		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				
					2024	748	39,528	40,276			32,051C				
					2023	553	35,319	35,872			30,525C				
					2022	553	29,617	30,170			29,072C				
					2021	690	30,109	30,799			28,144C				
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Licensed To: Township of Portage, County of Houghton, Michigan		TH 10/20/2010 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 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 60 WGEP (1 Story) 90 WGEP (1 Story)		Year Built: 1900 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: 252 % Good: 66 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: 2		Drywall Paneled		X Plaster Wood T&G									
		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									
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Hardwood Other:		60 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 Plaster		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									
X Many Avg. Few		X Large Avg. Small		Basement: 571 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 Horiz. Slide X 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		1 Public Water 1 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 = 571 SF Floor Area = 1142 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	571		
Total:				132,250	60,835

Other Additions/Adjustments

Porches					
WGEP (1 Story)	60	6,160		2,834	
WGEP (1 Story)	90	8,072		3,713	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	252	12,844		8,477	*6
Water/Sewer					
Public Water	1	1,298		597	
Public Sewer	1	1,298		597	
Totals:			161,922	77,053	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 79,056

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 #:										
MICHIGAN STATE HIGHWAY COMMISSION		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
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-11A PART OF LOT 13, BLK 3 LYING NW'LY OF A LINE D/F, BEG AT A PT NW'LY 50' FROM SW COR LOT 13, TH NE'LY IN A STRAIGHT LINE TO A PT OF ENDING NW'LY 100' FROM SE COR LOT 11, BLK 3 DAKOTA HEIGHTS.												
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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICHIGAN STATE HWY COMM				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	
MICHIGAN STATE HWY COMM					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-12 LOTS 14 & 15, BLK 3 DAKOTA HEIGHTS.												
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: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICH STATE HWY COMM				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	
MICH STATE HWY COMM					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-3-13 LOTS 16 TO 25 INCL, BLK 3												
DAKOTA HEIGHTS.												
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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931				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	
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-4-1 E 1/2 OF LOTS 1 & 5, BLK 4 DAKOTA HEIGHTS.												
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.							
WEIJOLA JANET	CIBULKA DAVID P & DEBORAH	90,250	10/30/2017	WD	03-ARM'S LENGTH	2017/05683	PROPERTY TRANSFER	100.0							
		74,000	11/01/2002	WD	03-ARM'S LENGTH	159:744	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
19385 EDWARDS AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/30/2018													
Owner's Name/Address		MAP #:													
CIBULKA EMILY 19385 W EDWARDS AVE HOUGHTON MI 49931		2024 Est TCV 153,857 TCV/TFA: 106.85													
		X	Improved	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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
PA20-4-3 W 1/2 OF LOT 1, ENTIRE LOT 2 & 3 BLK 4 DAKOTA HEIGHTS.					NEW ACREAG 1 ACRE			0.00	100.00	1.0000	1.0000	0	100	0	
Comments/Influences					0.57 Acres			13000	100	Total Est. Land Value =		7,462			
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
		Description				Rate		Size		% Good	Cash Value				
		Wood Frame				23.36		276		46	2,966				
		Total Estimated Land Improvements				True		Cash Value =		2,966					
		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	3,731	73,198	76,929		61,371C		
		KH				09/29/2010	INSPECTED	2023	2,760	65,067	67,827		58,449C		
		SC				10/22/2010	DATA ENTER	2022	2,760	54,649	57,409		55,666C		
							2021	3,444	55,448	58,892		53,888C			
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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 Direct-Vented Gas		Area	Type	Year Built: 1920 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 332 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame			(4) Interior																						
Building Style: COLONIAL				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																	
			Trim & Decoration																							
Yr Built 1920	Remodeled 0		Ex	X	Ord		Min		Central Air Wood Furnace																	
Condition: Good			Size of Closets																							
				Lg	X	Ord		Small																		
Room List			Doors:			Solid		X	H.C.		(12) Electric 100 Amps Service															
	Basement 6 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors																							
(1) Exterior			Kitchen:								No./Qual. of Fixtures Ex. X Ord. Min															
			Other:																							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 844 SF Floor Area = 1376 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas															
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.		X	Large Avg.		Small		Basement: 844 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X	Wood Sash Metal Sash Vinyl Sash					(8) Basement				Other Additions/Adjustments Porches WGEP (1 Story) WGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Water Public Sewer																
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				(14) Water/Sewer				Notes: ECF (OLD PLATTED) 1.026 => TCV: 140,805															
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																				
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support				Lump Sum Items:				Totals: 198,895 137,237														
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.					
		68,500	03/01/2004	WD	03-ARM'S LENGTH	164:179	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
19396 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KUDEJ BRIAN L & BASTONE AMY M TRUST		MAP #:											
609 GREEN GARDEN RD		2024 Est TCV 156,682 TCV/TFA: 118.70											
MARQUETTE MI 49855		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
Tax Description		Public Improvements			* Factors *								
PA20-4-6 W 1/2 OF LOT 5, LOT 6, BLK 4		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DAKOTA HEIGHTS.			Gravel Road			75.00	100.00	1.0000	1.0000	0	100		0
Comments/Influences			Paved Road		NEW ACREAG 1 ACRE			0.17	Acres	13000	100		2,236
			Storm Sewer		75 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			2,236
			Sidewalk										
		X	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	1,118	77,223	78,341			41,008C		
		LP	07/16/2009	DATA ENTER	2023	827	68,476	69,303			39,056C		
		KH	09/29/2010	INSPECTED	2022	827	57,418	58,245			37,197C		
		TH	10/20/2010	DATA ENTER	2021	1,032	58,369	59,401			36,009C		
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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 72 WGEP (1 Story) 112 WGEP (1 Story)			Year Built: 1985 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: 198 % 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: CD Effec. Age: 24 Floor Area: 1,320 Total Base New : 199,977 Total Depr Cost: 150,532 Estimated T.C.V: 154,446				E.C.F. X 1.026				Bsmnt Garage:								
X Drywall				Plaster																								
X Paneled				Wood T&G																								
Trim & Decoration																												
Building Style: 2 1/4				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 2 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 696 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 624 1 Story Siding Basement 72 Total: 150,220 114,167 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,607 Plumbing Vent Fan 1 201 153 Ceramic Tile Wains 1 2,011 1,528 Porches WGEP (1 Story) 72 6,925 5,263 WGEP (1 Story) 112 9,354 7,109 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,070 813 Base Cost 198 10,995 8,356 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 308 14,491 9,564 Water/Sewer Public Water 1 1,298 986 Public Sewer 1 1,298 986 Totals: 199,977 150,532 Notes: ECF (OLD PLATTED) 1.026 => TCV: 154,446				Roof:												
Yr Built Remodeled 1914 1985				Ex X Ord Min																								
Condition: Good				Size of Closets																								
				Lg X Ord Small																								
Room List				Doors: Solid X H.C.				(12) Electric																				
1 Basement 3 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors Kitchen: Carpeted Other: Hardwood Other:				200 Amps Service				No./Qual. of Fixtures				Ex. X Ord. Min				No. of Elec. Outlets				Carport Area:				
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Many X Ave. Few				(13) Plumbing				Average Fixture(s)								
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor 1 Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan				(14) Water/Sewer				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:								
Insulation								(7) Excavation Basement: 696 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement				1 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(10) Floor Support								
(2) Windows								(9) Basement Finish				1 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				Joists: Unsupported Len: Cntr.Sup:												
X Many Avg. Few				X Large Avg. Small				X Gable Hip Flat				Gambrel Mansard Shed				Asphalt Shingle				Chimney: Brick								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WILMERS MICHAEL L & BARBAR	MUNCIL ANNE M	165,000	12/13/2022	WD	03-ARM'S LENGTH	2022/06465	PROPERTY TRANSFER	100.0						
		69,500	01/01/1996	WD	03-ARM'S LENGTH	134:139	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
19390 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/01/2023												
Owner's Name/Address		MAP #:												
MUNCIL ANNE M & VOLTZ GRETCHEN M 713 1/2 W JACKER AVE HOUGHTON MI 49931		2024 Est TCV 150,337 TCV/TFA: 97.88												
		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		
PA20-4-7 LOT 7, BLK 4 DAKOTA HEIGHTS.				INTERIOR	50.00	100.00	1.0000	0.8165	85	100		3,470		
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	3,470	
		X	Storm Sewer Sidewalk		Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
			X Water		D/W/P: 5in Ren. Conc.				8.75	448	69	2,705		
			Sewer		D/W/P: 4in Ren. Conc.				8.00	695	49	2,724		
			X Electric		D/W/P: 4in Concrete				6.82	104	74	525		
			Gas		Wood Frame				27.40	120	89	2,926		
			Curb		Total Estimated Land Improvements								True Cash Value =	8,880
			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											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2024	1,735	73,434	75,169			70,516C			
		KH	09/29/2010	INSPECTED	2023	1,511	65,648	67,159			67,159S			
		TH	10/20/2010	DATA ENTER	2022	553	61,940	62,493			51,371C			
					2021	690	62,973	63,663			49,730C			
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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.			
BAKER JAMES & VICTORIA	ROWE AMANDA L & MILLS TONY	125,000	07/15/2022	WD	03-ARM'S LENGTH	2022/03687	DEED	100.0			
KLUNGNESS BARBARA J	BAKER JAMES R & VICTORIA J	48,500	03/19/2007	WD	03-ARM'S LENGTH	2007/01346	DEED	100.0			
		26,000	04/01/1998	WD	03-ARM'S LENGTH	143:104	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19380 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
ROWE AMANDA L & MILLS TONY L 216 HOFF CT MOUNT AIRY MD 21771		2024 Est TCV 74,500 TCV/TFA: 83.15									
		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		
				MAIN	0.00	80.00	1.0000	0.7303	98 100 0		
PA20-4-9 S 80' OF LOT 8, BLK 4 DAKOTA HEIGHTS.				RATE 1				0.092 Acres	13,000 100 1,196		
Comments/Influences				0.09		Total Acres	Total Est. Land Value =		1,196		
		X	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	598	36,652	37,250			34,710C
		LP	08/11/2009	DATA ENTER	2023	443	32,615	33,058			33,058S
		KH	09/29/2010	INSPECTED	2022	443	30,774	31,217		31,217W	17,618C
		TH	10/20/2010	DATA ENTER	2021	552	31,286	31,838			17,056C
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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 70 WGEPP (1 Story) 35 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		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 1900		Remodeled 2000		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									
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Carpeted Other:		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 Drywall X Plaster		Many X Ave. Few									
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
		Basement: 384 S.F. Crawl: 0 S.F. Slab: 128 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									
Many Avg. X Avg. Large Small				(14) Water/Sewer									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		Conc. Block Poured Conc. Stone Treated Wood X 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		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 = 512 SF Floor Area = 896 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	384		
1 Story	Siding	Slab	128		
Total:				108,285	63,888

Other Additions/Adjustments

Plumbing					
2 Fixture Bath	1	2,541	1,499		
Porches					
WGEPP (1 Story)	70	6,808	4,017		
CPP	35	865	510		
Water/Sewer					
Public Water	1	1,298	766		
Public Sewer	1	1,298	766		
Totals:			121,095	71,446	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 73,304

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	
19364 CALVERLEY ST				School: HOUGHTON-PORTAGE TWP SCHOOLS				GARAGE			06/13/2014		14-075	RECHECK	
				P.R.E. 100% 05/19/1994											
Owner's Name/Address				MAP #:											
RAFFAELLI TODD F & GAIL L 19364 CALVERLEY ST HOUGHTON MI 49931				2024 Est TCV 133,499 TCV/TFA: 137.63											
				X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
				Public Improvements			* Factors *								
Taxpayer's Name/Address							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RAFFAELLI TODD F & GAIL L 19364 CALVERLEY ST HOUGHTON MI 49931				X			Dirt Road	0.00	190.00	1.0000	1.0000	0	100		0
							Gravel Road								2,834
							Paved Road								2,834
							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	1,417	65,333	66,750					
				KH	09/29/2010	INSPECTED	2023	1,048	58,102	59,150					
				TH	10/20/2010	DATA ENTER	2022	1,048	48,725	49,773					
							2021	1,308	49,529	50,837					
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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.			
		46,000	01/01/1996	WD	03-ARM'S LENGTH	134:97	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19393 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/06/2003									
Owner's Name/Address		MAP #:									
MCCARTHY PATRICK D & TINA M 19393 CALVERLEY ST HOUGHTON MI 49931		2024 Est TCV 127,194 TCV/TFA: 98.14									
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						0.00	100.00	1.0000	1.0000	0 100	0
MCCARTHY PATRICK D & TINA M 19393 CALVERLEY ST HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			NEW ACREAG 1 ACRE 0.23 Acres 13000 100 0.23 Total Acres Total Est. Land Value = 2,990					
Tax Description		X									
PA20-5-1 LOTS 1 & 2, BLK 5 DAKOTA HEIGHTS.											
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			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same 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 72 WGEF (1 Story) 56 WGEF (1 Story) 172 Treated Wood			Year Built: 1970 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 66 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame		(4) Interior																			
Building Style: 2		Drywall Paneled			Plaster Wood T&G																
		Trim & Decoration																			
		Ex			X Ord			Min													
Yr Built 1900		Remodeled 0		Size of Closets																	
Condition: Fair		Lg			X Ord			Small													
		Doors:		Solid			X H.C.														
Room List		(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													
								Many			X Ave.			Few							
								(13) Plumbing													
X Wood/Shingle Aluminum/Vinyl Brick																					
Insulation																					
(2) Windows		(7) Excavation																			
X	Many Avg.	X	Large Avg. Small	Basement: 648 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			(8) Basement																	
X	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)																	
X Asphalt Shingle		(10) Floor Support																			
Chimney: Brick		Joists:																			
		Unsupported Len:																			
		Cntr.Sup:																			

Cost Est. for Res. Bldg: 1 Single Family 2										Cls CD		Blt 1900	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 648 SF Floor Area = 1296 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		648							
Total:						146,921		96,968					
Other Additions/Adjustments													
Porches													
WGEF (1 Story)						72		6,925		4,570			
WGEF (1 Story)						56		5,870		3,874			
Deck													
Treated Wood						172		3,588		2,368			
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost						352		17,519		11,563			
Water/Sewer													
Public Water						1		1,298		857			
Public Sewer						1		1,298		857			
Totals:						183,419		121,057					
Notes:													
ECF (OLD PLATTED) 1.026 => TCV:										124,204			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		56,500	09/01/2002	WD	03-ARM'S LENGTH	159:33	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19383 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		12/17/2014		14-0300		FOUNDATION	
Owner's Name/Address		P.R.E. 100% 05/19/1994									
CHRISTENSEN DONNA M 19383 CALVERLEY ST HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 117,084 TCV/TFA: 79.98									
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BLAKE DONNA M 19383 CALVERLEY ST HOUGHTON MI 49931		X			Dirt Road	0.00	100.00	1.0000	1.0000	0 100	0
					Gravel Road	NEW ACREAG 1 ACRE		0.12 Acres		13000 100	1,495
		X			Paved Road	0.12 Total Acres		Total Est. Land Value =		1,495	
					Storm Sewer						
					Sidewalk						
		X			Water						
					Sewer						
Tax Description		X			Electric						
PA20-5-2 LOT 3, BLK 5 DAKOTA HEIGHTS.					Gas						
Comments/Influences					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	748	57,794	58,542			43,577C
		KH	09/29/2010	INSPECTED	2023	553	51,432	51,985			41,502C
		TH	10/20/2010	DATA ENTER	2022	553	55,654	56,207			39,526C
					2021	690	56,579	57,269			38,264C
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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 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 WGEF (1 Story) 84 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: 1 Mech. Doors: 0 Area: 240 % 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: FOUR SQUARE		Drywall X 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									
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 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									
				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
X Many Avg. X Large Avg. Few Small		Basement: 732 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											
X Double Glass Patio Doors		Treated Wood X Concrete Floor											
X Storms & Screens		(9) Basement Finish											
(3) Roof				(14) Water/Sewer									
X Gable X Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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 FOUR SQUARE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 732 SF Floor Area = 1464 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	732		
Total:				162,627	95,950

Other Additions/Adjustments

Porches					
WGEF (1 Story)	140	10,738		6,335	
Deck					
Treated Wood	84	2,229		1,315	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	240	12,223		7,212	
Door Opener	1	535		316	
Water/Sewer					
Public Water	1	1,298		766	
Public Sewer	1	1,298		766	
Totals:			190,948	112,660	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 115,589

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HUANG SHING CHENG	RYAN TIMOTHY M	73,000	04/28/2005	WD	03-ARM'S LENGTH		DEED	0.0									
		42,000	04/01/1993	WD	03-ARM'S LENGTH	121:143	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
19375 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% 05/02/2005															
Owner's Name/Address		MAP #:															
RYAN TIMOTHY M 19375 CALVERLEY ST HOUGHTON MI 49931		2024 Est TCV 153,893 TCV/TFA: 94.82															
		X	Improved		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 X Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
PA20-5-3 LOT 4, BLK 5 DAKOTA HEIGHTS.						0.00	100.00	1.0000	1.0000		0	100		0			
Comments/Influences					NEW ACREAG 1 ACRE			0.12	Acres	13000	100			1,495			
					0.12	Total Acres			Total Est. Land Value =				1,495				
		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	748	76,199	76,947
		KH	09/29/2010	INSPECTED	2023	553	67,563	68,116			39,846C						
		TH	10/20/2010	DATA ENTER	2022	553	56,645	57,198			37,949C						
					2021	690	57,590	58,280			36,737C						

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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 144 Treated Wood 102 Treated Wood		Year Built: 1970 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: 384 % 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									
Building Style: 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 5 1st Floor 3 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				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 576 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 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)		1 Public Water 1 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													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	480		
1 Story	Siding	Basement	96		
Total:				125,282	95,214

Other Additions/Adjustments

Deck					
Treated Wood	144	3,195		2,428	
Treated Wood	102	2,477		1,883	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	384	18,520		14,075	
Common Wall: 1 Wall	1	-2,628		-1,997	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	216	11,994		9,115	
Water/Sewer					
Public Water	1	1,298		986	
Public Sewer	1	1,298		986	
Totals:			161,436	122,690	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 125,880

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DIVINE JOEL B & SUSAN E	SILVER STAR RENTALS LLC	95,000	04/28/2014	WD	03-ARM'S LENGTH	2014/02175	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19343 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SILVER STAR RENTALS LLC C/O LONNIE RUONAVAARA 50463 LAKE ANNIE RD HANCOCK MI 49930		MAP #:											
		2024 Est TCV 97,628 TCV/TFA: 82.18											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					MAIN	0.00	100.00	1.0000	0.8165	98	100		0
PA20-5-6 LOT 7, BLK 5 DAKOTA HEIGHTS.					RATE 1				0.115 Acres	13,000	100		1,495
Comments/Influences							0.12	Total Acres		Total Est.	Land Value =		1,495
		X	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	748	48,066	48,814				42,160C	
		KH	09/29/2010	INSPECTED	2023	553	42,775	43,328				40,153C	
		TH	10/20/2010	DATA ENTER	2022	553	42,126	42,679				38,241C	
					2021	690	42,818	43,508				37,020C	
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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 156 WCP (1 Story) 36 WGEF (1 Story) 24 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 1900		Remodeled 1970		Trim & Decoration									
Condition: Average		Ex X Ord		Min									
Room List		Lg X Ord		Small									
Basement 5 1st Floor 3 2nd Floor Bedrooms		Doors: Solid X H.C.		(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: 636 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		Conc. Block Poured Conc. Stone Treated Wood 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)		1 Public Water 1 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													
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1900 (11) Heating System: Forced Hot Water Ground Area = 636 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 552 1 Story Siding Basement 84 Total: 141,970 83,762 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,541 1,499 Porches WCP (1 Story) 156 5,958 3,515 WGEF (1 Story) 36 4,695 2,770 Water/Sewer Public Water 1 1,298 766 Public Sewer 1 1,298 766 Deck Treated Wood 24 1,050 619 Totals: 158,810 93,697 Notes: ECF (OLD PLATTED) 1.026 => TCV: 96,133													

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												
48380 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																		
Owner's Name/Address		P.R.E. 0%																		
ANDERSON ARTHUR 17676 BOYER RD LANSE MI 49946		MAP #:																		
		2024 Est TCV 7,433																		
		X	Improved	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 X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
PA20-5-7 LOT 8, BLK 5 DAKOTA HEIGHTS.					0.00 100.00 1.0000 1.0000 0 100 0															
Comments/Influences					NEW ACREAG 1 ACRE 0.12 Acres 13000 100 1,495															
					0.12 Total Acres Total Est. Land Value = 1,495															
		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	748	2,969	3,717			2,912C
		KH	09/29/2010	INSPECTED										2023	553	2,643	3,196			2,774C
		TH	01/03/2011	DATA ENTER	2022	553	2,251	2,804			2,642C									
					2021	690	1,868	2,558			2,558S									

Building Type	Farm Implement (Equipment				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 120				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	30 x 30 = 900				
Cost New	\$ 12,582				
Phy./Func./Econ. %Good	46/100/100 46.0				
Depreciated Cost	\$ 5,788				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	46				
Est. True Cash Value	\$ 5,938				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5938 / All Cards: 5938					

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	
48368 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ANDERSON ARTHUR 17676 BOYER RD LANSE MI 49946		MAP #:											
		2024 Est TCV 87,618 TCV/TFA: 80.53											
		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
PA20-5-8 LOT 9, BLK 5 DAKOTA HEIGHTS.						0.00	100.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.12	Acres	13000	100		1,495
								0.12	Total Acres	Total Est. Land Value =			1,495

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 70 WGEP (1 Story) 160 WGEP (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		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 X Paneled		X Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Poor		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: Linoleum Other: Carpeted Other:		100 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
Insulation		X Tile X Wood		No. of Elec. Outlets									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Few Large Small		Basement: 512 S.F. Crawl: 0 S.F. Slab: 64 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 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		1 Public Water 1 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: 1 Single Family 2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 1088 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	Basement	512		
1 Story	Siding	Slab	64		
Total:				116,850	71,280

Other Additions/Adjustments

Porches					
WGEP (1 Story)		70	6,281	3,831	
WGEP (1 Story)		160	10,683	6,517	
Deck					
Treated Wood		70	1,980	911	*4
Water/Sewer					
Public Water		1	1,150	701	
Public Sewer		1	1,150	701	
Totals:			138,094	83,941	

Notes: ROS

ECF (OLD PLATTED) 1.026 => TCV: 86,123

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ERDODY JEAN PIERRE	MANDERFIELD MARKUS & LBOLV	90,000	01/07/2009	WD	03-ARM'S LENGTH	2009/00118	DEED	100.0		
BIESIOT PETER G	ERDODY JEAN PIERRE	27,000	08/17/2005	WD	03-ARM'S LENGTH	167:2299	DEED	0.0		
		27,000	08/01/2005	WD	03-ARM'S LENGTH	167:2299	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
19359 CALVERLEY AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
MANDERFIELD MARKUS J 2696 LAKE RIDGE DR LITTLE ELM TX 75068		2024 Est TCV 148,688 TCV/TFA: 110.63								
		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
LOTS 6, 10, 11, 12 & 13 BLK 5 DAKOTA HEIGHTS.		X		MAIN	50.00	100.00	1.0000	0.8165	98 100	4,001
010-435-006-00, -010-00, -011-00, & -012-00 RETIRED INTO 010-435-011-00 FOR 2022 ROLL		X		RATE 1				0.459 Acres	13,000 100	5,967
		X		50 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 9,968						
Comments/Influences										

*** 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-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
DE MARS JAMES A & WIFE ESTATE OF 1022 W CECIL ST NEENAH WI 54956		2024 Est TCV 1,495												
		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. 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	
DE MARS JAMES A ESTATE OF SOBER MICHELLE 1380 ROCK COURT CARBONDALE CO 81623					0.00 100.00 1.0000 1.0000 0 100 0									
Tax Description					NEW ACREAG 1 ACRE 0.12 Acres 13000 100 1,495									
PA20-6-1 LOT 1, BLK 6 DAKOTA HEIGHTS.					0.12 Total Acres Total Est. Land Value = 1,495									
Comments/Influences														
		Who			When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
							2024	748	0	748			352C	
							2023	553	0	553			336C	
							2022	553	0	553			320C	
							2021	690	0	690			310C	

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.				
HERVEAT PAUL & ALBERTA	ARNEY CHAD & QUINCY	2,100		08/17/2017	WD	03-ARM'S LENGTH		2017/04447	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/09/2022												
Owner's Name/Address		MAP #:												
HIGGINS QUINCY M 48355 JEFFERSON ST HOUGHTON MI 49931		2024 Est TCV 4,472												
		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	
PA20-6-3 LOTS 5, 6 & 7, BLK 6 DAKOTA HEIGHTS.					0.00			100.00	1.0000	1.0000	0	100		0
					ACREAGE PARCELS			0.344 Acres			13,000	100		4,472
Comments/Influences					0.34 Total Acres			Total Est. Land Value =					4,472	
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	2,236	0	2,236			1,736C			
					2023	1,654	0	1,654			1,654S			
					2022	1,654	0	1,654			1,654S			
					2021	2,064	0	2,064		2,064A	2,064S			
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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 #:											
WICKLEY PETER M & ELIZABETH J 44980 US HIGHWAY 41 CHASSELL MI 49916		2024 Est TCV 8,957											
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA20-6-4 LOTS 8 TO 13 INCL, BLK 6 DAKOTA HEIGHTS.		Gravel Road			0.00	100.00	1.0000	1.0000		0	100	0	
Comments/Influences		Paved Road		NEW ACREAG 1 ACRE					0.69	Acres	13000	100	8,957
		Storm Sewer		0.69 Total Acres Total Est. Land Value = 8,957									
		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	4,479	0	4,479			1,533C		
					2023	3,313	0	3,313			1,460C		
					2022	3,313	0	3,313			1,391C		
					2021	4,134	0	4,134			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-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
WICKLEY PETER M & ELIZABETH J 44980 US HIGHWAY 41 CHASSELL MI 49916				2024 Est TCV 1,495									
			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
						0.00	100.00	1.0000	1.0000	0	100		0
					NEW ACREAG 1 ACRE			0.12	Acres	13000	100		1,495
								0.12	Total Acres	Total Est. Land Value =			1,495
Tax Description		Dirt Road											
		Gravel Road											
PA20-6-8 LOT 14, BLK 6 DAKOTA HEIGHTS.		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	748	0	748			352C		
					2023	553	0	553			336C		
					2022	553	0	553			320C		
					2021	690	0	690			310C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
TURSICH DENNIS & SUZANNA	DUNSTAN AMANDA M	0		05/16/2011	WD	19-MULTI PARCEL ARM'S LEN		2011/02528	DEED	100.0		
MASON JAEMS ROBERT LACEY A	TURSICH DENNIS & SUZANNA	70,000		07/19/2007	WD	03-ARM'S LENGTH		2007/03979	DEED	100.0		
MASON JAMES ROBERT	TURSICH DENNIS & SUZANNA	70,000		07/17/2007	WD	03-ARM'S LENGTH		2007/03979	DEED	100.0		
		65,000		05/01/2004	WD	03-ARM'S LENGTH		164:640	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
48373 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HUSKY PROPERTIES LLC 9389 BLUE HORIZON RD PRESQUE ISLE MI 49777		MAP #:										
		2024 Est TCV 1,495										
		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
PA20-7-1 LOT 1, BLK 7 DAKOTA HEIGHTS. 164/640					NEW ACREAG 1 ACRE	0.00	100.00	1.0000	1.0000	0	100	0
Comments/Influences							0.12	Acres	13000	100		1,495
							0.12	Total Acres		Total Est. Land Value =		1,495

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TURSICH DENNIS & SUZANNA	DUNSTAN AMANDA M	67,000	05/16/2011	WD	19-MULTI PARCEL ARM'S LEN	2011/02528	DEED	100.0			
MASON JAEMS ROBERT LACEY A	TURSICH DENNIS & SUZANNA	70,000	07/19/2007	WD	03-ARM'S LENGTH	2007/03979	DEED	100.0			
		65,000	05/01/2004	WD	03-ARM'S LENGTH	164:640	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
48373 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HUSKY PROPERTIES LLC 9389 BLUE HORIZON RD PRESQUE ISLE MI 49777		2024 Est TCV 20,265 TCV/TFA: 0.00									
		X	Improved	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
PA20-7-2 PART OF LOTS 2 & 3, BLK 7 LYING SE'LY OF A LINE D/F, BEG AT NE COR OF LOT 2, TH SW'LY ON A STRAIGHT LINE TO A POINT OF ENDING AT THE SW COR OF LOT 4, BLK 7 DAKOTA HEIGHTS. 164/640					0.00	100.00	1.0000	1.0000	0	100	0
Comments/Influences				NEW ACREAG 1 ACRE			0.23	Acres	13000	100	2,990
						0.23	Total Acres		Total Est. Land Value =	2,990	
		Topography of Site									
		Level Rolling Low 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	1,495	8,638	10,133			8,312C	
				KH 09/29/2010 INSPECTED	2023	1,106	7,670	8,776		7,917C	
				TH 01/03/2011 DATA ENTER	2022	1,106	6,434	7,540		7,540S	
					2021	1,380	6,540	7,920		7,350C	
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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: 1980 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: 720 % 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									
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 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:											

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 #:									
MICHIGAN STATE HIGHWAY				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.									
PA20-7-2A LOTS 2 & 3 BLK 7, EXCEPT A PARCEL OF LAND LYING SE'LY OF A LINE D/F, BEG AT NE COR OF LOT 2, TH SW'LY ON A STRAIGHT LINE TO A POINT OF ENDING AT THE SW COR OF LOT 4 BLK 7 DAKOTA HEIGHTS.											
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.						
DUNSTAN AMANDA M	HUSKY PROPERTIES LLC	83,500	06/02/2017	WD	03-ARM'S LENGTH	2017/03003	DEED	100.0						
TURSICH DENNIS & SUZANNA	DUNSTAN AMANDA M	0	05/16/2011	WD	19-MULTI PARCEL ARM'S LEN	2011/02528	DEED	100.0						
		65,000	05/01/2004	WD	03-ARM'S LENGTH	164:640	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
48373 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/16/2017	2017-010-019	FOUNDATION						
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HUSKY PROPERTIES LLC 9389 BLUE HORIZON RD PRESQUE ISLE MI 49777		2024 Est TCV 100,654 TCV/TFA: 83.88												
		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	
						0.00	100.00	1.0000	1.0000	0	100		0	
					NEW ACREAG 1 ACRE			0.12	Acres	13000	100		1,495	
								0.12	Total Acres	Total Est. Land Value =			1,495	
					Land Improvement Cost Estimates									
					Description			Rate		Size	% Good		Cash Value	
					Wood Frame			22.50		360	46		3,726	
					Total Estimated Land Improvements True Cash Value =									3,726

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 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 1/4		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 6 1st Floor 3 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 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 Double Hung Horiz. Slide		(8) Basement		(13) Plumbing									
X 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)		1 Public Water 1 Public Sewer Water Well 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 2 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 1200 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	Basement	480		
1 Story	Siding	Basement	240		
Total:				141,241	86,158

Other Additions/Adjustments

Porches					
WGEP (1 Story)	100	8,645	5,273		
Water/Sewer					
Public Water	1	1,298	792		
Public Sewer	1	1,298	792		
Totals:			152,482	93,015	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 95,433

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 #:										
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0							
Tax Description												
PA20-7-3A LOT 4, BLK 7 EXCEPT A PARCEL OF LAND LYING SE'LY OF A LINE D/F, BEG AT NE COR OF LOT 2, TH SW'LY ON A STRAIGHT LINE TO A POINT OF ENDING AT THE SW COR OF LOT 4, BLK 7 DAKOTA HEIGHTS.												
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.					
HUIBREGTSE IAN	BAKER JAMES R & VICTORIA A	110,500	04/09/2021	WD	03-ARM'S LENGTH	2021/02486	DEED	100.0					
LAAJALA RONALD K & BARBARA	ROSS TIMOTHY & CHANDRA	48,000	07/18/2014	WD	03-ARM'S LENGTH	2014/03825	DEED	100.0					
		7,000	02/01/2000	WD	03-ARM'S LENGTH	150:142	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
48361 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/15/2023											
Owner's Name/Address		MAP #:											
BAKER JONATHAN & BAKER JAMES R & VICTORIA A		2024 Est TCV 119,475 TCV/TFA: 104.80											
48361 JEFFERSON ST		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
HOUGHTON MI 49931		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Taxpayer's Name/Address				INTERIOR		50.00	150.00	1.0000	1.0000	85	100	4,250	
BAKER JAMES R, VICTORIA A &JONATHAN		X		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =				4,250			
39717 US HWY 41				Land Improvement Cost Estimates									
CHASSELL MI 49916		X		Description		Rate		Size		% Good	Cash Value		
		X		Sauna		6,499.14		1		75	4,874		
Tax Description		X		Electric		Total Estimated Land Improvements		True Cash Value =		4,874			
PA20-7-4 LOT 5, BLK 7 DAKOTA HEIGHTS.				Gas									
Comments/Influences				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	2,125	57,613	59,738			49,744C		
		KH	09/29/2010	INSPECTED	2023	1,850	51,312	53,162			47,376C		
		TH	10/20/2010	DATA ENTER	2022	1,950	43,170	45,120			45,120S		
					2021	2,000	33,481	35,481			32,294C		
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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			1	Area 45 40 144			WGEP (1 Story) CCP (1 Story) Treated Wood			Year Built: 1970 Car Capacity: 1 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: 244 % 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																																		
			Ex		X		Ord				Min																										
			Size of Closets																																		
Yr Built 0		Remodeled 1970				X		Ord				Min																									
Condition: Average				Size of Closets																																	
		Lg		X		Ord				Small																											
Room List				Doors:				Solid		X		H.C.																									
Basement 5 1st Floor 3 2nd Floor 3 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: 480 S.F. Crawl: 36 S.F. Slab: 144 S.F. Height to Joists: 0.0																															
	Few			Small																																	
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																																	
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)																															
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.						
		40,000	06/01/2000	WD	03-ARM'S LENGTH	151:130	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
48355 JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		04/29/2016	2016-031-032	COMPLETE					
		P.R.E. 100% 05/09/2022												
Owner's Name/Address		MAP #:												
HIGGINS QUINCY		2024 Est TCV 165,888 TCV/TFA: 99.16												
48355 JEFFERSON ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
HOUGHTON MI 49931		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description						0.00	100.00	1.0000	1.0000		0	100	0	
PA20-7-5 LOTS 6 & 7, BLK 7 DAKOTA HEIGHTS.		X	Gravel Road			NEW ACREAG 1 ACRE		0.23 Acres		13000		100	2,990	
								0.23 Total Acres		Total Est. Land Value =			2,990	
Comments/Influences		Storm Sewer												
		Sidewalk												
		X	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	1,495	81,449	82,944			45,945C			
		KH	09/29/2010	INSPECTED	2023	1,106	72,300	73,406			43,758C			
		TH	10/20/2010	DATA ENTER	2022	1,106	60,635	61,741	61,741J		41,675C			
					2021	1,380	61,642	63,022		63,022A	40,344C			

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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	
		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
AHO ALAN E 37962 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 1,495									
		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
PA20-7-7 LOTS 8 & 9 BLK 7 DAKOTA HEIGHTS.					NEW ACREAG 1 ACRE	0.00	100.00	1.0000	1.0000	0 100	0
Comments/Influences							0.12	Acres	13000	100	1,495
					0.12 Total Acres Total Est. Land Value = 1,495						

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 #:												
AHO ALAN E 37962 PIKE RIVER RD CHASSELL MI 49916		2024 Est TCV 2,990												
		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	
PA20-7-8 LOTS 10 & 11, BLK 7 DAKOTA HEIGHTS.					0.00			100.00	1.0000	1.0000	0	100		0
					NEW ACREAG 1 ACRE			0.23 Acres			13000	100		2,990
Comments/Influences					0.23 Total Acres			Total Est. Land Value =				2,990		
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		Who	When	What	2024	1,495	0	1,495				352C		
					2023	1,106	0	1,106				336C		
					2022	1,106	0	1,106				320C		
					2021	1,380	0	1,380				310C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
		100		08/01/1994	WD	03-ARM'S LENGTH		128:721	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
JEFFERSON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KANGAS KENNETH J 38526 SINGING SANDS RD CHASSELL MI 49916		MAP #:										
		2024 Est TCV 1,495										
		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
PA20-7-9 LOT 12, BLK 7 DAKOTA HEIGHTS.						0.00	100.00	1.0000	1.0000	0	100	0
Comments/Influences					NEW ACREAG 1 ACRE			0.12 Acres	13000	100		1,495
							0.12 Total Acres		Total Est. Land Value =			1,495

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 #:											
MICHIGAN STATE HIGHWAY COMMISSION				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	
MICHIGAN STATE HIGHWAY COMMISSION					0.00 Total Acres Total Est. Land Value = 0								
Tax Description													
PA20-8-1A LOTS 1 & 5, BLK 8, AND ALL THAT PART OF LOTS 2 & 4, BLK 8 LYING SE'LY OF A LINE D/F, BEG AT A PT ON THE E LINE OF LOT 2, WH IS S 40' FROM NE COR THEREOF TH SW'LY ON A STRAIGHT LINE TO A PT OF ENDING ON THE S LINE OF LOT 4, WH IS E 45' FROM THE SW COR OF LOT 4, BLK 8 DAKOTA HEIGHTS.													
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: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status					
48378 MEMORIAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MAGGIES COMFORT ZONE		MAP #:											
WAHMHOFF MARGARET E		2024 Est TCV 285,903 TCV/TFA: 109.96											
48378 MEMORIAL RD		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
HOUGHTON MI 49931		Public Improvements			* Factors *								
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA20-8-1 LOTS 2, 3 & 4 BLK 8, EXCEPT THAT PART OF LOTS 2 & 4 BLK 8 LYING SE'LY OF A LINE D/F, BEG AT A PT ON THE E LINE OF LOT 2, WH IS S 40' FROM NE COR THEREOF TH SW'LY ON A STRAIGHT LINE TO A PT OF ENDING ON THE S LINE OF LOT 4, WH IS E 45' FROM SW COR OF LOT 4, BLK 8 DAKOTA HEIGHTS		X	Gravel Road		HWY M 26	120.00	87.00	1.0000	1.0000	650	100		78,000
RETURNED TO PORTAGE ROLL FOR 2023		X	Paved Road		120 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 78,000								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate				Size % Good		Cash Value	
		X	Water		D/W/P: 5in Ren. Conc.	9.00				520 64		2,995	
		X	Sewer		Total Estimated Land Improvements True Cash Value = 2,995								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
		Topography of Site											
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling			2024	39,000	103,952	142,952			87,663C		
		Low			2023	36,000	92,701	128,701			83,489C		
		High			2022	0	0	0			0		
		Landscaped			2021	0	0	0			0		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
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Desc. of Bldg/Section: Calculator Occupancy: Health Clubs										<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 2 Story Height: 10 Perimeter: 300									
Class: C Floor Area: 2,600 Gross Bldg Area: 2,600 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 139.76 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 37.71 100% Adjusted Square Foot Cost for Upper Floors = 177.47 Total Floor Area: 2,600 Base Cost New of Upper Floors = 461,422 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0 Total Depreciated Cost = 239,939 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 204,908 Replacement Cost/Floor Area= 177.47 Est. TCV/Floor Area= 78.81									
					High	Above Ave.	Ave.	X	Low										
					** ** Calculator Cost Data ** **														
					Quality: Low Cost														
					Heat#1: Zoned A.C. Warm & Cooled Air 100%														
Depr. Table : 2.5% Effective Age : 26 Physical %Good: 52 Func. %Good : 100 Economic %Good: 100					Heat#2: Electric, Cable or Baseboard 0%														
					Ave. SqFt/Story: 1300														
					Ave. Perimeter: 300														
					Has Elevators:														
					*** Basement Info ***														
Year Built Remodeled		Area:			Perimeter:														
Overall Bldg Height		Type:			Heat:														
Comments:					* 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	Total Fixtures					Few Average							
(3) Frame:					3-Piece Baths					Many Unfinished Typical					Few Average				
					2-Piece Baths					Urinals					Many Unfinished Typical				
(4) Floor Structure:					Shower Stalls					Wash Bowls					Incandescent				
					Toilets					Water Heaters					Fluorescent				
(5) Floor Cover:					Wash Fountains					Armored Cable					Mercury				
					Water Softeners					Non-Metalic					Sodium Vapor				
(6) Ceiling:										Bus Duct					Transformer				
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									

*** 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: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MICH STATE HWY COMM				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
Taxpayer's Name/Address		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
MICH STATE HWY COMM											
Tax Description											
PA20-8-3 LOTS 6 TO 12 INCL BLK 8 EXCEPT BEG AT NE COR OF SD LOT 7, TH W'LY ALONG THE N LINE OF LOT 7 55', TH SW'LY TO A PT ON S LINE OF LOT 10, WH IS E'LY 5' FROM SW COR OF LOT 10, TH E'LY ALONG S LINE OF LOTS 10, 11, & 12 145' TO SE COR OF LOT 12, TH N'LY ALONG THE E'LY LINE OF LOTS 7 8, 9, & 12 250' TO POB BEING PART OF LOTS 7, 8, 9, 10, 11 &12 OF BLK 8 DAKOTA HEIGHTS.											
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.				
REMINGA DANIEL L	UP INDEPENDENT PROPERTIES	700,000	01/19/2022	WD	03-ARM'S LENGTH	2022/00566	DEED	100.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
801 MEMORIAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
UP INDEPENDENT PROPERTIES LLC		2024 Est TCV 622,850 TCV/TFA: 205.02										
801 MEMORIAL DR		X Improved		Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
Tax Description				HWY M 26	256.67	100.00	1.0000	1.0000	650	100	166,833	
052-185-003-20 EXPIRED 425 RETURNED FOR 2023 FROM CITY OF HOUGHTON				260 Actual Front Feet, 0.58 Total Acres								166,833
"ALL THAT PART OF LOTS 7, 8, 9, 10, 11 & 12 OF BLK 8, DAKOTA HEIGHTS D/F BEG AT NE COR OF SD LOT 7, TH W'LY ALONG N LINE OF LOT 7 20', TH SW'LY TO A PT ON S LINE OF LOT 8, WH IS 60' WESTERLY FROM THE SE COR OF LOT 8, TH SWESTERLY TO A PT ON THE S LN OF SAID LOT 10 WHICH IS 10' WESTERLY OF THE SE CORNER OF SAID LOT 10, THEN E'LY ALONG S LINE OF LOTS 10, 11 & 12 A DISTANCE OF 110' TO THE SE CORNER OF SAID LOT 12 TH N'LY ALONG E LINE OF LOTS 7, 8, 9 & 12 250' TO POB. (P.A. 425)"		X Dirt Road		Land Improvement Cost Estimates Description D/W/P: 4in Ren. Conc. 8.24 386 89 2,831 D/W/P: Asphalt Paving 3.12 8000 84 20,966 Total Estimated Land Improvements True Cash Value = 23,797								
		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												
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	83,417	228,008	311,425			294,383C	
					2023	77,000	203,365	280,365			280,365S	
					2022	0	0	0			0	
					2021	0	0	0			0	
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Desc. of Bldg/Section: Calculator Occupancy: Medical - Office Buildings										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 3,038 Gross Bldg Area: 3,038 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Good Stories: 1 Story Height: 12 Perimeter: 226									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 225.51									
Depr. Table : 2.25% Effective Age : 21 Physical %Good: 62 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Good Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 3038 Ave. Perimeter: 226 Has Elevators:					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 43.19 100% Adjusted Square Foot Cost for Upper Floors = 268.70									
					*** Basement Info *** Area: Perimeter: Type: Heat:					Total Floor Area: 3,038 Base Cost New of Upper Floors = 816,311 Reproduction/Replacement Cost = 816,311 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0 Total Depreciated Cost = 506,113									
Year Built Remodeled					Area: Perimeter: Type: Heat:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 432,220 Replacement Cost/Floor Area= 268.70 Est. TCV/Floor Area= 142.27									
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	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
				3-Piece Baths	Wash Bowls	Many Unfinished	Many Unfinished	Many Unfinished	Many Unfinished										
(3) Frame:				2-Piece Baths	Water Heaters	Typical	Shower Stalls	Wash Fountains	Typical	Typical									
(4) Floor Structure:				Toilets	Water Softeners				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.			
PLICHTA MARK R	QUINN JOHN & ANITA	20,000		09/05/2012	WD	09-FAMILY		2012/05088	DEED	100.0			
AHO ALAN E	PLICHTA MARK R	20,000		08/16/2012	WD	03-ARM'S LENGTH		2012/04450	DEED	100.0			
MICHIGAN DEPT OF TREASURY	AHO ALAN E	38		05/01/2000	WD	03-ARM'S LENGTH		161:611	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
48496 LINCOLN AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 09/05/2012											
Owner's Name/Address		MAP #:											
QUINN JOHN & ANITA 48496 LINCOLN AVE HOUGHTON MI 49931		2024 Est TCV 6,721											
			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
						0.00	62.50	1.0000	1.0000		0	100	0
					NEW ACREAG 1 ACRE			0.52	Acres	13000	100		6,721
								0.52	Total Acres			Total Est. Land Value =	6,721
Tax Description		Dirt Road											
PA20-10-B COM AT NE COR OF LOT 1, BLK 9		Gravel Road											
TH N 0 DEG 6' E 60' TO POB, TH CONTINUE N		Paved Road											
0 DEG 6' E 125.65', TH S 64 DEG W 394.33'		Storm Sewer											
TH N 80 DEG E 360.45' TO POB ALSO KNOWN		Sidewalk											
AS "PARK" ON PLAT OF DAKOTA HEIGHTS.		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	3,361	0	3,361				2,610C	
					2023	2,486	0	2,486				2,486S	
					2022	2,486	0	2,486				2,486S	
					2021	3,102	0	3,102				3,102S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROY BESSIE TRUST	QUINN JOHN & ANITA	223,700	02/09/2012	WD	19-MULTI PARCEL ARM'S LEN	2012/00727	DEED	100.0		
ROY AUREL TRUST & ROMAN CA	ROY BESSIE TRUST	65,000	08/23/2010	QC	21-NOT USED/OTHER	2010/04865	DEED	0.0		
ROY AUREL J TRUST	ROY AUREL TRUST & ROMAN CA	0	12/08/2009	QC	03-ARM'S LENGTH	2010/00555	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
48496 LINCOLN AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		05/30/2018	2018-031-060	FOUNDATION		
		P.R.E. 100% 04/15/2012								
Owner's Name/Address		MAP #:								
QUINN JOHN & ANITA 48496 LINCOLN AVE HOUGHTON MI 49931		2024 Est TCV 281,325 TCV/TFA: 141.09								
		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	
PA20-9-1				MAIN	160.00	203.00	1.0000	1.1633	98 100 18,241	
LOTS 1 TO 4 INCL BLK 9 & THAT PORTION OF DAKOTA BLVD LYING BETWEEN LINCOLN AVE AND BLCK 2 OF DAKOTA HEIGHTS ADDITION, BEING THAT PORTION OF DAKOTA BLVD BEING IN FRONT OF AND TO THE NORTH OF LOTS 1, 2, 3 & 4 OF BLOCK 9 OF SAID DAKOTA HEIGHTS ADDITION				160 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 18,241						
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	9,121	131,542	140,663		111,420C
		LP	08/21/1996	INSPECTED	2023	8,190	116,809	124,999		106,115C
		KH	09/30/2010	INSPECTED	2022	7,818	97,949	105,767		101,062C
		TH	10/20/2010	DATA ENTER	2021	7,911	99,579	107,490		97,834C

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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				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 96 1272	Type CCP (1 Story) 4in Concrete		Year Built: 1970 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
				Insulation																								
				Front Overhang																								
				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: 32 Floor Area: 1,994 Total Base New : 377,083 Total Depr Cost: 256,417 Estimated T.C.V: 263,084				E.C.F. X 1.026				Bsmnt Garage: Carport Area: Roof:							
Drywall		Plaster																										
Paneled		Wood T&G																										
Trim & Decoration																												
Ex		X	Ord	Min																								
Size of Closets																												
Lg		X	Ord	Small																								
Doors:				Solid		X	H.C.																					
(5) Floors																												
Kitchen: Carpeted Other: Carpeted Other:																												
(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water, Air Conditioning Ground Area = 1994 SF Floor Area = 1994 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 Brick Basement 1,674 1 Story Siding Crawl Space 320 Total: 298,013 202,648 Other Additions/Adjustments Basement Living Area 200 7,018 4,772 Plumbing 3 Fixture Bath 1 4,547 3,092 2 Fixture Bath 1 3,042 2,069 Porches CCP (1 Story) 96 2,651 1,803 4in Concrete 1272 10,176 6,920 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,660 20,169 Door Opener 2 1,070 728 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 12,223 8,312 Door Opener 1 535 364 Water/Sewer Public Water 1 1,462 994 Public Sewer 1 1,462 994 Fireplaces Interior 1 Story 1 5,224 3,552 Totals: 377,083 256,417 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				
Wood/Shingle		Aluminum/Vinyl		X	Drywall																							
Brick																												
X Insulation				(7) Excavation								(13) Plumbing																
(2) Windows								Average Fixture(s)																				
Many		Large		Basement: 1674 S.F.				2 3 Fixture Bath																				
X	Avg.	X	Avg.	Crawl: 320 S.F.				1 2 Fixture Bath																				
	Few	Small		Slab: 0 S.F.				Softener, Auto																				
X	Wood Sash			Height to Joists: 0.0				Solar Water Heat																				
	Metal Sash							No Plumbing																				
	Vinyl Sash							Extra Toilet																				
	Double Hung							Extra Sink																				
X	Horiz. Slide			Conc. Block Poured Conc. Stone				Separate Shower																				
	Casement							Ceramic Tile Floor																				
X	Double Glass			Treated Wood				Ceramic Tile Wains																				
X	Patio Doors			X Concrete Floor				Ceramic Tub Alcove																				
X	Storms & Screens			(9) Basement Finish				Vent Fan																				
(3) Roof								(14) Water/Sewer																				
X	Gable		Gambrel Hip Flat Mansard Shed		200		Recreation SF		1 Public Water																			
	Living SF						1 Public Sewer																					
	Walkout Doors (B)						Water Well																					
	No Floor SF						1000 Gal Septic																					
X Asphalt Shingle				(10) Floor Support				2000 Gal Septic																				
Chimney: Brick				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.		
ROY BESSIE TRUST	QUINN JOHN & ANITA	223,700		02/09/2012	WD	19-MULTI PARCEL ARM'S LEN		2012/00727	DEED	100.0		
ROY AUREL TRUST & ROMAN CA	ROY BESSIE TRUST	65,000		08/23/2010	QC	21-NOT USED/OTHER		2010/04865	DEED	0.0		
ROY AUREL J TRUST	ROY AUREL TRUST & ROMAN CA	0		12/08/2009	QC	03-ARM'S LENGTH		2010/00555	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
48496 LINCOLN AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 04/15/2012										
Owner's Name/Address		MAP #:										
QUINN JOHN & ANITA 48496 LINCOLN AVE HOUGHTON MI 49931		2024 Est TCV 9,804										
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Tax Description					MAIN	43.33	200.00	1.0000	1.1547	98	100	4,904
PA20-9-2 LOTS 5, & 7 BLK 9 DAKOTA HEIGHTS.					MAIN	50.00	150.00	1.0000	1.0000	98	100	4,900
LOT 6 SPLIT FOR THE 2019 ROLL TO 439-006-00					85 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 9,804							
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ROY BESSIE TRUST	QUINN JOHN & ANITA	223,700		02/09/2012	WD	19-MULTI PARCEL ARM'S LEN		2012/00727	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
LINCOLN AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
POLKINGHORNE CASEY J & ANNE E 48465 LINCOLN AVE HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 5,658										
		Improved	X	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.			MAIN	50.00	200.00	1.0000	1.1547	98	100	5,658
PA20-9-2 LOT 6 BLK 9 DAKOTA HEIGHTS. SPLIT FROM 010-439-005-00 FOR THE 2019 ROLL					MAIN	0.00	200.00	1.0000	1.1547	98	100	0
Comments/Influences					MAIN	0.00	200.00	1.0000	1.1547	98	100	0
					50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,658							
		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	2,829	0	2,829			2,668C			
			2023	2,541	0	2,541			2,541S			
			2022	2,425	0	2,425			2,425S			
			2021	2,454	0	2,454			2,454S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
COLLIER WILLIAM M & DANIEL	NARHI ALAN J & KAYLIE A	105,155	07/06/2018	WD	03-ARM'S LENGTH	2018/03269	PROPERTY TRANSFER	100.0		
FROH RONALD D & MARCIA J	COLLIER WILLIAM M & DANIEL	95,000	06/15/2017	WD	03-ARM'S LENGTH	2017/03431	DEED	100.0		
		71,500	05/01/2003	WD	03-ARM'S LENGTH	161:205	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
48454 LINCOLN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 07/09/2018								
Owner's Name/Address		MAP #:								
NARHI ALAN J & KAYLIE A 48454 LINCOLN ST HOUGHTON MI 49931		2024 Est TCV 126,758 TCV/TFA: 95.16								
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth		
				MAIN	100.00	150.00	1.0000	1.0000		
				100 Actual Front Feet, 0.34 Total Acres	Rate		%Adj.	Reason		
						98	100	Value		
								9,800		
				Total Est. Land Value =					9,800	
Tax Description										
PA20-9-3 LOTS 8 & 9, BLK 9 DAKOTA HEIGHTS.		X	Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
		X	Water	Land Improvement Cost Estimates						
			Sewer	Description						
			Electric	Rate						
			Gas	Size						
			Curb	% Good						
			Street Lights	Cash Value						
			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	4,900	58,479	63,379		50,915C
		LP	08/21/1996	INSPECTED	2023	4,400	52,055	56,455		48,491C
		LP	06/05/2009	DATA ENTER	2022	4,200	43,701	47,901		46,182C
		KH	09/29/2010	INSPECTED	2021	4,250	44,359	48,609		44,707C
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Licensed To: Township of Portage, County 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.			
			86,200	04/01/2001	WD	03-ARM'S LENGTH		154:203	DEED	0.0			
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
48428 LINCOLN ST			School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION			09/05/2012	12-191	COMPLETE		
			P.R.E. 100% 05/19/1994										
Owner's Name/Address			MAP #:										
RYYNANEN JOHN E & LAURA A 48428 LINCOLN ST HOUGHTON MI 49931			2024 Est TCV 166,319 TCV/TFA: 77.11										
			X	Improved		Land Value Estimates for Land Table 17.ACREAGE N END							
			Public Improvements			* Factors *							
Taxpayer's Name/Address						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
RYYNANEN JOHN E & LAURA A 48428 LINCOLN ST HOUGHTON MI 49931			X			Dirt Road	0.00	100.00	1.0000	1.0000	0	100	0
						Gravel Road							
						Paved Road							
						Storm Sewer							
						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						
							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	08/21/1996	INSPECTED	2024	1,495	81,665	83,160			53,235C	
			KH	09/30/2010	INSPECTED	2023	1,106	72,485	73,591			50,700C	
			TH	10/20/2010	DATA ENTER	2022	1,106	60,782	61,888			48,286C	
						2021	1,380	61,795	63,175			46,744C	
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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				Interior 1 Story Interior 2 Story 2nd/Same Stack 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 32 64 CPP Treated Wood Treated Wood			Year Built: 2000 Car Capacity: 1 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: 252 % Good: 81 Storage Area: 0 No Conc. Floor: 0							
																																(4) Interior			
																																Drywall Paneled		Plaster Wood T&G	
																																Trim & Decoration			
																																Ex		X	
Yr Built 0		Remodeled 0		Size of Closets																															
Condition: Good				Lg		X		Ord				Small																							
Room List				Doors:						Solid		X		H.C.		Central Air Wood Furnace																			
7 1st Floor 4 2nd Floor 4 Bedrooms		Basement		(5) Floors				(12) Electric																											
				Kitchen:				200				Amps Service																							
				Other:																															
				Other:																															
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick			Insulation				(6) Ceilings				No. of Elec. Outlets				Many				X		Ave.				Few									
																												(13) Plumbing							
																												Average Fixture(s)							
																												1 3 Fixture Bath							
																												1 2 Fixture Bath							
(2) Windows				(7) Excavation				1 3 Fixture Bath																											
X	Many Avg.		X	Large Avg. Small		Basement: 1068 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			(8) Basement				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				Cost Est. for Res. Bldg: 1 Single Family 2 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 1068 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/90/100/100/59.4 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 627 2 Story Siding Basement 441 0.5 Story Siding Overhang 42 Total: 223,432 139,904 Other Additions/Adjustments Basement Living Area 210 6,871 4,081 Plumbing 2 Fixture Bath 1 2,541 1,509 Porches CPP 130 2,233 1,326 Deck Treated Wood 32 1,345 799 Treated Wood 64 1,938 1,151 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 252 14,271 10,404 Common Wall: 1 Wall 1 -2,628 -1,916 Door Opener 1 535 390 Water/Sewer Public Water 1 1,298 771 Public Sewer 1 1,298 771 Totals: 253,134 159,190																			
X	Double Hung Horiz. Slide Casement Double Glass			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes:				ECF (OLD PLATTED) 1.026 => TCV: 163,329															
X	Patio Doors Storms & Screens			(10) Floor Support				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		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) 30 WGEP (1 Story) 234 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: 2 1/4		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		Remodeled 0		Trim & Decoration									
Condition: Average		Ex X Ord		Min									
Room List		Doors:		Solid X H.C.		X Central Air Wood Furnace							
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(12) Electric							
(1) Exterior						100 Amps Service							
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
X Insulation		X Tile		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							
X Many Avg. X Large Avg. Few Small		Basement: 600 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		(9) Basement Finish											
X Storms & Screens													
(3) Roof						(14) Water/Sewer							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 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 1/4

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = 600 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	600		
Total:				147,009	119,077

Other Additions/Adjustments

Porches			
WCP (1 Story)	60	3,107	2,517
WGEP (1 Story)	30	4,200	3,402
Deck			
Treated Wood	234	4,395	3,560
Water/Sewer			
Public Water	1	1,298	1,051
Public Sewer	1	1,298	1,051
Totals:		161,307	130,658

Notes:

ECF (OLD PLATTED) 1.026 => TCV:

134,055

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VOGHT WILLIAM P II & RACHE	ONE TABLE LLC	140,000	07/31/2019	WD	03-ARM'S LENGTH	2019/ -079	DEED	100.0				
		50,000	04/01/1999	WD	03-ARM'S LENGTH	146:656	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
48404 LINCOLN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #: PA20-9-6										
HITCH LISA		2024 Est TCV 114,359 TCV/TFA: 114.13										
48404 LINCOLN AVE												
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description				SECONDARY RD	116.67	50.00	0.9402	1.0000	188	100	20,622	
				100 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	20,622
LOT 13, BLK 9												
EXCEPT BEG AT NE COR OF SD LOT, TH SW'LY												
TO A PT 35' W OF SE COR, TH E 35', TH N												
50' TO POB. DAKOTA HEIGHTS.												
Comments/Influences												

Desc. of Bldg/Section: Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 1,002 Gross Bldg Area: 1,002 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght : 8					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 171.10 Storage Basement Basement, Base Rate for Basement = 58.36 (Basement Fireproofing Rate = 0.00)									
Depr. Table : 3% Effective Age : 26 Physical %Good: 45 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Baseboard/Radiato 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1002 Ave. Perimeter Has Elevators:					(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 19.91 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 191.01 Adjusted Square Foot Cost for Basement = 58.36									
					*** Basement Info *** Area: 900 Perimeter: 124 Type: Storage Basement Heat: No Heating or Cooling					Total Floor Area: 1,002 Base Cost New of Upper Floors = 191,392 Basement Area: 900 Base Cost New of Basement = 52,524									
Comments:					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0 Total Depreciated Cost = 109,762									
					* Sprinkler Info * Area: Type: Average					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 93,737 Replacement Cost/Floor Area= 243.43 Est. TCV/Floor Area= 93.55									
(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	Many Unfinished									
				2-Piece Baths	Wash Fountains	Typical	Typical	Typical	Typical										
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent				
(5) Floor Cover:					(10) Heating and Cooling:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
(6) Ceiling:										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
										(13) Roof Structure: Slope=0									

Parcel Number: 010-440-001-00

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.					
		1,200	06/01/1996	WD	03-ARM'S LENGTH	136:43	DEED	0.0					
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 PO BOX 269 HANCOCK MI 49930		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 Gravel Road Paved 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 CO RD COMMISSIONERS PO BOX 269 HANCOCK MI 49930					HWY N END	75.00	150.00	1.5197	0.9716	500	100	55,372	
								0.26 Acres		0	100	0	
					75 Actual Front Feet, 0.52 Total Acres			Total Est. Land Value =			55,372		
Tax Description													
PA20-10-1 LOTS 1 & 2, BLK 10 DAKOTA HEIGHTS. EXC W'LY 1/2 OF LOT 2; COM NW COR OF LOT 2 TO POB; TH N 82 DEG 09' 30" E ALG N'LY LINE OF LOT 2 25.20'; TH S 00 DEG 06' 00" W 88.25'; TH S 62 DEG 12' 30" W S'LY LINE OF LOT 2 28.22'; TH N 00 DEG 06' 00" E ALG W'LY LINE OF LOT 2 96' TO POB.													
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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
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		

*** 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
19365 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/07/2007		07-051		FOUNDATION
Owner's Name/Address		P.R.E. 100% 05/19/1994								
ZIMMERMAN ROBERT B & SHIRLEY BARBARA & MARGARET; LB 19365 CANAL RD HOUGHTON MI 49931		MAP #:		2024 Est TCV 157,288 TCV/TFA: 87.09						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN				
PA20-10-2 LOTS 3, 4, & 5 BLK 10 DAKOTA HEIGHTS. & W'LY 1/2 OF LOT 2, BLK 10; COM NW COR OF LOT 2 TO POB; TH N 82 DEG 09' 30" E ALG TH N'LY LINE OF LOT 2 25.20'; TH S 0 DEG 06' 00" W 88.25'; TH S 62 DEG 12' 30" W ALG S'LY LINE OF LOT 2 28.22'; TH N 00 DEG 06' 00" E ALG W'LY LINE LOT 2 96' TO POB.		X		Public Improvements		* Factors *				
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		X		Gravel Road		MAIN 0.00 88.25 1.0000 0.7670 98 100 0				
		X		Paved Road		RATE 1 0.510 Acres 13,000 100 6,630				
		X		Storm Sewer		0.51 Total Acres Total Est. Land Value = 6,630				
		X		Sidewalk		Land Improvement Cost Estimates				
		X		Water		Description Rate Size % Good Cash Value				
		X		Sewer		Wood Frame 31.62 80 76 1,923				
		X		Electric		Total Estimated Land Improvements True Cash Value = 1,923				
		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 3,315 75,329 78,644 47,845C				
		X		LP 06/15/1993 INSPECTED		2023 2,452 67,100 69,552 45,567C				
		X		KH 10/04/2010 INSPECTED		2022 2,452 56,317 58,769 43,398C				
		X		TH 10/20/2010 DATA ENTER		2021 3,060 68,024 71,084 42,012C				

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 154 CPP 240 CPP 50 CPP 362 Treated Wood				Year Built: 1970 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: COLONIAL				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1900		Remodeled 0		ExXOrdMin																											
Condition: Good				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 4 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 Insulation								ManyXAvg.Few																							
								(13) Plumbing																							
(2) Windows				(7) Excavation				Average Fixture(s)																							
X Many Avg.X FewLarge Avg.Small				Basement: 366 S.F. Crawl: 0 S.F. Slab: 720 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				(8) Basement																											
X 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		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
X Asphalt Shingle Metal				(10) Floor Support																											
Chimney: Brick				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 = 1086 SF Floor Area = 1806 SF.																															
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																															
Building Areas																															
Stories				Exterior				Foundation				Size				Cost New				Depr. Cost											
2 Story				Siding				Slab				720																			
1 Story				Siding				Basement				366																			
Total:												189,692				111,918															
Other Additions/Adjustments																															
Plumbing												1				2,541				1,499											
2 Fixture Bath																															
Porches												154				2,575				1,519											
CPP												240				3,610				2,130											
CPP												50				1,092				644											
Deck												362				5,846				3,449											
Treated Wood																															
Garages																															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																															
Door Opener												3				1,605				947											
Base Cost												1040				36,150				21,328											
Water/Sewer																															
Public Water												1				1,298				766											
Public Sewer												1				1,298				766											
Totals:												245,707				144,966															
Notes:																															
ECF (OLD PLATTED) 1.026 => TCV: 148,735																															

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ZIMMERMAN BARBARA J	ERICKSON MARCY	78,500		06/07/2017	WD	03-ARM'S LENGTH		2017/03100	DEED	100.0				
		1		01/01/2001	WD	03-ARM'S LENGTH		153:545	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
19339 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 08/17/2020												
Owner's Name/Address		MAP #:												
ERICKSON MARCY 19339 CANAL RD HOUGHTON MI 49931		2024 Est TCV 101,338 TCV/TFA: 118.11												
		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
PA20-10-3 LOTS 6 & 7 BLK 10 DAKOTA HEIGHTS.						MAIN	48.48	100.00	1.0000	0.8165	98	100		3,879
						MAIN	50.88	100.00	1.0000	0.8165	98	100		4,071
010-440-007-00 COMBINED INTO THIS PARCEL FOR 2018 ROLL						99 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		7,950
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	3,975	46,694	50,669				40,206C		
		KH	10/04/2010	INSPECTED	2023	3,570	41,530	45,100				38,292C		
		TH	10/20/2010	DATA ENTER	2022	3,408	34,827	38,235				36,469C		
					2021	3,448	35,519	38,967				35,304C		
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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		
19319 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
POLAKOWSKI ENTERPRISES LLC 48400 OLD MILL HILL RD HANCOCK MI 49930		MAP #:												
		2024 Est TCV 153,087 TCV/TFA: 149.35												
		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	
						MAIN	58.18	100.00	1.0000	0.8165	98	100	4,655	
PA20-10-4A LOTS 8 & 9 BLK 10 DAKOTA HEIGHTS.		X				MAIN	53.35	100.00	1.0000	0.8165	98	100	4,269	
Comments/Influences						112 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =							8,924	
		X	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	4,462	72,082	76,544			60,304C			
		LP	06/15/1993	INSPECTED	2023	4,007	63,904	67,911			57,433C			
		KH	10/04/2010	INSPECTED	2022	3,825	53,587	57,412			54,699C			
		TH	10/20/2010	DATA ENTER	2021	3,870	55,306	59,176			52,952C			
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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				
19319 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
POLAKOWSKI ENTERPRISES LLC 48400 OLD MILL HILL RD ATLANTIC MINE MI 49905		MAP #:		2024 Est TCV 1,525										
		Improved	X	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	
PA20-10-5 LOT 10 BLK 10 DAKOTA HEIGHTS.					MAIN	12.32	100.00	1.0000	0.8165	98	100			986
Comments/Influences					MAIN	6.74	100.00	1.0000	0.8165	98	100			539
					19 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 1,525									
		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	763	0	763				719C		
					2023	685	0	685				685S		
					2022	654	0	654				654S		
					2021	662	0	662				662S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		84,000	06/01/2002	WD	03-ARM'S LENGTH	158:227	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19281 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
FOSS JAMES G & KNIGHT-FOSS MARY PO BOX 697 HOUGHTON MI 49931		2024 Est TCV 309,704 TCV/TFA: 134.42									
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA20-10-5A LOTS 11 & 12 BLK 10 DAKOTA HEIGHTS.				LAKE VIEW	100.00	100.00	1.0000	1.0000	352	100	35,200
Comments/Influences				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 35,200							
				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	17,600	137,252	154,852			50,212C
		LP	06/15/1993	INSPECTED	2023	16,100	121,680	137,780			47,821C
		LP	08/05/2009	DATA ENTER	2022	20,700	102,039	122,739			45,544C
		KH	10/04/2010	INSPECTED	2021	20,700	103,738	124,438			44,090C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILLIAMS CAROLYN M & SCOTT	RUKKILA BRUCE & PATRICIA	35,000	09/04/2014	WD	03-ARM'S LENGTH	2014/04663	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
19261 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RUKKILA BRUCE & PATRICIA		MAP #: PA20-10-6 DAKOTA HEIGHTS										
18886 CANAL RD		2024 Est TCV 38,226 TCV/TFA: 0.00										
HOUGHTON MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE							
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 13 & 14 BLK 10 DAKOTA HEIGHTS.				LAKE VIEW	0.00	100.00	1.0000	1.0000	352	100		0
Comments/Influences				RATE 1					0.238 Acres	13,000	100	3,094
									0.24 Total Acres	Total Est. Land Value =		3,094

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 4 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 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 No Heating/Cooling		Class: C Effec. Age: 11 Floor Area: 0 Total Base New : 38,474 Total Depr Cost: 34,242 Estimated T.C.V: 35,132		E.C.F. X 1.026		Bsmnt Garage:	
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace							
Yr Built 0		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)		1 3 Fixture Bath							
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		2 Fixture Bath Softener, Auto 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							
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.					
COLUCCI MARY ANNE	DATTA RUPALI	135,000	06/08/2010	WD	19-MULTI PARCEL ARM'S LEN	2010/02970	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19239 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 06/14/2010											
Owner's Name/Address		MAP #:											
DATTA RUPALI 19239 CANAL RD HOUGHTON MI 49931		2024 Est TCV 22,283 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKE VIEW	0.00	100.00	1.0000	1.0000	352	100		0
PA20-10-7 LOTS 15 & 16 BLK 10 DAKOTA HEIGHTS.					RATE 1					0.410 Acres	13,000	100	5,330
AND					0.41 Total Acres Total Est. Land Value = 5,330								
W PRT OF PORTAGE PARK PLAT OF DAKOTA HEIGHTS COM @ NW COR OF LOT 5 BLK 14 PLAT OF DAKOTA HEIGHTS; TH N 0 DEG 22'23" E 60' TO POB @ SW COR OF PORTAGE PK; TH ALG W LN OF PK N 0 DEG 22' 23" E 99.83' TO NW COR OF PK; TH ALG N LN OF PK N 75 DEG00'23" E103.71'; TH S 0 DEG 22'23" W 109.68' TO S LN OF PK; TH S 80 DEG 22'22W 101.54' TO POB.													
010-440-015 AND 010-444-005-25 COMBINED FOR 2022 ROLL													
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	2,665	8,477	11,142			8,789C	
		KH	10/04/2010	INSPECTED		2023	1,971	7,522	9,493			8,371C	
		TH	10/20/2010	DATA ENTER		2022	1,971	6,308	8,279			7,973C	
						2021	1,345	6,411	7,756			6,892C	
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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: 1920 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 504 % 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									
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=95/100/100/100/95

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

Other Additions/Adjustments

Garages

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

Base Cost 504 22,201 15,763

Door Opener 2 1,070 760

Totals: 23,271 16,523

Notes: ECF (OLD PLATTED) 1.026 => TCv: 16,953

Cls CD Blt 0

*7

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.			
		52,000		07/01/2001	WD	03-ARM'S LENGTH		155:186	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
48484 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 03/25/1997											
Owner's Name/Address		MAP #:											
RYYNANEN KENNETH E & LEONA S		2024 Est TCV 1,495											
48484 PARK AVE		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Taxpayer's Name/Address		Dirt Road			0.00 100.00 1.0000 1.0000 0 100 0								
RYYNANEN KENNETH E & LEONA S		Gravel Road			NEW ACREAG 1 ACRE 0.12 Acres 13000 100 1,495								
48484 PARK AVE		Paved Road			0.12 Total Acres Total Est. Land Value = 1,495								
HOUGHTON MI 49931		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
Tax Description		X Electric											
PA20-11-1A LOT 2 BLK 11 DAKOTA HEIGHTS.		Gas											
Comments/Influences		Curb											
		Street Lights											
		X 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	748	0	748			532C		
					2023	553	0	553			507C		
					2022	553	0	553			483C		
					2021	690	0	690			468C		
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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.				
		52,000	07/01/2001	WD	03-ARM'S LENGTH	155:186	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
48484 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 03/25/1997										
Owner's Name/Address		MAP #:										
RYYNANEN KENNETH E & LEONA S 48484 PARK AVE HOUGHTON MI 49931		2024 Est TCV 147,780 TCV/TFA: 105.18										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements		* Factors *								
Taxpayer's Name/Address				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					0.00	100.00	1.0000	1.0000	0	100		0
RYYNANEN KENNETH E & LEONA S 48484 PARK AVE HOUGHTON MI 49931		X	Gravel Road	NEW ACREAG 1 ACRE				0.17	Acres	13000	100	2,236
			Paved Road					0.17	Total Acres	Total Est. Land Value =		2,236
		X	Storm Sewer									
			Sidewalk									
		X	Water									
			Sewer									
		X	Electric									
			Gas									
			Curb									
		X	Street Lights									
		X	Standard Utilities									
			Underground Utils.									
Tax Description		Topography of Site										
PA20-11-2 LOTS 3 & 4 BLK 11, EXCEPT THAT PART OF LOT 4 BLK 11 LYING NW'LY OF A LINE D/F, BEG AT A PT ON THE W LINE OF LOT 4, WH IS N 25' FROM TH SW COR THEREOF TH NE'LY ON A STRAIGHT LINE TO A POINT OF ENDING AT THE NE COR OF LOT 4 BLK 11 DAKOTA HEIGHTS.												
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	1,118	72,772	73,890			41,008C	
		KH	09/30/2010	INSPECTED	2023	827	64,578	65,405			39,056C	
		TH	10/20/2010	DATA ENTER	2022	827	54,156	54,983			37,197C	
					2021	1,032	55,049	56,081			36,009C	
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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 20 WCP (1 Story) 96 WGEP (1 Story) 32 CPP 120 Treated Wood			Year Built: 1947 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % 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			1				Class: CD Effec. Age: 29 Floor Area: 1,405 Total Base New : 199,797 Total Depr Cost: 141,856 Estimated T.C.V: 145,544				E.C.F. X 1.026				Bsmnt Garage:										
Building Style: CAPE				Trim & Decoration				X	Drywall Paneled			Plaster 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 = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544			
Yr Built 1950				Remodeled 0				Ex	X	Ord		Min	(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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:					
Condition: Good				Size of Closets				Lg	X	Ord		Small	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544					
Room List				Doors: Solid X H.C.				Doors:		Solid	X	H.C.	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544					
Basement 5 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				X	Drywall						Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544			
(1) Exterior				(6) Ceilings				X	Drywall						Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544			
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				X	Drywall						Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544			
X 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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
(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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
Many Avg. Few				Large Avg. 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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Double Glass Patio Doors				Treated Wood				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Storms & Screens				X Concrete Floor				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
(3) Roof				(9) Basement Finish				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Gable Hip Flat				Gambrel Mansard Shed				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
X Asphalt Shingle				(10) Floor Support				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				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			Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1.25 Story Siding Basement Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) CPP WCP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer Fireplaces Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Notes:				Size 1,124 Total: 163,646 1 2,114 96 32 20 120 1 1 1 1 6,900 200 Totals:				Cost New 116,189 8,424 809 1,383 2,819 1,298 1,298 4,899 11,106 199,797 ECF (OLD PLATTED) 1.026 => TCV:				Depr. Cost 1,501 5,981 574 982 2,001 922 922 4,899 7,885 141,856 145,544						

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 #:									
MICHIGAN STATE HIGHWAY COMMISSION				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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		HWY N END	0.00	100.00	1.0000	0.9330	500	100	0
MICHIGAN STATE HIGHWAY COMMISSION		X	Paved Road						0	100	0
			Storm Sewer			0.12	Total Acres		Total Est. Land Value =		0
		X	Sidewalk								
		X	Water								
		X	Sewer								
Tax Description		X	Electric								
PA20-11-2A PART OF LOT 4 BLK 11 LYING NW'LY OF A LINE D/F, BEG AT A POINT ON THE W LINE OF LOT 4, WH IS N 25' FROM THE SW COR THEREOF, TH NE'LY ON A STRAIGHT LINE TO A POINT OF ENDING AT THE NE COR OF LOT 4 BLK 11 DAKOTA HEIGHTS.		X	Gas								
			Curb								
			Street Lights								
Comments/Influences		X	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	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.					
GAILING OLIVER & LYDIE LAM	POLKINGHORNE CASEY	128,000	07/18/2017	WD	03-ARM'S LENGTH	2017/03993	DEED	100.0					
TULIKANGAS WAINO & PAUL	GAILING OLIVER & LYDIE LAN	94,150	09/18/2009	WD	03-ARM'S LENGTH	2009/05729	DEED	100.0					
		1	07/01/1996	WD	03-ARM'S LENGTH	135:607	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
48465 LINCOLN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/07/2017											
Owner's Name/Address		MAP #:											
POLKINGHORNE CASEY 48465 LINCOLN ST HOUGHTON MI 49931		2024 Est TCV 175,431 TCV/TFA: 108.16											
		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
						0.00	111.70	1.0000	1.0000	0	100		0
PA20-11-4 LOT 5 & 6 BLK 11 DAKOTA HEIGHTS.						0.00	111.70	1.0000	1.0000	0	100		0
Comments/Influences		X	Paved Road		NEW ACREAG 1 ACRE			0.33 Acres		13000		100	4,290
		Storm Sewer						0.33 Total Acres		Total Est. Land Value =			4,290
		Sidewalk											
		X	Water		Land Improvement Cost Estimates								
		Sewer			Description								
		X	Electric		Rate								
		Gas			Size % Good								
		Curb			Cash Value								
		Street Lights			Wood Frame								
		Standard Utilities			31.62								
		Underground Utils.			80 46								
		Topography of Site			Total Estimated Land Improvements True Cash Value =								
		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	2,145	85,571	87,716			66,349C		
		LP	09/22/2009	INSPECTED	2023	1,587	75,918	77,505			63,190C		
		KH	09/30/2010	INSPECTED	2022	1,587	63,686	65,273			60,181C		
		TH	10/20/2010	DATA ENTER	2021	1,980	64,710	66,690			58,259C		
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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 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 78 WGEP (1 Story) 36 WPP 72 Treated Wood		Year Built: 1977 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame		(4) Interior													
Building Style: 2 1/4		X Drywall X Paneled Plaster Wood T&G		Trim & Decoration											
Yr Built Remodeled 1900 1994		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 4 1st Floor 3 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric		120 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 2 1/4 (11) Heating System: Forced Air w/ Ducts Ground Area = 1002 SF Floor Area = 1622 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas		Class: CD Effec. Age: 24 Floor Area: 1,622 Total Base New : 217,798 Total Depr Cost: 165,670 Estimated T.C.V: 169,977		Cls CD Blt 1900			
(1) Exterior															
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		No./Qual. of Fixtures		Ex. X Ord. Min		Stories Exterior Foundation 2 Story Siding Basement 1 Story Siding Basement 1 Story Siding Basement		Size 620 70 312		Cost New Depr. Cost	
X Insulation		X Drywall													
(2) Windows		(7) Excavation													
Many X Avg. Large X Avg. X Avg. Small Few Small		Basement: 1002 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 X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WGEP (1 Story) WPP Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Water/Sewer Public Water Public Sewer		Total: 181,900 138,245 1 2,114 1,607 78 7,300 5,548 36 1,587 1,206 72 2,048 1,700 *8 440 20,253 15,392 1 1,298 986 1 1,298 986 Totals: 217,798 165,670					
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Notes: ECF (OLD PLATTED) 1.026 => TCV: 169,977							
Asphalt Shingle X Metal															
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		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 CPP 48 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 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 6 1st Floor 4 2nd Floor 4 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: 768 S.F. Crawl: 96 S.F. Slab: 288 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 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)		1 Public Water 1 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													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1776 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	624		
1 Story	Siding	Slab	288		
1 Story	Siding	Basement	144		
1 Story	Siding	Crawl Space	96		
Total:				193,658	114,259

Other Additions/Adjustments

Porches					
CPP	96	1,737		1,025	
Deck					
Treated Wood	48	1,654		976	
Water/Sewer					
Public Water	1	1,298		766	
Public Sewer	1	1,298		766	
Totals:			199,645		117,792

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 120,855

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 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: 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 22 Floor Area: 0 Total Base New : 26,673 Total Depr Cost: 20,805 Estimated T.C.V: 21,346					
Building Style: COLONIAL		Drywall Paneled			Plaster Wood T&G									
Yr Built 2000		Remodeled GARA:0		Trim & Decoration										
Condition: Good		Ex		X	Ord		Min							
Room List		Doors:			Solid	X	H.C.	X No Heating/Cooling						
	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		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								
X	Gable Hip Flat	(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:								

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			Year Built: 1940 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: 964 % Good: 76 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 1940		Remodeled 0		Ex		X		Ord				Min																					
Condition: Good				Size of Closets																													
								Lg		X		Ord				Small																	
Room List				Doors:				Solid		X		H.C.																					
Basement 4 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: 744 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				(9) Basement Finish																													
X Storms & Screens																																	
(3) Roof																																	
X	Gable Hip Flat		Gambrel Mansard Shed		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 CAPE										Cls CD		Blt 1940	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 744 SF Floor Area = 930 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/80/100/100/48.8													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1.25 Story		Siding		Basement		744							
Total:								116,012		56,615			
Other Additions/Adjustments													
Basement, Outside Entrance, Below Grade								1		2,114		1,032	
Porches													
WGEP (1 Story)								40		4,961		2,421	
WGEP (1 Story)								77		7,231		3,529	
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost								964		35,196		21,399	
Door Opener								1		535		325	
Water/Sewer													
Public Water								1		1,298		633	
Public Sewer								1		1,298		633	
Totals:								168,645		86,587			
Notes:													
ECF (OLD PLATTED) 1.026 => TCV: 88,838													

*** 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: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 3150 % 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: CD Effec. Age: 5 Floor Area: 0 Total Base New : 109,494 Total Depr Cost: 104,019 Estimated T.C.V: 106,723					
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G										
Yr Built 0		Remodeled 0		Trim & Decoration										
Condition: Good		Ex		X Ord		Min								
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		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Many Avg. Few	X	Large Avg. Small	(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										
(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			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
Chimney: Brick														

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=95/100/100/100/95
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 3150 109,494 104,019
Totals: 109,494 104,019
Notes: ECF (OLD PLATTED) 1.026 => TCV: 106,723

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STONE JONATHON C	ELES STPEHEN & SARAH	65,000	06/28/2019	WD	03-ARM'S LENGTH	2019/03248	DEED	100.0			
LEEP VICTORIA R	STONE JONATHON C	66,000	11/25/2015	WD	03-ARM'S LENGTH	2015/06255	PROPERTY TRANSFER	100.0			
		75,000	08/01/2004	WD	03-ARM'S LENGTH	165:935	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19220 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 04/16/2020									
Owner's Name/Address		MAP #:									
ELES SARAH 19220 CALVERLEY ST HOUGHTON MI 49931		2024 Est TCV 104,037 TCV/TFA: 144.50									
		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	
PA20-11-7 LOT 13 BLK 11 DAKOTA HEIGHTS. 165/935				MAIN	50.00	110.00	1.0000	0.8563	98 100	4,196	
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	4,196
		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								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	2,098	49,921	52,019			41,061C
		KH	09/30/2010	INSPECTED	2023	1,884	44,243	46,127			39,106C
		TH	10/20/2010	DATA ENTER	2022	1,799	37,103	38,902			37,244C
					2021	276	37,720	37,996			36,055C
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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.					
		83,000	04/01/2004	WD	03-ARM'S LENGTH	164:411	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
48420 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
WALIGURSKY CRAIG J		2024 Est TCV 137,567 TCV/TFA: 115.02											
48420 PARK AVE		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description						0.00	40.00	1.0000	1.0000	0	100		0
PA20-11-8 LOT 14 BLK 11 DAKOTA HEIGHTS. 164/411		X	Dirt Road			NEW ACREAG 1 ACRE							
		Gravel Road			0.05 Acres 13000 100								
Comments/Influences		Paved Road			0.05 Total Acres Total Est. Land Value = 598								
		Storm Sewer											
		Sidewalk											
		X	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	299	68,485	68,784			47,089C		
		LP	07/24/2009	DATA ENTER	2023	221	60,715	60,936			44,847C		
		KH	09/30/2010	INSPECTED	2022	221	50,914	51,135			42,712C		
		TH	10/20/2010	DATA ENTER	2021	276	51,763	52,039			41,348C		
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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:	
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: 1,196 Total Base New : 175,654 Total Depr Cost: 133,498 Estimated T.C.V: 136,969		E.C.F. X 1.026		Bsmnt Garage:							
X	Drywall Paneled		Plaster Wood T&G																	
Trim & Decoration																				
Yr Built	Remodeled	Ex	X												Ord		Min			
FOUR SQUARE		Size of Closets																		
0	1995	Lg	X	Ord		Small														
Condition: Average			Doors:					Solid	X	H.C.										
Room List 1 Basement 3 1st Floor 4 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric													
			Kitchen: Laminate Other: Carpeted Other:				200 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				Average Fixture(s)													
X	Many	X	Large	Basement: 598 S.F.				1	3	Fixture Bath										
	Avg.		Avg.	Crawl: 0 S.F.				1	2	Fixture Bath										
	Few		Small	Slab: 0 S.F.				Softener, Auto												
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement				Softener, Manual													
							Solar Water Heat													
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone				No Plumbing													
							Extra Toilet													
X	Double Glass Patio Doors		Treated Wood Concrete Floor				Extra Sink													
							Separate Shower													
X	Storms & Screens		(9) Basement Finish				Ceramic Tile Floor													
							Ceramic Tile Wains													
(3) Roof							Ceramic Tub Alcove													
X	Gable	Gambrel Mansard Shed					1 Vent Fan													
	Hip Flat																			
X	Asphalt Shingle		(10) Floor Support				(14) Water/Sewer													
Chimney: Brick			Joists:				1 Public Water													
			Unsupported Len:				1 Public Sewer													
			Cntr.Sup:				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.				
STONE JONATHAN & JENNIFER	ANDERSON JESSE C & NATALIE	220,000		10/27/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0				
ROBERTS WILLIAM R & AMY M	STONE JONATHAN & JENNIFER	115,000		08/29/2008	WD	03-ARM'S LENGTH			DEED	100.0				
		68,000		08/01/2002	WD	03-ARM'S LENGTH		158:914	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
48436 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		09/03/2008		08-267	PART COMPL				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ANDERSON JESSE C & NATALIE J 309 W MONTEZUMA AVE APT 2 HOUGHTON MI 49931		2024 Est TCV 151,243 TCV/TFA: 115.98												
		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	
							0.00	110.00	1.0000	1.0000	0	100	0	
PA20-11-9 LOTS 15, 16 & 17 BLK 11 DAKOTA HEIGHTS.		X				NEW ACREAG 1 ACRE			0.38	Acres	13000	100	4,927	
Comments/Influences									0.38	Total Acres	Total Est. Land Value =		4,927	
		X				Land Improvement Cost Estimates								
		X				Description					Rate	Size %	Good	Cash Value
		X				Wood Frame					25.77	160	80	3,298
						Total Estimated Land Improvements True Cash Value =							3,298	

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 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 140 40 30 72	Type CPP CPP Treated Wood Treated Wood	Year Built: 1960 Car Capacity: 1 Class: CD 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: 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 1911 2008		Remodeled 1980		Trim & Decoration																																							
Condition: Good		Ex	X Ord		Min																																						
Room List		Lg	X Ord		Small																																						
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		Doors:		Solid	X H.C.																																						
(1) Exterior		(5) Floors		(12) Electric																																							
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Carpeted Other: Carpeted Other:		110 Amps Service																																							
X Insulation		No./Qual. of Fixtures		No. of Elec. Outlets																																							
(2) Windows		Ex.	X Ord.		Min																																						
Many X Avg. Few		X Ave.			Few																																						
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(6) Ceilings		(13) Plumbing																																							
X Avg. Large X Avg. Small		X	Drywall																																								
(3) Roof		X	Plaster																																								
Gable Hip Flat		(7) Excavation		Average Fixture(s)																																							
Gambrel Mansard Shed		Basement: 682 S.F. Crawl: 72 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 Asphalt Shingle		(8) Basement		(14) Water/Sewer																																							
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																							
(9) Basement Finish		(10) Floor Support		Lump Sum Items:																																							
Joists: Unsupported Len: Cntr.Sup:																																											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 1911 (11) Heating System: Forced Air w/ Ducts Ground Area = 754 SF Floor Area = 1304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>550</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>132</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>72</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>167,414</td> <td>117,191</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 1,753 Plumbing 3 Fixture Bath 1 4,547 3,183 Porches CPP 140 2,649 1,854 CPP 40 1,016 711 Deck Treated Wood 30 1,317 922 Treated Wood 72 2,094 1,466 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 14,669 10,268 Water/Sewer Public Water 1 1,462 1,023 Public Sewer 1 1,462 1,023 Totals: 199,135 139,394 Notes: ECF (OLD PLATTED) 1.026 => TCV: 143,018														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	550			1 Story	Siding	Basement	132			1 Story	Siding	Crawl Space	72			Total:				167,414	117,191
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
2 Story	Siding	Basement	550																																								
1 Story	Siding	Basement	132																																								
1 Story	Siding	Crawl Space	72																																								
Total:				167,414	117,191																																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VAN DAM THOMAS JOHN	MATTILA MATTHEW & JENIFER	105,000	10/22/2008	WD	03-ARM'S LENGTH		DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
48456 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 10/22/2008									
Owner's Name/Address		MAP #:									
MATTILA MATTHEW & JENIFER		2024 Est TCV 198,367 TCV/TFA: 99.73									
48456 PARK AVE		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value	
Tax Description					0.00	110.00	1.0000	1.0000	0	100 0	
					0.00	110.00	1.0000	1.0000	0	100 0	
PA20-11-10 LOTS 18, 19 & 20 BLK 11 DAKOTA HEIGHTS.		X		Paved Road		NEW ACREAG 1 ACRE		0.33 Acres 13000		100 4,342	
Comments/Influences				Storm Sewer		0.33 Total Acres		Total Est. Land Value =		4,342	
				Sidewalk							
		X		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	2,171	97,013	99,184			65,846C
		KH	09/30/2010	INSPECTED	2023	1,606	86,085	87,691			62,711C
		TH	10/20/2010	DATA ENTER	2022	1,606	72,194	73,800			59,725C
					2021	2,004	73,386	75,390			57,818C
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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.							
BHK CHILD DEVELOPMENT BOAR	ORCA PROPERTIES LLC	140,000	10/16/2013	WD	03-ARM'S LENGTH	2013/06106	DEED	100.0							
		185,000	12/01/2001	WD	03-ARM'S LENGTH	156:564	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
19225 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		COMMERCIAL		07/08/2014		14-113		COMPLETE					
		P.R.E. 0%		DEMOLISH		06/23/2014		14-091		COMPLETE					
Owner's Name/Address		MAP #:													
ORCA PROPERTIES LLC 1515 BROOKSIDE DR HOUGHTON MI 49931		2024 Est TCV 538,092 TCV/TFA: 181.36													
		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					
PA20-12-1 LOTS 1, 2, 3 & 4 BLK 12 DAKOTA HEIGHTS.					MIXED RES	200.00	110.00	0.5743	1.0000	188 100 21,596					
Comments/Influences					200 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 21,596										
		X	Water												
		X	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												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	10,798	258,248	269,046			253,550C				
					2023	10,798	230,679	241,477			241,477S				
					2022	10,798	227,424	238,222			235,225C				
					2021	10,798	216,913	227,711			227,711S				
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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.			
RANGE BANK	BACKMAN ERIK & GRACE	330,000	06/13/2017	WD	03-ARM'S LENGTH	2017/03137	PROPERTY TRANSFER	100.0			
		280,000	05/01/2002	WD	03-ARM'S LENGTH	157:751	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status		
48435 HIGHWAY M26		School: HOUGHTON-PORTAGE TWP SCHOOLS			COMMERCIAL		09/22/2017	2017-031-255	COMPLETE		
Owner's Name/Address		P.R.E. 0%									
BACKMAN ERIK & GRACE PO BOX 703 DOLLAR BAY MI 49922		MAP #:									
		2024 Est TCV 396,333 TCV/TFA: 181.64									
		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	
					HWY M 26	150.00	110.00	1.0000 1.0000	650 100	97,500	
					MIXED RES	140.00	110.00	0.4950 1.0000	188 100	13,029	
PA20-12-6 ENTIRE LOTS 5 & 6; PART OF LOT 7 EXCEPT THE S 15' OF THE W 41'; & TH S 40' OF LOT 16; ALL WITHIN BLK 12 DAKOTA HEIGHTS.					290 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =	110,529
PARCELS 010-442-005-00, 010-442-014-20 COMBINED INTO THIS PARCEL FOR 2018 ROLL					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: Asphalt Paving	3.12		5000 71		11,076	
					D/W/P: Asphalt Paving	3.12		3200 71		7,089	
					D/W/P: Asphalt Paving	3.12		5000 71		11,076	
Comments/Influences					Total Estimated Land Improvements True Cash Value =					29,241	
		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	55,265	142,902	198,167			174,444C
					2023	51,515	128,188	179,703			166,138C
					2022	51,515	114,797	166,312			158,227C
					2021	51,515	109,331	160,846			153,173C
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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 2,182 Gross Bldg Area: 2,182 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Good Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 10									
					High	X	Above Ave.		Ave.		Low	Base Rate for Upper Floors = 206.88							
Depr. Table : 1.75% Effective Age : 32 Physical %Good: 57 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.80 100%									
					Quality: Good					Adjusted Square Foot Cost for Upper Floors = 234.68									
					Heat#1: Package Heating & Cooling 100%					Total Floor Area: 2,182 Base Cost New of Upper Floors = 512,072									
					Heat#2: Package Heating & Cooling 0%					2,182 Sq.Ft. of Sprinklers @ 6.87, Cost New = 14,990									
Ave. SqFt/Story: 2182					*** Basement Info ***					Reproduction/Replacement Cost = 527,062									
Ave. Perimeter					Area:					Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0									
Has Elevators:					Perimeter:					Total Depreciated Cost = 300,425									
1996 Year Built					Type:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 256,563									
10 Overall Bldg Height					Heat: Hot Water, Radiant Floor					Replacement Cost/Floor Area= 241.55 Est. TCV/Floor Area= 117.58									
Comments:					* Mezzanine Info *														
					Area #1:														
					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area: 2182														
					Type: Average														
(1) Excavation/Site Prep: 2200 SqFt Excavation (in cubic feet) 2200 SqFt Site Prep					(7) Interior: 2200 SqFt, Frame, Banks, Class C,D,S					(11) Electric and Lighting: 2200 SqFt, Ave.# Outlets, Flexible					(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				
2200 SqFt, Class C, Bearing Walls					Total Fixtures					Urinals					X				
(3) Frame: 2200 SqFt, Concrete, Reinforced, Clas					3-Piece Baths					Wash Bowls					X				
					2-Piece Baths					Water Heaters					Incandescent				
(4) Floor Structure: 2200 SqFt, Concrete, On Ground					Shower Stalls					Wash Fountains					X				
					Toilets					Water Softeners					Fluorescent				
(5) Floor Cover: 2200 SqFt, Carpet and Pad, Indoor/Out					2200 SqFt, Typical, Banks					(9) Sprinklers:					(40) Exterior Wall:				
										2200 SqFt, Standard, @ 1,500 SqFt					Thickness				
(6) Ceiling: 2200 SqFt, Acoustical Ceilings, Tile					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					2200 SqFt, Block, Concrete, 8"				
					X Gas					Coal					2200 SqFt, Steel Joist, Wood or Com				
					Oil					Stoker					(14) Roof Cover:				
					Hand Fired					2200 SqFt, Composition Shingles, ov									
					Boiler														
					2200 SqFt, Forced Air														
					2200 SqFt, Refrigerated Air Conditioning														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		199,000	10/01/2003	WD	03-ARM'S LENGTH	162:805	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
19320 JACKER AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		07/15/2021		2021-031-183		FOUNDATION	
Owner's Name/Address		P.R.E. 0%		COMMERCIAL		06/22/2016		2016-031-113		COMPLETE	
		MAP #:		DEMOLISH		09/17/2010		10-252		COMPLETE	
RANGE BANK NA C/O MICHAEL APPLE 100 N FRONT ST MARQUETTE MI 49855		2024 Est TCV 1,597,082 TCV/TFA: 410.35									
		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
PA20-12-7 ALL OF LOTS 8, 11 - 15; TH S 15' OF THE W 41' OF LOT 7;					HWY N END	150.00	110.00	1.0000	0.9420	500 100	70,648
PART OF LOTS 9 & 10 EXCEPT FOR THAT PART OF LOTS 9 & 10 LYING SELY OF A LINE DESC AS BEG AT THE NE CRN OF SAID LOT 9; TH SWRLY ON A STRAIGHT LN TO A PT OF ENDING ON THE S LINE OF SAID LOT 10;					MIXED RES	250.00	110.00	0.4353	1.0000	188 100	20,458
ALL WITHIN BLK 12 DAKOTA HEIGHTS					400 Actual Front Feet, 1.01 Total Acres				Total Est. Land Value =		91,106
PARCEL 010-442-0014-50 COMBINED INTO THIS PARCEL FOR 2018 ROLL					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
Comments/Influences					D/W/P: Asphalt Paving	3.76		15573 97		56,797	
					Total Estimated Land Improvements True Cash Value =						56,797

Desc. of Bldg/Section: Calculator Occupancy: Banks - Branch										<<<<<<Calculator Cost Computations>>>>>>														
Class: A Floor Area: 3,892 Gross Bldg Area: 3,892 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 12					Construction Cost					Class: A Quality: Good Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 10														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 339.58 Storage Basement Basement, Base Rate for Basement = 77.77 (Basement Fireproofing Rate = 0.00)												
Depr. Table : 1.5% Effective Age : 7 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Good Heat#1: Zoned A.C. Hot & Chilled Wat 100% Heat#2: Zoned A.C. Hot & Chilled Wat 0% Ave. SqFt/Story: 3892 Ave. Perimeter Has Elevators:					(10) Heating system: Zoned A.C. Hot & Chilled Water Cost/SqFt: 61.36 100% Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 30.57 Adjusted Square Foot Cost for Upper Floors = 400.94 Adjusted Square Foot Cost for Basement = 108.34														
					*** Basement Info *** Area: 3000 Perimeter: Type: Storage Basement Heat: Hot Water, Radiant Floor					Total Floor Area: 3,892 Base Cost New of Upper Floors = 1,560,459 Basement Area: 3,000 Base Cost New of Basement = 325,020														
2016 Year Built Remodeled					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					Reproduction/Replacement Cost = 1,885,479 Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 1,696,931														
10 Overall Bldg Height					* Sprinkler Info * Area: Type: Good					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 1,449,179 Replacement Cost/Floor Area= 484.45 Est. TCV/Floor Area= 372.35														
Comments:																								
(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: Thickness Bsmnt Insul.								
(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:					Gas Oil					Coal Stoker						Hand Fired Boiler			
										(6) Ceiling:					(14) Roof Cover:									

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 #:									
MICHIGAN STATE HIGHWAY COMMISSION				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
Taxpayer's Name/Address					0.00 Total Acres Total Est. Land Value =						0
MICHIGAN STATE HIGHWAY COMMISSION											
Tax Description											
PA20-12-7A PART OF LOTS 9 & 10 BLK 12 LYING SE'LY OF A LINE D/F, BEG AT NE COR OF LOT 9 BLK 16, TH SW'LY TO PT ON S LOT LINE OF LOT 10 BLK 12, WHICH IS E 50' FROM SW COR OF LOT 10 DAKOTA HEIGHTS.											
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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		185,000	12/01/2001	WD	03-ARM'S LENGTH	156:564	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BHK CHILD DEVELOPMENT BOARD 700 PARK AVE HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 0 TCV/TFA: 0.00									
		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
PA20-12-9 THE N 10' OF LOT 16 & W 80' OF LOT 17 BLOCK 12 DAKOTA HEIGHTS		X		Dirt Road	0.00	60.00	1.0000	0.8866	500	100	0
Comments/Influences				Gravel Road					0	100	0
				Paved Road					Total Est. Land Value =		0
				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								
		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: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 1,536 Gross Bldg Area: 1,536 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Good Stories: 1 Story Height: 14 Perimeter: 0									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 93.06									
					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 93.06									
					Quality: Good Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1536 Ave. Perimeter Has Elevators:					Total Floor Area: 1,536 Base Cost New of Upper Floors = 142,940									
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***					Reproduction/Replacement Cost = 142,940 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 125,787									
Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 107,422 Replacement Cost/Floor Area= 93.06 Est. TCV/Floor Area= 69.94									
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												

Parcel Number: 010-442-018-00

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.									
BHK CHILD DEVELOPMENT BOAR	ORCA PROPERTIES LLC	100,000	03/28/2014	WD	03-ARM'S LENGTH	2014/01493	DEED	100.0									
		185,000	12/01/2001	WD	03-ARM'S LENGTH	156:564	DEED	0.0									
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status							
48356 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		10/25/2022		2022-031-365		FOUNDATION							
Owner's Name/Address		P.R.E. 0%		DEMOLISH		08/02/2018		2018-999-001									
ORCA PROPERTIES LLC 1515 BROOKSIDE DR HOUGHTON MI 49931		MAP #:															
		2024 Est TCV 144,621 TCV/TFA: 48.21															
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value							
					MIXED RES	180.00	110.00	0.5991	1.0000	188 100 20,273							
					180 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 20,273												
Tax Description		X	Dirt Road														
PA20-12-11 THE EAST 30' OF LOT 17 AND ENTIRE LOTS 18, 19 & 20 BLK 12 DAKOTA HEIGHTS. W/EASEMENT			Gravel Road														
Comments/Influences			Paved Road														
			Storm Sewer														
			Sidewalk														
		X	Water														
		X	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	10,137	62,174	72,311			67,485C	
										2023	10,137	56,451	66,588			64,272C	
					2022	10,137	0	10,137			10,137S						
					2021	10,137	0	10,137			10,069C						
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole Floor Area: 3,000 Gross Bldg Area: 3,000 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100 2022 Year Built Remodeled Overall Bldg Height Comments:										Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 220 Base Rate for Upper Floors = 45.30 (10) Heating system: Space Heaters, Radiant Cost/SqFt: 5.79 100% Adjusted Square Foot Cost for Upper Floors = 51.09 Total Floor Area: 3,000 Base Cost New of Upper Floors = 153,270 Reproduction/Replacement Cost = 153,270 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 145,607 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 124,348 Replacement Cost/Floor Area= 51.09 Est. TCV/Floor Area= 41.45									
										Construction Cost									
										High Above Ave. Ave. X Low									
										** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Radiant 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 3000 Ave. Perimeter: 220 Has Elevators:									
										*** Basement Info *** Area: Perimeter: Type: Heat:									
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																			
(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:									

Parcel Number: 010-443-001-00

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.			
SOLMONSON CRAIG & MARY T	PETERSON PATRICIA A	102,500	05/19/2017	WD	03-ARM'S LENGTH	2017/02804	DEED	100.0			
HENDRICKSON DAIVD W & ELAI	SOLMONSON CRAIG & MARY T	87,000	06/02/2008	WD	03-ARM'S LENGTH	2008/03112	DEED	100.0			
		37,500	02/01/2002	WD	03-ARM'S LENGTH	157:150	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19177 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		12/29/2011		11-272		COMPLETE	
		P.R.E. 100% 05/22/2017									
Owner's Name/Address		MAP #:									
PETERSON PATRICIA A 19177 CALVERLEY ST HOUGHTON MI 49931		2024 Est TCV 117,404 TCV/TFA: 99.33									
		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
Tax Description						0.00	144.00	1.0000	1.0000	0 100	0
PA20-13-1 LOTS 1, 2 & 3 BLK 13 DAKOTA HEIGHTS.		X	Dirt Road			NEW ACREAG 1 ACRE		0.47 Acres		13000 100	6,123
Comments/Influences		X	Gravel Road			0.47 Total Acres		Total Est. Land Value =		6,123	
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water			Land Improvement Cost Estimates					
		X	Sewer			Description		Rate		Size % Good	Cash Value
		X	Electric			D/W/P: Asphalt Paving		3.04		800 64	1,556
		X	Gas			D/W/P: 4in Ren. Conc.		8.00		154 84	1,035
		X	Curb			Wood Frame		28.90		96 95	2,635
		X	Street Lights			Total Estimated Land Improvements True Cash Value = 5,226					
		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	3,062	55,640	58,702			53,093C
		KH	10/04/2010	INSPECTED	2023	2,265	49,616	51,881			50,565C
		TH	10/20/2010	DATA ENTER	2022	2,265	47,545	49,810			48,158C
					2021	2,826	48,338	51,164			46,620C
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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 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 92 Treated Wood		Year Built: 1990 Car Capacity: 2 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											
Building Style: CAPE		X Drywall Paneled Plaster Wood T&G		Trim & Decoration									
Yr Built Remodeled 1950 2011		Ex X Ord Min											
Condition: Average		Size of Closets		Lg X Ord Small		Central Air Wood Furnace							
Room List		Doors: Solid X H.C.											
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min							
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing					
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 675 S.F. Crawl: 0 S.F. Slab: 170 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											
X Many Avg. X Large Avg. Few Small													
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer							
(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 1 Public Sewer Water Well 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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 845 SF Floor Area = 1182 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	675		
1 Story	Siding	Slab	170		
Total:				134,765	86,251

Other Additions/Adjustments

Deck					
Treated Wood	92		2,341		1,498
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576		21,807		13,956
Water/Sewer					
Public Water	1		1,298		831
Public Sewer	1		1,298		831
Totals:			161,509		103,367

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 106,055

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HELMINEN PHILLIP P	THERRIAN JASON E & LEANNE	109,000	03/29/2019	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
SAARI JUSTIN L	HELMINEN PHILLIP P	74,500	02/27/2017	WD	03-ARM'S LENGTH	2017/00880	DEED	100.0				
ELMBLAD CATHERINE M	SAARI JUSTIN L	68,000	11/08/2013	WD	03-ARM'S LENGTH	2013/06565	DEED	100.0				
LAAJALA DOROTHY	ELMBALD CATHERINE M	65,000	12/07/2005	WD	03-ARM'S LENGTH	168/480	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19161 CALVERLEY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS						06/01/2022	2019-999-033	FOUNDATION		
		P.R.E. 100% 01/06/2020										
Owner's Name/Address		MAP #: PA20-13-2										
THERRIAN JASON E & LEANNE M 19161 CALVERLEY ST HOUGHTON MI 49931		2024 Est TCV 122,818 TCV/TFA: 98.41										
		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		
					INTERIOR	48.00	142.58	0.8777	0.9750	85 100 3,491		
LOTS 4 & 5 BLK 13 DAKOTA HEIGHTS. COMBINED FOR 2020 ROLL					INTERIOR	48.00	142.58	0.8777	0.9749	85 100 3,491		
		X			96 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	6,983	
Comments/Influences		X			Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: Asphalt Paving	3.04		1180 49		1,758		
		X			D/W/P: 4in Concrete	6.82		30 49		100		
					Total Estimated Land Improvements True Cash Value =						1,858	
		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	3,492	57,917	61,409				45,327C
		KH	09/30/2010	INSPECTED	2023	3,040	51,600	54,640				43,169C
		TH	10/20/2010	DATA ENTER	2022	3,204	36,578	39,782				39,782S
					2021	3,286	37,185	40,471				38,720C
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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		
48483 PARK AVE			School: HOUGHTON-PORTAGE TWP SCHOOLS										
			P.R.E. 100% 05/19/1994										
Owner's Name/Address			MAP #:										
WETTON ROBERT W & GRACE M			2024 Est TCV 104,562 TCV/TFA: 134.05										
48483 PARK AVE													
HOUGHTON MI 49931			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
						0.00	100.00	1.0000	1.0000	0	100		0
PA20-14-1 LOTS 1 & 2 BLK 14 DAKOTA HEIGHTS.						0.00	100.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE		0.22 Acres		13000		100		2,912
							0.22 Total Acres		Total Est. Land Value =				2,912

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

Building Type	Arenas				
Year Built	1929				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 154				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	65 x 12 = 780				
Cost New	\$ 10,592				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 9,533				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	90				
Est. True Cash Value	\$ 9,781				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9781 / All Cards: 9781					

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.			
JURMU PAUL, JR & JOAN A	FOSS JAMES & MARY KNIGHT-III	5,500		05/19/2009	WD	03-ARM'S LENGTH			DEED	100.0			
JURMU PAUL, CHARLENE	JURMU PAUL	0		10/24/1989	WD	03-ARM'S LENGTH		104/41	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/2009											
Owner's Name/Address		MAP #:											
FOSS JAMES G & KNIGHT-FOSS MARY PO BOX 697 19281 CANAL RD HOUGHTON MI 49931		2024 Est TCV 10,829											
		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	
						0.00	325.71	1.0000	1.0000	0	100	0	
					NEW ACREAG 1 ACRE				0.83	Acres	13000	100	10,829
									0.83	Total Acres	Total Est. Land Value =		10,829
Tax Description													
PA20-10-A COM AT THE SW COR OF PORTAGE PARK, TH ALG S LINE OF PARK N 80 DEG 22' 22" E 243.70' TO POB; TH N 00 DEG 22' 23" E 123.47' TO N LINE OF PARK; TH ALG N LINE FOLL TWO COURSES; N 75 DEG 00' 23" E 101.39'; TH N 82 DEG 15' 54" E 325.71'; TH ALG N LINE OF PARK DR FOLL TWO COURSES: S 62 DEG 20' 57" W 388.88'; TH S 80 DEG 22' 22" W 78.12' TO POB. AKA PART OF "PORTAGE" ON PLAT OF DAKOTA HEIGHTS		X	Dirt Road										
			Gravel Road										
		X	Paved Road										
			Storm Sewer										
			Sidewalk										
		X	Water										
			Sewer										
		X	Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
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	5,415	0	5,415			4,205C		
					2023	4,005	0	4,005			4,005S		
					2022	4,005	0	4,005			4,005S		
					2021	4,998	0	4,998			4,244C		
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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.						
FRAKI GEORGE R & DOROTHY	HAAPAPURO JEFFREY E	64,500	05/27/2016	WD	03-ARM'S LENGTH		DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
48455 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HAAPAPURO JEFFREY E 510 HIGHLANDS AVE DICKINSON ND 58601		MAP #:												
		2024 Est TCV 130,431 TCV/TFA: 93.70												
		X	Improved		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	
PA20-14-3 LOTS 6 & 7 BLK 14 DAKOTA HEIGHTS.							0.00	120.00	1.0000	1.0000	0	100	0	
Comments/Influences					NEW ACREAG 1 ACRE				0.25	Acres	13000	100	3,237	
					0.25 Total Acres				Total Est. Land Value =		3,237			
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who	When	What	2024	1,619	63,597	65,216				51,152C		
		LP	04/28/2009	DATA ENTER	2023	1,197	56,424	57,621				48,717C		
		KH	09/30/2010	INSPECTED	2022	1,197	47,308	48,505				46,398C		
		TH	10/20/2010	DATA ENTER	2021	1,494	48,097	49,591				44,916C		
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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 Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 20 132		WCP (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:					
X Wood Frame				(4) Interior		X	Drywall Paneled		X Plaster Wood T&G																		
Building Style: 2				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.																	
Basement 2 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Carpeted Other: Other:				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 696 SF Floor Area = 1392 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 696 Total: 155,937 113,058 Other Additions/Adjustments Porches WGEP (1 Story) 132 10,382 7,890 WCP (1 Story) 20 1,383 1,051 Water/Sewer Public Water 1 1,298 986 Public Sewer 1 1,298 986 Totals: 170,298 123,971 Notes: ECF (OLD PLATTED) 1.026 => TCV: 127,194															
								100 Amps Service																			
								No./Qual. of Fixtures																			
								Ex.		X Ord.								Min									
								No. of Elec. Outlets																			
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall X Plaster				(13) Plumbing				Clas CD Blt 1900															
								Many X Ave. Few																			
								Average Fixture(s)																			
								3 Fixture Bath																			
								2 Fixture Bath																			
Insulation		(7) Excavation		Basement: 696 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1																			
								3 Fixture Bath																			
								Softener, Auto																			
								Softener, Manual																			
								Solar Water Heat																			
(2) Windows		(8) Basement		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
Many Avg. Few		X Avg. Small		Basement: 696 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		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X Storms & Screens				(14) Water/Sewer																							
(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																			
								1 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.			
GROENEVELD ANDREW & DORIS	GROENEVELD CARL R & PEGGY	20,000	06/09/2005	WD	03-ARM'S LENGTH	167:1659	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
48447 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		02/02/2021		2021-010-264		FOUNDATION	
		P.R.E. 100% 01/08/2012		GARAGE		05/25/2012		12-90		COMPLETE	
Owner's Name/Address		MAP #: PA20-14-4									
GROENEVELD CARL R & PEGGY L TRUST		2024 Est TCV 150,894 TCV/TFA: 105.37									
48447 PARK AVE		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description						0.00	240.00	1.0000	1.0000	0 100	0
LOTS 8 & 17 BLK 14 DAKOTA HEIGHTS.		X		NEW ACREAG 1 ACRE		0.28 Acres		13000 100		3,575	
Comments/Influences						0.28 Total Acres		Total Est. Land Value =		3,575	
						Land Improvement Cost Estimates					
						Description		Rate	Size % Good	Cash Value	
						Wood Frame		26.42	144 74	2,815	
						Wood Frame		27.40	120 74	2,433	
						Total Estimated Land Improvements		True Cash Value =		5,248	
		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	1,788	73,659	75,447		41,531C	
		KH	09/22/2010	INSPECTED	2023	1,322	65,570	66,892		39,554C	
		TH	10/20/2010	DATA ENTER	2022	1,322	55,130	56,452		37,671C	
					2021	1,650	50,912	52,562		29,000C	
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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 192WGEP (1 Story) 24 Treated Wood 35 Treated Wood				Year Built: 2012 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: COLONIAL				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1930		Remodeled 0		ExXOrdMin																											
Condition: Poor				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Other: Other:				100Amps Service																							
								No./Qual. of Fixtures																							
								ExXOrdMin																							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																							
								ManyX Ave.Few																							
Insulation								(13) Plumbing																							
								Average Fixture(s)																							
(2) Windows				(7) Excavation				1 3 Fixture Bath																							
X Many Avg.X FewLarge Avg.Small				Basement: 576 S.F. Crawl: 280 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				(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								(14) Water/Sewer																							
(3) Roof								1 Public Water																							
X Gable Hip FlatGambrel Mansard Shed				Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 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	
48427 PARK AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE			05/12/2005			05-058	FOUNDATION	
Owner's Name/Address		P.R.E. 100% 05/19/1994											
SCHNABEL BRACH D & ELLEN A ETAL		MAP #:											
48427 PARK AVE		2024 Est TCV 149,955 TCV/TFA: 117.15											
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
Tax Description		Public Improvements			* Factors *								
PA20-14-5 LOTS 9, 10, 15 & 16 BLK 14		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason Value									
DAKOTA HEIGHTS.				0.00 120.00 1.0000 1.0000 0 100 0									
Comments/Influences				0.00 120.00 1.0000 1.0000 0 100 0									
				NEW ACREAG 1 ACRE 0.55 Acres 13000 100 7,163									
					0.55 Total Acres Total Est. Land Value = 7,163								
		X	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										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		LP	05/01/2009	DATA ENTER	2024	3,582	71,396	74,978			44,794C		
		KH	09/30/2010	INSPECTED	2023	2,649	63,409	66,058			42,661C		
		TH	10/20/2010	DATA ENTER	2022	2,649	59,231	61,880			40,630C		
					2021	3,306	60,220	63,526			39,333C		
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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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 900 % 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: 16 Floor Area: 0 Total Base New : 31,229 Total Depr Cost: 26,233 Estimated T.C.V: 26,915				
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G											
Yr Built 2005		Remodeled GARA:0		Trim & Decoration											
Condition: Good		Ex		Ord		Min									
Room List		Doors:		Solid		H.C.									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric											
(1) Exterior		Kitchen:		Other:											
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets									
Insulation						Many			Ave.			Few			
(2) Windows		(7) Excavation		(13) Plumbing											
Many Avg. Few		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		(8) Basement													
(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:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 2 Single Family COLONIAL Cls C Blt 2005
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 900 30,159 25,334
Door Opener 2 1,070 899
Totals: 31,229 26,233
Notes: ECF (OLD PLATTED) 1.026 => TCV: 26,915

*** 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			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 3 Direct-Vented Gas Class: C Effec. Age: 26 Floor Area: 2,592 Total Base New : 403,288 Total Depr Cost: 298,436 Estimated T.C.V: 306,195				Area Type 144 CSEP (1 Story) 128 CPP 80 WGEP (1 Story) 54 Treated Wood E.C.F. X 1.026				Year Built: 2008 Car Capacity: 2 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: 780 % Good: 0 Storage Area: 700 No Conc. Floor: 0																							
																																(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.	Central Air Wood Furnace					
																																(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C				Blt 1970			
																																Kitchen: Other: Other:				200 Amps Service				(11) Heating System: Forced Air w/ Ducts											
																																No./Qual. of Fixtures				Ex.				X	Ord.		Min	Ground Area = 2592 SF				Floor Area = 2592 SF.			
																																No. of Elec. Outlets				Many				X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74							
																																(13) Plumbing				2				Average Fixture(s)				Building Areas							
																																3 Fixture Bath				2				3 Fixture Bath				1 Story Exterior				Foundation			
2 Fixture Bath				2				2 Fixture Bath				1 Story Siding				Slab				840																															
Softener, Auto				2				Softener, Auto				1 Story Siding				Basement				1,560																															
Softener, Manual				2				Softener, Manual				1 Story Siding				Basement				192																															
Solar Water Heat				2				Solar Water Heat				Other Additions/Adjustments																																							
No Plumbing				2				No Plumbing				Plumbing																																							
Extra Toilet				2				Extra Toilet				3 Fixture Bath				1				4,547				3,365																											
Extra Sink				2				Extra Sink				Porches																																							
Separate Shower				2				Separate Shower				CSEP (1 Story)				144				6,330				4,684																											
Ceramic Tile Floor				2				Ceramic Tile Floor				CPP				128				2,455				1,817																											
Ceramic Tile Wains				2				Ceramic Tile Wains				WGEP (1 Story)				80				8,122				6,010																											
Ceramic Tub Alcove				2				Ceramic Tub Alcove				Deck				Treated Wood				54				1,801				1,333																							
Vent Fan				2				Vent Fan				Garages																																							
(14) Water/Sewer												Class: C Exterior: Siding Foundation: 42 Inch (Finished)																																							
1 Public Water												Base Cost				780				36,309				26,869																											
1 Public Sewer												Storage Over Garage				700				9,415				6,967																											
Water Well												Common Wall: 1 Wall				1				-2,628				-1,945																											
1000 Gal Septic												Door Opener				2				1,070				792																											
2000 Gal Septic												Water/Sewer																																							
												Public Water				1				1,462				1,082																											
												Public Sewer				1				1,462				1,082																											
												Fireplaces																																							
												Direct-Vented Gas				3				8,871				6,565																											
												<<<<< 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.				
NIEMELA MARCUS J	NIEMELA TRUST MARCUS J	0	08/20/2010	QC	09-FAMILY	2010/4407	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
19160 CALVERLY AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
NIEMELA MARCUS TRUST		MAP #:										
911 EVERGREEN DR		2024 Est TCV 39,783 TCV/TFA: 0.00										
HOUGHTON MI 49931		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
PA20-14-6A LOTS 13 & 14, BLK 14 DAKOTA HEIGHTS.				NEW ACREAG 1 ACRE	0.00	120.00	1.0000	1.0000	0	100		0
Comments/Influences						0.28	Acres	13000	100			3,575
						0.28	Total Acres		Total Est. Land Value =			3,575
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				D/W/P: Asphalt Paving					3.04	750	74	1,687
				Total Estimated Land Improvements True Cash Value = 1,687								

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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1080 % 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: 31 Floor Area: 0 Total Base New : 48,763 Total Depr Cost: 33,646 Estimated T.C.V: 34,521					
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1970		Remodeled 0		Ex X Ord Min		X No Heating/Cooling							
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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: No Heating/Cooling
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: Block Foundation: 42 Inch (Finished)
Door Opener 2 1,070 738
Base Cost 1080 47,693 32,908
Totals: 48,763 33,646
Notes: ECF (OLD PLATTED) 1.026 => TCv: 34,521

Cls	C	Blt	1970
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Cost New	48,763	Depr. Cost	33,646
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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.				
KANGAS BRIAN & TALIA	HOUGHTON QUALITY HOUSING I	1	07/12/2013	QC	03-ARM'S LENGTH	2013/04072	DEED	0.0				
HOUGHTON COUNTY TREASURER	KANGAS BRIAN & TALIA	11,000	09/25/2012	QC	10-FORECLOSURE	2012/05415	DEED	100.0				
ARSENAULT RUTH ANN	HOUGHTON COUNTY TREASURER	0	04/02/2012	SD	10-FORECLOSURE	2012/02250	DEED	100.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status			
47744 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HOUGHTON QUALITY HOUSING LLC		2024 Est TCV 54,687 TCV/TFA: 57.50										
46844 MAIN ST		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
HOUGHTON MI 49931		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
PA21-1-1 LOT 1 BLK 1 VILLAGE OF PERKINSVILLE.				MIXED RES	50.00	100.00	1.0000	1.0000	188	100		9,400
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								9,400
		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	4,700	22,644	27,344			18,502C	
					2023	4,700	20,033	24,733			17,621C	
					2022	4,700	20,396	25,096			16,782C	
					2021	4,700	20,732	25,432			16,246C	
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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 154 CPP 44 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		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		X Plaster Wood T&G									
Yr Built 1904		Remodeled 0		Ex X Ord Min									
Condition: Unsound		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: Linoleum Other: Hardwood 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									
X Many Avg. X Large Avg. Few Small		Basement: 711 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 Treated Wood Concrete Floor		(14) Water/Sewer									
(3) Roof		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		X 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 = 711 SF Floor Area = 951 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	480		
1 Story	Siding	Basement	231		
Total:				107,935	49,651

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,785	821
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Porches

CPP	154	2,315	1,065
CPP	44	944	434

Water/Sewer

Public Water	1	1,150	529
Public Sewer	1	1,150	529
Totals:	115,279	53,029	

Notes:

ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCv: 45,287

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
BOTTO JOHN V	COPPER RANGE HOLDINGS LLC	89,000	08/23/2022	WD	03-ARM'S LENGTH	2022/04518	PROPERTY TRANSFER	100.0												
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status												
47756 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																		
Owner's Name/Address		P.R.E. 0%																		
		MAP #:																		
COPPER RANGE HOLDINGS LLC		2024 Est TCV 98,258 TCV/TFA: 68.23																		
609 ARBOR ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END															
LOMPOC CA 93437		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							
PA21-1-2 LOT 2 BLK 1 VILLAGE OF PERKINSVILLE.						0.00	100.00	1.0000	1.0000	0	100		0							
Comments/Influences					NEW ACREAG 1 ACRE		0.12	Acres	13000	100		1,495								
					0.12	Total Acres		Total Est. Land Value =		1,495										
		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	748	48,381	49,129			45,860C
		LP	05/12/2009	DATA ENTER										2023	553	43,124	43,677			43,677S
The Equalizer. Copyright (c) 1999 - 2009.		TA	09/30/2010	INSPECTED	2022	553	39,183	39,736			22,829C									
Licensed To: Township of Portage, County of Houghton, Michigan		TH	10/13/2010	DATA ENTER	2021	690	39,834	40,524			22,100C									

*** 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.																
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status														
20015 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																						
		P.R.E. 100% 05/19/1994																						
Owner's Name/Address		MAP #:																						
RICKARD WILLIAM J SR WM J III WILLIAM III, DAVID, TRINA, TYLOR;LB 20015 JAMES ST HOUGHTON MI 49931		2024 Est TCV 118,896 TCV/TFA: 93.40																						
		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													
						0.00	100.00	1.0000	1.0000	0 100	0													
PA21-1-5 LOT 4 & 5, BLK 1 VILLAGE OF PERKINSVILLE.		X	Gravel Road	NEW ACREAG 1 ACRE					0.23 Acres	13000 100	2,990													
Comments/Influences		X	Paved Road						0.23 Total Acres	Total Est. Land Value =	2,990													
		X	Storm Sewer	Land Improvement Cost Estimates																				
		X	Sidewalk																					
		X	Water	Description																				
		X	Sewer																					
		X	Electric	Wood Frame																				
		X	Gas																					
			Curb	Total Estimated Land Improvements True Cash Value =																				
			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																					
			High																					
			Landscaped																					
			Swamp																					
			Wooded																					
			Pond																					
			Waterfront																					
			Ravine																					
			Wetland																					
			Flood Plain																					
		Who	When	What	2024	1,495	57,953	59,448			26,131C													
		LP	07/15/2009	DATA ENTER	2023	1,106	51,615	52,721			24,887C													
		TA	09/30/2010	INSPECTED	2022	1,106	43,378	44,484			23,702C													
		TH	10/13/2010	DATA ENTER	2021	1,380	43,980	45,360			22,945C													
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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.			
NYQUIST SCOTT & VIRGINIA	KOSKI JASON R	62,500	06/16/2016	WD	03-ARM'S LENGTH	2016/02964	PROPERTY TRANSFER	100.0			
WILLIS MICHAEL E & SHERI C	NYQUIST SCOTT & VIRGINIA	58,000	03/08/2010	WD	03-ARM'S LENGTH	2010/01326	DEED	100.0			
LARSH BRADLEY S & SLICK DI	WILLIS MICHAEL E & SHERI C	55,000	12/01/2006	WD	03-ARM'S LENGTH	2007/-00057	DEED	100.0			
		40,500	07/01/2003	WD	03-ARM'S LENGTH	161:914	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
20031 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
KOSKI JASON R 43527 US 41 CHASSELL MI 49916		2024 Est TCV 88,361 TCV/TFA: 88.27									
		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
PA21-1-6 W 1/2 OF LOT 6 & THE WEST 50' OF LOTS 7 & 8 BLK 1 VILLAGE OF PERKINSVILLE.						0.00	100.00	1.0000	1.0000	0 100	0
Comments/Influences					NEW ACREAG 1 ACRE			0.34	Acres	13000 100	4,472
								0.34	Total Acres	Total Est. Land Value =	4,472

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 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 X 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									
1 Basement 3 1st Floor 2 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 Tile		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Large Avg. Few Small		Basement: 572 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 Storms & Screens		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)		1 Public Water 1 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 = 572 SF Floor Area = 1001 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	572		
Total:				114,027	78,679

Other Additions/Adjustments

Deck					
Treated Wood	60	1,872		1,292	
Water/Sewer					
Public Water	1	1,298		896	
Public Sewer	1	1,298		896	
Totals:			118,495		81,763

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 83,889

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AKAN JOHN M	KOSKI JASON R	21,500	11/03/2006	WD	03-ARM'S LENGTH	169/868	DEED	100.0				
		36,500	08/01/2001	WD	03-ARM'S LENGTH	155:413	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
20043 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KOSKI JASON R 43527 US 41 CHASSELL MI 49916		2024 Est TCV 56,299 TCV/TFA: 71.63										
		X	Improved	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	
PA21-1-7 E 1/2 OF LOT 6 BLK 1 VILLAGE OF PERKINSVILLE.					0.00	100.00	1.0000	1.0000	0	100		0
Comments/Influences				NEW ACREAG 1 ACRE			0.12	Acres	13000	100		1,495
					0.12	Total Acres			Total Est. Land Value =		1,495	
		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	748	27,402	28,150			19,979C	
		TA	09/30/2010	INSPECTED	2023	553	24,431	24,984			19,028C	
		TH	10/13/2010	DATA ENTER	2022	553	20,487	21,040			18,122C	
					2021	690	20,826	21,516			17,544C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WAGNER BRADFORD W	VIERACKER RICHARD R JR & C	22,000	05/18/2017	WD	03-ARM'S LENGTH	2017/02702	DEED	100.0			
RICHMOND MISTY A	WAGNER BRADFORD W	21,500	04/04/2007	WD	03-ARM'S LENGTH	2007/01731	DEED	100.0			
		12,000	11/01/2001	WD	03-ARM'S LENGTH	156:381	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
47779 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
VIERACKER RICHARD R JR & CANDY 3040 W UNDERHILL RD NW RAPID CITY MI 49676		2024 Est TCV 28,791 TCV/TFA: 46.14									
		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	
Tax Description					0.00	100.00	1.0000	1.0000	0 100	0	
THE E 50' OF LOT 7 & E 50' OF LOT 8 BLK 1 VILLAGE OF PERKINSVILLE		X	Dirt Road	NEW ACREAG 1 ACRE						2,990	
			Gravel Road	0.23 Acres						2,990	
Comments/Influences			Paved Road	0.23 Total Acres						Total Est. Land Value =	2,990
			Storm Sewer								
			Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
		X	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	1,495	12,901	14,396		11,557C	
		LP	07/08/2009	DATA ENTER	2023	1,106	11,375	12,481		11,007C	
		TA	09/30/2010	INSPECTED	2022	1,106	9,538	10,644		10,483C	
		TH	10/13/2010	DATA ENTER	2021	1,380	9,699	11,079		10,149C	
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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: 1990							
	Mobile Home		Insulation		Wood		Coal		Steam		Interior 2 Story		88		CPP	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		2nd/Same 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 : 57,925 Total Depr Cost: 25,147 Estimated T.C.V: 25,801	E.C.F. X 1.026	Bsmnt Garage:						
	Duplex	0	Other Overhang													Trim & Decoration					
X	Wood Frame	(4) Interior																			
Building Style: 1		Drywall															Plaster				
		X															Paneled	Wood T&G			
Yr Built 1968		Ex	X														Ord		Min		
		Size of Closets																			
Condition: Average		Lg	X														Ord		Small		
		Doors:																Solid	X	H.C.	
Room List		(5) Floors															(12) Electric		Cost Est. for Res. Bldg: 1 Mobile Home 1		Cls Fair
4 1st Floor		Kitchen: Tile		200 Amps Service																	
2nd Floor		Other: Carpeted		No./Qual. of Fixtures		Ground Area = 624 SF Floor Area = 624 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	
2 Bedrooms		Other:		Ex. X Ord. Min																	
(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		Other Additions/Adjustments		Porches		CPP		88		993		407		*4	
X	Wood/Shingle	X Wood																			
Insulation																					
(2) Windows		(7) Excavation																			
X	Many	X	Large	Basement: 0 S.F.																	
	Avg.		Avg.	Crawl: 0 S.F.																	
	Few		Small	Slab: 0 S.F.																	
X	Wood Sash			Height to Joists: 0.0																	
	Metal Sash			(8) Basement																	
	Vinyl Sash																				
X	Double Hung			Conc. Block																	
	Horiz. Slide			Poured Conc.																	
	Casement			Stone																	
X	Double Glass			Treated Wood																	
	Patio Doors			X Concrete Floor																	
X	Storms & Screens			(9) Basement Finish																	
(3) Roof																					
X	Gable		Gambrel	600 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.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
20040 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
ARCHAMBEAU STANLEY J & LINDA 20040 FREDERICK ST HOUGHTON MI 49931		2024 Est TCV 69,607 TCV/TFA: 66.29													
		X	Improved	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. 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		
ARCHAMBEAU STANLEY J & LINDA 20040 FREDERICK ST HOUGHTON MI 49931					NEW ACREAG 1 ACRE										
					0.00 100.00 1.0000 1.0000 0 100 0										
					0.17 Acres 13000 100 2,236										
					0.17 Total Acres Total Est. Land Value = 2,236										
Tax Description															
PA21-1-9 LOTS 9 & 10 BLK 1 VILLAGE OF PERKINSVILLE.															
Comments/Influences															
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,118	33,686	34,804			15,725C				
		TA	09/30/2010	INSPECTED	2023	827	29,923	30,750			14,977C				
		TH	10/13/2010	DATA ENTER	2022	827	25,098	25,925			14,264C				
					2021	1,032	25,513	26,545			13,809C				

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 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 Type 96 CPP 52 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			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: 34 Floor Area: 1,050 Total Base New : 124,367 Total Depr Cost: 65,664 Estimated T.C.V: 67,371			E.C.F. X 1.026			Bsmnt Garage:					
Building Style: 1 3/4			Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 (11) Heating System: Forced Hot Water Ground Area = 700 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/80/100/100/52.8 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 700 Total: 117,668 62,128			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,785 942 Porches CPP 96 1,569 828 CPP 52 1,045 552 Water/Sewer Public Water 1 1,150 607 Public Sewer 1 1,150 607 Totals: 124,367 65,664 Notes: ECF (OLD PLATTED) 1.026 => TCV: 67,371			Carport Area: Roof:						
Yr Built 1900	Remodeled 0		Ex	X	Ord		Min	(12) Electric			Cls D Blt 1900										
Condition: Average			Size of Closets			0 Amps Service			No./Qual. of Fixtures												
			Lg	X	Ord		Small	Ex. X Ord. Min													
			Doors:			Solid X H.C.			No. of Elec. Outlets												
Room List			(5) Floors			(13) Plumbing			Average Fixture(s)			Total: 117,668 62,128			Total: 124,367 65,664						
3 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms			Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(1) Exterior			(6) Ceilings			(14) Water/Sewer															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few			(15) Fireplaces			Area Type 96 CPP 52 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:						
(2) Windows			(8) Basement			(16) Porches/Decks			(17) Garage												
X	Many Avg. Few		X	Large Avg. Small		Basement: 700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few			Area Type 96 CPP 52 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:						
(3) Roof			(9) Basement Finish			(18) Other			(19) Other												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets Many X Ave. Few			Area Type 96 CPP 52 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:								
Asphalt Shingle			(10) Floor Support			(20) Other			(21) Other												
Chimney: Brick			(11) Floor Support			(22) Other			(23) Other												
			(12) Floor Support			(24) Other			(25) Other												
			(13) Floor Support			(26) Other			(27) Other												
			(14) Floor Support			(28) Other			(29) Other												
			(15) Floor Support			(30) Other			(31) Other												
			(16) Floor Support			(32) Other			(33) Other												
			(17) Floor Support			(34) Other			(35) Other												
			(18) Floor Support			(36) Other			(37) Other												
			(19) Floor Support			(38) Other			(39) Other												
			(20) Floor Support			(40) Other			(41) Other												
			(21) Floor Support			(42) Other			(43) Other												
			(22) Floor Support			(44) Other			(45) Other												
			(23) Floor Support			(46) Other			(47) Other												
			(24) Floor Support			(48) Other			(49) Other												
			(25) Floor Support			(50) Other			(51) Other												
			(26) Floor Support			(52) Other			(53) Other												
			(27) Floor Support			(54) Other			(55) Other												
			(28) Floor Support			(56) Other			(57) Other												
			(29) Floor Support			(58) Other			(59) Other												
			(30) Floor Support			(60) Other			(61) Other												
			(31) Floor Support			(62) Other			(63) Other												
			(32) Floor Support			(64) Other			(65) Other												
			(33) Floor Support			(66) Other			(67) Other												
			(34) Floor Support			(68) Other			(69) Other												
			(35) Floor Support			(70) Other			(71) Other												
			(36) Floor Support			(72) Other			(73) Other												
			(37) Floor Support			(74) Other			(75) Other												
			(38) Floor Support			(76) Other			(77) Other												
			(39) Floor Support			(78) Other			(79) Other												
			(40) Floor Support			(80) Other			(81) Other												
			(41) Floor Support			(82) Other			(83) Other												
			(42) Floor Support			(84) Other			(85) Other												
			(43) Floor Support			(86) Other			(87) Other												
			(44) Floor Support			(88) Other			(89) Other												
			(45) Floor Support			(90) Other			(91) Other												
			(46) Floor Support			(92) Other			(93) Other												
			(47) Floor Support			(94) Other			(95) Other												
			(48) Floor Support			(96) Other			(97) Other												
			(49) Floor Support			(98) Other			(99) Other												
			(50) Floor Support			(99) Other			(100) Other												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERICKSON JOHN D TRUST	VALENTINE DANIEL P & KAREN	60,000	12/01/2015	WD	03-ARM'S LENGTH	2015/06643	DEED	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
20050 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
D&K VALENTINE RENTALS LLC		MAP #:						
20057 FREDERICK ST		2024 Est TCV 115,624 TCV/TFA: 80.29						
HOUGHTON MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END			
Tax Description		Public Improvements		* Factors *				
PA21-1-10 LOTS 11 & 12 BLK 1 VILLAGE OF PERKINSVILLE.		Dirt Road		Description	Frontage	Depth	Front	Depth
Comments/Influences		Gravel Road		NEW ACREAG 1 ACRE	0.00	100.00	1.0000	1.0000
		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
		Who	When	What	2024	1,495	56,317	57,812
		TA	09/30/2010	INSPECTED	2023	1,106	50,031	51,137
		TH	10/13/2010	DATA ENTER	2022	1,106	41,954	43,060
					2021	1,380	42,652	44,032
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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 80 CPP 24 CPP 54 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		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 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: 720 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)		1 Public Water 1 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 = 720 SF Floor Area = 1440 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	720		
Total:				160,405	105,866

Other Additions/Adjustments

Porches				
CPP	80	1,552	1,024	
CPP	54	1,162	767	
CPP	24	620	409	
Water/Sewer				
Public Water	1	1,298	857	
Public Sewer	1	1,298	857	
Totals:			166,335	109,780

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 112,634

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MASUGA (MANNINEN) LEEANN	NOTTKE JANINE M	115,000	01/11/2019	WD	03-ARM'S LENGTH	2019/00264	DEED	0.0			
BATES ARTHUR C	MANNINEN LEEANN	79,500	12/19/2008	WD	03-ARM'S LENGTH	2008/07091	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
20014 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 07/15/2019									
Owner's Name/Address		MAP #:									
NOTTKE JANINE M TRUST		2024 Est TCV 144,541 TCV/TFA: 126.35									
20014 JAMES ST		X Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
HOUGHTON MI 49931		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road			0.00	100.00	1.0000	1.0000	0	100	0
PA21-2-1 LOTS 1 & 2 BLK 2 VILLAGE OF PERKINSVILLE.		Paved Road		NEW ACREAG 1 ACRE			0.23 Acres	13000	100		2,990
Comments/Influences		Storm Sewer		0.23 Total Acres Total Est. Land Value = 2,990							
		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	1,495	70,776	72,271			48,778C
		TA	09/30/2010	INSPECTED	2023	1,106	62,783	63,889			46,456C
		TH	10/13/2010	DATA ENTER	2022	1,106	52,645	53,751			44,244C
					2021	1,380	53,518	54,898			42,831C
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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 12	Type CPP	Year Built: 2000 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: 728 % Good: 86 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame				(4) Interior																				
Building Style: 1					X Drywall Paneled			Plaster Wood T&G																	
				Trim & Decoration																					
Yr Built 1960		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 Bedrooms			(5) Floors																					
				Kitchen: Linoleum Other: Carpeted Other:																					
(1) Exterior				(6) Ceilings																					
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																				
X Insulation																									
(2) Windows				(7) Excavation																					
X	Many Avg. Few	X	Large Avg. Small		Basement: 1144 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																									
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												Cls CD		Blt 1960	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1144 SF Floor Area = 1144 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		1,144									
Total:						Total:		147,880		104,995					
Other Additions/Adjustments															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost						728		28,625		24,617		*			
Class: D Exterior: Pole (Unfinished)															
Base Cost						437		10,309		6,288		*			
Water/Sewer															
Public Water						1		1,298		922					
Public Sewer						1		1,298		922					
Porches															
CPP						12		310		220					
Totals:						Totals:		189,720		137,964					
Notes:															
ECF (OLD PLATTED) 1.026 => TCV:												141,551			

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 32 CPP 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 Insulation											
		0 Front Overhang 0 Other Overhang											
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		Class: D Effec. Age: 34 Floor Area: 1,018 Total Base New : 133,237 Total Depr Cost: 87,936 Estimated T.C.V: 90,222		E.C.F. X 1.026		Bsmnt Garage: Carport Area: Roof:			
X Drywall Paneled		X Plaster Wood T&G											
Trim & Decoration													
Building Style: 1		Ex X Ord Min		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 1 (11) Heating System: Forced Hot Water Ground Area = 1018 SF Floor Area = 1018 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 1,018 125,263 82,673 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,785 1,178 Porches CPP 32 763 504 Deck Treated Wood 144 3,126 2,063 Water/Sewer Public Water 1 1,150 759 Public Sewer 1 1,150 759 Totals: 133,237 87,936 Notes: ECF (OLD PLATTED) 1.026 => TCv: 90,222		Cls D Blt 1910			
Yr Built Remodeled 1910 0		Size of Closets										No. of Elec. Outlets Many X Ave. Few	
Condition: Good		Lg X Ord Small										(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	
Room List		Doors: Solid X H.C.		(14) Water/Sewer									
1 Basement 5 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Other:		Lump Sum Items:							
(1) Exterior		(6) Ceilings											
X Wood/Shingle Aluminum/Vinyl Brick Insulation		X Drywall											
		X Plaster											
(2) Windows		(7) Excavation											
X Many Avg. X Large Avg. Few Small		Basement: 1018 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											
(3) Roof													
X Gable Hip Flat Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		(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.					
MILLER ESTHER L	KOSKI JASON	56,200	01/31/2017	WD	21-NOT USED/OTHER	2017/00768	DEED	100.0					
		10	08/01/1998	WD	03-ARM'S LENGTH	144:221	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20009 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
KOSKI JASON 43527 US 41 CHASSELL MI 49916		2024 Est TCV 92,159 TCV/TFA: 73.85											
		X	Improved		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	
PA21-2-3 LOT 5 BLK 2 VILLAGE OF PERKINSVILLE.					0.00	100.00	1.0000	1.0000		0	100		0
Comments/Influences				NEW ACREAG 1 ACRE			0.12 Acres	13000	100				1,495
							0.12 Total Acres		Total Est. Land Value =				1,495
		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
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		TA	09/30/2010	INSPECTED	2024	748	45,332	46,080			37,962C		
		TH	10/13/2010	DATA ENTER	2023	553	40,403	40,956			36,155C		
					2022	553	33,881	34,434			34,434S		
					2021	690	34,442	35,132			35,132S		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 28 CPP 60 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		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 1957		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
2 Basement 5 1st Floor 2nd Floor 2 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: 1248 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)		1 Public Water 1 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 = 1248 SF Floor Area = 1248 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	1,188		
1 Story	Siding	Basement	60		
Total:				159,054	85,889

Other Additions/Adjustments

Porches			
CPP	28	730	394
CPP	60	1,261	681
Water/Sewer			
Public Water	1	1,298	701
Public Sewer	1	1,298	701
Totals:		163,641	88,366

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 90,664

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	
20037 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER			05/16/2011			11-52	COMPLETE	
Owner's Name/Address		P.R.E. 0%											
KANGAS BRIAN A & TALIA M TRUST 14280 HEINOLA RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 105,587 TCV/TFA: 66.70											
		X	Improved		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	
LOT 6 BLK 2 VILLAGE OF PERKINSVILLE.						0.00	100.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.12	Acres	13000	100		1,495
					0.12 Total Acres			Total Est. Land Value =			1,495		
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	748	52,046	52,794			37,075C		
		TA	09/30/2010	INSPECTED	2023	553	46,385	46,938			35,310C		
		TH	10/13/2010	DATA ENTER	2022	553	38,898	39,451			33,629C		
		LRK	06/16/2011	INSPECTED	2021	690	41,475	42,165			32,555C		
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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				
47825 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
ABB JODY PAUL & PATRICIA MARIE		MAP #:												
47097 OLD MILL HILL RD		2024 Est TCV 117,766 TCV/TFA: 82.01												
ATLANTIC MINE MI 49905		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	
					MAIN	0.00	100.00	1.0000	0.8165	98	100		0	
PA21-2-5 LOTS 7 & 8 BLK 2 VILLAGE OF PERKINSVILLE.					RATE 1					0.230	Acres	13,000	100	2,990
Comments/Influences					0.23 Total Acres Total Est. Land Value = 2,990									
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Wood Frame					26.71	137	46	1,683	
					Total Estimated Land Improvements True Cash Value = 1,683									
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,495	57,388	58,883			17,624C			
		TA	10/04/2010	INSPECTED	2023	1,106	32,339	33,445			16,785C			
		TH	10/13/2010	DATA ENTER	2022	1,106	27,166	28,272			15,986C			
					2021	1,380	27,559	28,939			15,476C			
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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		144	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												
X	Wood Frame	(4) Interior													
Building Style: PARK MODEL		Drywall	X												Plaster
		Paneled													Wood T&G
Yr Built 1978		Trim & Decoration													
		Ex	X												Ord
Condition: Average		Size of Closets													
		Lg	X												Ord
Room List		Doors:	Solid												X
1	Basement	(5) Floors		(12) Electric											
4	1st Floor	Kitchen: Linoleum		100 Amps Service											
2	2nd Floor	Other: Carpeted		No./Qual. of Fixtures											
2	Bedrooms	Other:		Ex. X Ord. Min											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets											
X	Wood/Shingle	X	Plaster	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: 120 S.F.										
	Few		Small	Slab: 0 S.F.											
X	Wood Sash	(8) Basement		Height to Joists: 0.0											
	Metal Sash														
	Vinyl Sash			Solar Water Heat											
X	Double Hung			No Plumbing											
	Horiz. Slide			Extra Toilet											
	Casement			Extra Sink											
X	Double Glass			Separate Shower											
	Patio Doors			Ceramic Tile Floor											
X	Storms & Screens			Ceramic Tile Wains											
				Ceramic Tub Alcove											
				Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable	Recreation SF		1 Public Water											
	Hip			1 Public Sewer											
	Mansard			Water Well											
	Flat			1000 Gal Septic											
X	Asphalt Shingle			2000 Gal Septic											
				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		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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: 1 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
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: 20 Floor Area: 644 Total Base New : 110,926 Total Depr Cost: 88,741 Estimated T.C.V: 91,048				E.C.F. X 1.026		Bsmnt Garage:							
Building Style: RANCH				Drywall Paneled		Plaster Wood T&G		X No Heating/Cooling				Central Air Wood Furnace				Cost Est. for Res. Bldg: 2 Single Family RANCH (11) Heating System: No Heating/Cooling Ground Area = 644 SF Floor Area = 644 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size 1 Story Siding Slab 644 Total: 73,150 58,520 Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 1600 37,776 30,221 Totals: 110,926 88,741 Notes: ECF (OLD PLATTED) 1.026 => TCV: 91,048				Carport Area: Roof:					
Yr Built		Remodeled		Ex		Ord		Min		(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				Lump Sum Items:			
Condition: Average				Size of Closets				X				(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Room List				Doors:		Solid		H.C.		(5) Floors Kitchen: Other: Other:				(6) Ceilings				(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 644 S.F. Height to Joists: 0.0				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:				(6) Ceilings				(7) Excavation				(8) Basement				(9) Basement Finish					
(1) Exterior				(6) Ceilings				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(6) Ceilings				(7) Excavation				(8) Basement				(9) Basement Finish				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(2) Windows				(7) Excavation				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
Many Avg.		Large Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 644 S.F. Height to Joists: 0.0				(8) Basement				(9) Basement Finish				(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				(8) Basement				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
(3) Roof				(7) Excavation				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(8) Basement				(9) Basement Finish				(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				
Asphalt Shingle				(10) Floor Support				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			
Chimney:				(10) Floor Support				(13) Plumbing				(14) Water/Sewer				(15) Fireplaces				(16) Porches/Decks		(17) Garage			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		30,000	06/01/1994	WD	03-ARM'S LENGTH	126:703	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
47815 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		08/21/2017	2017-010-005	COMPLETE					
Owner's Name/Address		P.R.E. 0%												
FLOOD JAMES M 49943 AIRPORT PARK RD HANCOCK MI 49930		MAP #:												
		2024 Est TCV 153,648 TCV/TFA: 60.16												
		X	Improved	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	
PA21-2-6 LOTS 9 & 10 BLK 2 VILLAGE OF PERKINSVILLE.					NEW ACREAG 1 ACRE			0.00	100.00	1.0000	1.0000	0	100	0
Comments/Influences					0.23 Acres			13000	100	Total Est. Land Value =		2,990		
					0.23 Total Acres			Total Est. Land Value =		2,990				
		Topography of Site			Land Improvement Cost Estimates									
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Rate		Size		% Good	Cash Value			
					Wood Frame	28.90		96		95	2,635			
					Total Estimated Land Improvements True Cash Value =									2,635
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,495	75,329	76,824			20,355C			
		TA	10/04/2010	INSPECTED	2023	1,106	67,171	68,277			19,386C			
		TH	10/13/2010	DATA ENTER	2022	1,106	56,399	57,505			18,463C			
					2021	1,380	57,241	58,621			17,874C			
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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)		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		X Plaster Wood T&G									
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 4 1st Floor 4 2nd Floor 6 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum 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									
Many Avg. X Large Avg. Small		Basement: 64 S.F. Crawl: 1315 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 2 Fixture Bath Softener, Auto 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)		1 Public Water 1 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 = 1379 SF Floor Area = 2554 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,035		
1.5 Story	Siding	Crawl Space	280		
1 Story	Siding	Basement	64		
Total:				245,757	137,625
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			2	5,082	2,846
Porches					
WCP (1 Story)			100	4,191	2,347
Water/Sewer					
Public Water			1	1,298	727
Public Sewer			1	1,298	727
Totals:				257,626	144,272

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 148,023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HOLOMBO DONALD A & JUDITH	PORTAGE TOWNSHIP	30,500	05/06/2009	WD	03-ARM'S LENGTH	2009/03164	DEED	100.0						
		13,850	09/01/1995	WD	03-ARM'S LENGTH	132:709	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
MAIN ST		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 *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk X Water X Sewer 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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA21-3-1 LOT 1 & 2 BLK 3 VILLAGE OF PERKINSVILLE.					HWY N END	50.00	100.00	1.4142	0.9330	500	100			32,988
Comments/Influences					HWY N END	50.00	100.00	1.4142	0.9330	500	100			32,988
					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 65,975									
					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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status									
47890 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																	
Owner's Name/Address		P.R.E. 0%																	
CHARTER TWP OF PORTAGE HURONTOWN FIRE STATION 47890 MAIN ST HOUGHTON MI 49931		MAP #:		2024 Est TCV 0															
Taxpayer's Name/Address		Improved X Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL															
PORTAGE TOWNSHIP 750 GREEN ACRES RD HOUGHTON MI 49931		Public Improvements		* Factors *															
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		Gravel Road		HWY N END		50.00		100.00		1.4142		0.9330		500 100				32,988	
		X Paved Road		HWY N END		50.00		100.00		1.4142		0.9330		500 100				32,988	
		X Storm Sewer		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 65,975															
		X Sidewalk																	
		X Water																	
		X Sewer																	
		X Electric																	
PA21-3-3 LOTS 3 & 4 BLK 3 VILLAGE OF PERKINSVILLE.		Gas																	
Comments/Influences		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		EXEMPT		EXEMPT		EXEMPT				EXEMPT					
		TA 09/29/2010 INSPECTED		2023		EXEMPT		EXEMPT		EXEMPT				EXEMPT					
		TH 10/13/2010 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.	
SOMERO MATTHEW M	D&L ENTERPRISES OF THE C.O	6,000		04/06/2011	WD	03-ARM'S LENGTH		2011/01806	DEED	100.0	
		22,200		07/01/2003	WD	03-ARM'S LENGTH		161:698	DEED	0.0	
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status
47904 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
D & L ENTERPRISES OF THE CC INC		2024 Est TCV 4,001									
ERICKSON FEED AND SEED											
47926 MAIN ST											
HOUGHTON MI 49931											
Tax Description											
PA21-3-4 LOT 5 BLK 3 VILLAGE OF PERKINSVILLE.											
Comments/Influences											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUOMA PAUL & VIRGINIA	CLIFTON FREDDI K	75,000	12/12/2016	WD	03-ARM'S LENGTH	2016/06228	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47895 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		PORCH		10/05/2012		12-227		COMPLETE	
		P.R.E. 100% 01/09/2017									
Owner's Name/Address		MAP #:									
CLIFTON FREDDI K		2024 Est TCV 169,291 TCV/TFA: 115.16									
47895 MCCLELLAN ST		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value	
Tax Description				MAIN	50.00	100.00	1.0000	0.8165	98	100 4,001	
PA21-3-5A LOTS 6 & 7 BLK 3 VILLAGE OF PERKINSVILLE.				MAIN	50.00	100.00	1.0000	0.8165	98	100 4,001	
PARCELS 453-007-00 AND 456-006-00 COMBINED FOR 2023		X		100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			8,002	
Comments/Influences		X Water		Land Improvement Cost Estimates							
		X Sewer		Description		Rate		Size % Good		Cash Value	
		X Electric		Wood Frame		20.56		300 44		2,714	
				Wood Frame		28.11		80 39		877	
				Total Estimated Land Improvements True Cash Value =							3,591
		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	4,001	80,645	84,646		65,833C	
		TA	10/04/2010	INSPECTED	2023	3,593	71,679	75,272		62,699C	
		TH	10/13/2010	DATA ENTER	2022	1,715	59,977	61,692		57,999C	
					2021	1,735	60,558	62,293		56,147C	
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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	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		128 40 220	Area Type CPP CPP CSEP (1 Story)		Year Built: 1993 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: 780 % 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	X	Drywall Paneled			Plaster Wood T&G																		
Building Style: MANUFACTURED			Trim & Decoration																						
Yr Built 1993	Remodeled 0			Ex	X	Ord		Min																	
Condition: Average			Size of Closets																						
			Lg	X	Ord			Small						Class: CD Effec. Age: 27 Floor Area: 1,470 Total Base New : 205,263 Total Depr Cost: 149,841 Estimated T.C.V: 153,737		E.C.F. X 1.026		Bsmnt Garage:							
Room List			Doors:			Solid		X	H.C.										Carport Area: Roof:						
5	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					(12) Electric					Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1993												
			Kitchen: Linoleum Other: Carpeted Other:					100 Amps Service																	
			No./Qual. of Fixtures																						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					No. of Elec. Outlets					Ground Area = 1470 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas												
			X	Tile						Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost										
X	Insulation												(13) Plumbing					1 Story Siding Crawl Space 1,140							
(2) Windows			(7) Excavation					2					Average Fixture(s)					1 Story Siding Slab 330							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1140 S.F. Slab: 330 S.F. Height to Joists: 0.0					3 Fixture Bath					Other Additions/Adjustments											
									2 Fixture Bath					Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement					Softener, Auto					3 Fixture Bath 1 3,778 2,758												
								Softener, Manual					Porches												
								Solar Water Heat					CPP 128 2,204 1,609												
								No Plumbing					CPP 40 950 693												
X	Double Glass Patio Doors		(9) Basement Finish					Extra Toilet					CSEP (1 Story) 220 7,929 5,788												
								Extra Sink					Garages												
X	Storms & Screens							Separate Shower					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)												
								Ceramic Tile Floor					Base Cost 780 27,050 19,746												
(3) Roof			(10) Floor Support					Ceramic Tile Wains					Common Wall: 1 Wall 1 -2,172 -1,586												
X	Gable Hip Flat	Gambrel Mansard Shed						Treated Wood					Door Opener 2 1,070 781												
								Concrete Floor					Water/Sewer												
								Concrete Floor					Public Water 1 1,298 948												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:					Ceramic Tub Alcove					Public Sewer 1 1,298 948												
								Vent Fan					Fireplaces												
Chimney: Brick								Lump Sum Items:					Wood Stove 1 2,103 1,535												
													Totals: 205,263 149,841												
													Notes:												
													ECF (OLD PLATTED) 1.026 => TCV: 153,737												

Building Type	Arch-Rib (Quonset) Farm U				
Year Built	1993				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 68				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	22 x 12 = 264				
Cost New	\$ 4,290				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 3,861				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	90				
Est. True Cash Value	\$ 3,961				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3961 / All Cards: 3961					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHARTER TWP OF PORTAGE	BUTKOVICH DARIN	2,000		12/24/2018	QC	21-NOT USED/OTHER	2019/00068	DEED	100.0				
		10,000		09/01/2002	WD	03-ARM'S LENGTH	160:251	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
47879 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BUTKOVICH DARIN 46407 MAPLE ST DODGEVILLE MI 49921		MAP #:											
		2024 Est TCV 6,001											
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA21-3-6 ENTIRE LOT 8 & N 1/2 OF LOT 9					MAIN	75.00	100.00	1.0000	0.8165	98	100		6,001
BLK 3 VILLAGE OF PERKINSVILLE.					MAIN	0.00	100.00	1.0000	0.8165	98	100		0
Comments/Influences					75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 6,001								
		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	3,001	0	3,001			2,829C		
		TA	10/04/2010	INSPECTED	2023	2,695	0	2,695			2,695S		
		TH	10/13/2010	DATA ENTER	2022	2,572	0	2,572			2,572S		
					2021	2,603	0	2,603			2,603S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HAMLIN CRAIG	ARO VICKIE J	23,000	09/24/2021	WD	03-ARM'S LENGTH	2021/06197	PROPERTY TRANSFER	100.0						
WEGLEITNER JOSEPH A	HAMLIN CRAIG	29,000	03/17/2005	WD	03-ARM'S LENGTH	167:1522	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
20036 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/04/2021												
Owner's Name/Address		MAP #:												
ARO VICKIE J 20036 HENRY ST HOUGHTON MI 49931		2024 Est TCV 34,722 TCV/TFA: 31.86												
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA21-3-7 S 1/2 OF LOT 9, ENTIRE LOT 10 BLK 3 VILLAGE OF PERKINSVILLE.					MAIN	75.00	100.00	1.0000	0.8165	98	100		6,001	
Comments/Influences					75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 6,001									
		X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			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									
		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	3,001	14,360	17,361			14,537C			
		TA	10/04/2010	INSPECTED	2023	2,695	12,618	15,313			13,845C			
		TH	10/13/2010	DATA ENTER	2022	2,572	10,614	13,186			13,186S			
					2021	2,603	13,791	16,394		16,394W	13,422C			
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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 1 Wood Stove Direct-Vented Gas		60	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 1990		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: Carpeted		No./Qual. of Fixtures										
	Bedrooms	Other: Carpeted		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			1 3 Fixture Bath										
(2) Windows		(7) Excavation		2 Fixture Bath										
	Many		Basement: 0 S.F.	Softener, Auto										
X	Avg.	X	Crawl: 110 S.F.	Softener, Manual										
	Few	Small	Slab: 0 S.F.	Solar Water Heat										
	Wood Sash		Height to Joists: 0.0	No Plumbing										
	Metal Sash			Extra Toilet										
	Vinyl Sash		(8) Basement	Extra Sink										
	Double Hung		Conc. Block	Separate Shower										
	Horiz. Slide		Poured Conc.	Ceramic Tile Floor										
	Casement		Stone	Ceramic Tile Wains										
	Double Glass		Treated Wood	Ceramic Tub Alcove										
	Patio Doors		Concrete Floor	Vent Fan										
	Storms & Screens		(9) Basement Finish	(14) Water/Sewer										
(3) Roof			Recreation SF	1 Public Water										
X	Gable		Living SF	1 Public Sewer										
	Hip		Walkout Doors (B)	Water Well										
	Flat	Gambrel	No Floor SF	1000 Gal Septic										
		Mansard	Walkout Doors (A)	2000 Gal Septic										
		Shed		Lump Sum Items:										
	Asphalt Shingle		(10) Floor Support											
X	Metal		Joists:											
	Chimney: Brick		Unsupported Len:											
			Cntr.Sup:											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
REYNOLDS PAUL A & JAYNE	D & L ENTERPRISES OF THE C	25,000	06/22/2006	QC	03-ARM'S LENGTH	168/2104	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
47926 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		04/07/2011		11-20		COMPLETE
		P.R.E. 0%		COMMERCIAL		10/12/2007		07-318		
Owner's Name/Address		MAP #: PERKINSVILLE								
D & L ENTERPRISES OF THE CC INC		2024 Est TCV 349,920 TCV/TFA: 28.69								
ERICKSON FEED AND SEED		X Improved		Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL				
47926 MAIN ST		Public Improvements		* Factors *						
HOUGHTON MI 49931				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				HWY N END	200.00	213.00	1.1892	1.0063	500	100 119,672
				HWY N END	0.00	100.00	1.1892	0.9330	500	100 0
				200 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value = 119,672	
Tax Description				Land Improvement Cost Estimates						
LOTS 1 - 4 & 11 - 14 BLK 4 VILLAGE OF PERKINSVILLE		X		Water		Rate		Size % Good		Cash Value
-001-, -003-, -004-, -011-, -014-		X		Sewer		22.35		200 95		4,246
COMBINED FOR 2023 INTO -003-		X		Electric		Total Estimated Land Improvements True Cash Value = 4,246				
Comments/Influences		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		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	59,836	115,124	174,960		147,048C
		LP	06/11/2009	INSPECTED	2023	53,853	105,217	159,070		140,046C
		LP	06/14/2009	DATA ENTER	2022	28,794	38,020	66,814		65,569C
		LRK	06/11/2011	INSPECTED	2021	28,794	36,217	65,011		63,475C
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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 12 Base Rate for Upper Floors = 29.88 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 29.88 Total Floor Area: 5,180 Base Cost New of Upper Floors = 154,778 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 78,937 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 67,412 Replacement Cost/Floor Area= 29.88 Est. TCV/Floor Area= 13.01														
Class: D,Pole Floor Area: 5,180 Gross Bldg Area: 12,198 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost																			
					High	Above Ave.		Ave.	X	Low														
Depr. Table : 3% Effective Age : 22 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **																			
					Quality: Low Cost																			
					Heat#1: No Heating or Cooling					100%	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%													
					Heat#2: No Heating or Cooling					0%	Adjusted Square Foot Cost for Upper Floors = 29.88													
					Ave. SqFt/Story: 5180																			
Ave. Perimeter																								
Has Elevators:																								
*** Basement Info ***																								
2007	Year Built Remodeled				Area:																			
					Perimeter:																			
					Type:																			
12	Overall Bldg Height				Heat: No Heating or Cooling																			
Comments:					* Mezzanine Info *																			
					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												
(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:										Thickness					Bsmnt Insul.				
					Gas Oil	Coal Stoker	Hand Fired Boiler																	
(6) Ceiling:															(14) Roof Cover:									

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

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Showroom										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole										Class: D,Pole Quality: Low Cost									
Floor Area: 5,538										Stories: 1 Story Height: 12 Perimeter: 356									
Gross Bldg Area: 12,198										Overall Building Height: 12									
Stories Above Grd: 1										Base Rate for Upper Floors = 48.56									
Average Sty Hght : 12										(10) Heating system: Forced Air Furnace Cost/SqFt: 8.82 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 57.38									
Depr. Table : 4%										Total Floor Area: 5,538 Base Cost New of Upper Floors = 317,771									
Effective Age : 17										Reproduction/Replacement Cost = 317,771									
Physical %Good: 50										Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0									
Func. %Good : 100										Total Depreciated Cost = 158,886									
Economic %Good: 100										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 135,688									
										Replacement Cost/Floor Area= 57.38 Est. TCV/Floor Area= 24.50									
1980 Year Built										Area:									
2007 Remodeled										Perimeter:									
12 Overall Bldg Height										Type:									
Comments:										Heat: No Heating or Cooling									
										*** Basement 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 Average									
										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.			
FRANZ MARK A & LISA	NELSON RUSSELL P II	135,000	01/28/2022	WD	03-ARM'S LENGTH	2022/0605	PROPERTY TRANSFER	100.0			
HUPP NEAL & BERRYMAN NATAL	FRANZ MARK A & LISA	93,000	06/22/2018	WD	03-ARM'S LENGTH	2018/03043	DEED	100.0			
TERVONEN DALE F JANICE K R	HUPP NEAL & BERRYMAN NATAL	62,000	08/19/2014	WD	03-ARM'S LENGTH	2014/04316	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
47966 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 02/10/2022									
Owner's Name/Address		MAP #:									
NELSON RUSSELL P II 47966 MAIN ST HOUGHTON MI 49931		2024 Est TCV 139,645 TCV/TFA: 111.54									
		X	Improved		Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					0.00	100.00	1.0000	1.0000	0 100	0	
				NEW ACREAG 1 ACRE			0.12 Acres	13000	100	1,495	
							0.12 Total Acres	Total Est. Land Value =		1,495	
Tax Description											
PA21-4-5 LOT 5 BLK 4 VILLAGE OF PERKINSVILLE.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk								
Comments/Influences		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	748	69,075	69,823			65,032C
		LP	07/15/2009	DATA ENTER	2023	553	61,383	61,936			61,936S
		TA	10/04/2010	INSPECTED	2022	553	51,479	52,032			49,935C
		TH	10/14/2010	DATA ENTER	2021	690	52,570	53,260			48,340C
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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 Type 100 90 48		WGEP (1 Story) WGEP (1 Story) Treated Wood		Year Built: 1977 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: 368 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: COLONIAL				X		Drywall Paneled				Plaster Wood T&G																					
				Trim & Decoration																											
						Ex		X		Ord				Min																	
Yr Built 1864		Remodeled 1987						Size of Closets																							
Condition: Good						Lg		X		Ord				Small																	
Room List				Doors:				Solid				H.C.																			
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors																													
				Kitchen:																											
				Other:																											
				Other: Carpeted																											
(1) Exterior				(6) Ceilings																											
Wood/Shingle Aluminum/Vinyl Brick		Insulation		X		Drywall																									
(2) Windows				(7) Excavation																											
Many X Avg. Few		Large X Avg. Small		Basement: 572 S.F. Crawl: 251 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)																									
X Gable Hip Flat		Gambrel Mansard Shed																													
X Asphalt Shingle				(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.			
WOODBURY RICHARD C & JEAN	MISTY MOUNTAIN PROPERTIES	185,000		05/01/2023	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)		Date	Number	Status		
20017 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MISTY MOUNTAIN PROPERTIES LLC PO BOX 252 DOLLAR BAY MI 49922		MAP #:											
		2024 Est TCV 159,296 TCV/TFA: 107.63											
		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
PA21-4-6 LOTS 6 & 7 BLK 4 VILLAGE OF PERKINSVILLE.					HWY N END	100.00	100.00	1.4142	0.9330	500	100		65,975
Comments/Influences					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 65,975								
					Land Improvement Cost Estimates								
					Description								
		X	Water	D/W/P: Asphalt Paving			3.10		1500		79		3,673
		X	Sewer	D/W/P: Asphalt Paving			3.10		900		79		2,204
		X	Electric	D/W/P: 4in Ren. Conc.			8.18		120		79		776
					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	32,988	46,660	79,648			79,648S	
							2023	29,689	42,706	72,395			45,539C
							2022	29,689	33,068	62,757			40,298C
							2021	29,689	31,544	61,233			39,011C
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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 1,480 Gross Bldg Area: 1,480 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 8					Construction Cost					Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 172									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 100.42									
					** ** Calculator Cost Data ** **					(10) Heating system: Forced Air Furnace Cost/SqFt: 19.88 100%									
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 120.30									
Depr. Table : 2.5% Effective Age : 22 Physical %Good: 57 Func. %Good : 100 Economic %Good: 100					Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1480 Ave. Perimeter: 172 Has Elevators:					Total Floor Area: 1,480 Base Cost New of Upper Floors = 178,044									
1999 Year Built Remodeled					Area: Perimeter: Type: Storage Basement Heat: No Heating or Cooling					Reproduction/Replacement Cost = 178,044									
Overall Bldg Height					*** Basement Info ***					Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0 Total Depreciated Cost = 101,485									
Comments:					* Mezzanine Info *					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 86,668 Replacement Cost/Floor Area= 120.30 Est. TCV/Floor Area= 58.56									
					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	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths		Wash Bowls		Many Average	Many Average										
				2-Piece Baths		Water Heaters		Many Unfinished	Many Unfinished										
				Shower Stalls		Wash Fountains		Typical	Typical										
(4) Floor Structure:					Toilets		Water Softeners		Flex Conduit	Incandescent	(13) Roof Structure: Slope=0								
									Rigid Conduit	Fluorescent									
									Armored Cable	Mercury									
(5) Floor Cover:					(9) Sprinklers:					Non-Metalic		Sodium Vapor		(14) Roof Cover:					
										Bus Duct		Transformer							
(6) Ceiling:					(10) Heating and Cooling:														
					Gas Oil	Coal Stoker	Hand Fired Boiler												

Parcel Number: 010-454-008-00

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.						
		22,000	02/01/2000	WD	03-ARM'S LENGTH	152:583	DEED	0.0						
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MISTY MOUNTAIN PROPERTIES LLC PO BOX 252 DOLLAR BAY MI 49922		2024 Est TCV 73,266												
		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 X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA21-4-7 LOTS 8 TO 10 INCL BLK 4 VILLAGE OF PERKINSVILLE.					HWY N END	50.00	100.00	1.3657	0.9330	500	100		31,855	
Comments/Influences					HWY N END	65.00	100.00	1.3657	0.9330	500	100		41,411	
					109 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 73,266									
		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	36,633	0	36,633			10,295C			
					2023	32,970	0	32,970			9,805C			
					2022	32,970	0	32,970			9,339C			
					2021	32,970	0	32,970			9,041C			
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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			
47948 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/15/2017												
Owner's Name/Address		MAP #:												
DILLINGER CODY 47948 MCCLELLAN ST HOUGHTON MI 49931		2024 Est TCV 113,617 TCV/TFA: 92.82												
		X	Improved		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	
PA21-5-3 LOT 3 BLK 5 VILLAGE OF PERKINSVILLE.					INTERIOR	50.00	100.00	1.0000	0.8165	85	100		3,470	
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,470									
		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	26.18		150		46	1,806			
					Total Estimated Land Improvements True Cash Value = 1,806									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,735	55,074	56,809			40,885C			
		TA	10/04/2010	INSPECTED	2023	1,511	49,076	50,587			38,939C			
		TH	10/14/2010	DATA ENTER	2022	553	44,678	45,231			37,085C			
					2021	690	45,353	46,043			35,901C			
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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 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 108Type WGEP (1 Story)			Year Built: 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: 462 % 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: 1,224 Total Base New : 178,975 Total Depr Cost: 105,596 Estimated T.C.V: 108,341			E.C.F. X 1.026			Bsmnt Garage: Carport Area: Roof:					
Building Style: COLONIAL			Drywall PaneledPlaster Wood T&G			Trim & Decoration															
Yr Built 1870	Remodeled 1950		Ex	X	Ord		Min	Size of Closets													
Condition: Average			Lg	X	Ord		Small														
Room List			Doors:				Solid	X	H.C.	Central Air X Wood Furnace											
1 Basement 3 1st Floor 4 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric															
			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			Many			X	Ave.		Few	Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 1870 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 744 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 480 1 Story Siding Basement 264 Total: 146,049 86,169 Other Additions/Adjustments Porches WGEP (1 Story) 108 9,126 5,384 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 462 22,841 13,476 Common Wall: 1 Wall 1 -2,172 -1,281 Door Opener 1 535 316 Water/Sewer Public Water 1 1,298 766 Public Sewer 1 1,298 766 Totals: 178,975 105,596 Notes: ECF (OLD PLATTED) 1.026 => TCV: 108,341					
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																		
X	Many Avg.	X	Large Avg.	Basement: 744 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			(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 Water Well 1000 Gal Septic 2000 Gal Septic														
	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.
		65,000	11/01/1995	WD	03-ARM'S LENGTH	133:379	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
20085 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
HUGHES DAVID EVAN PO BOX 428 HANCOCK MI 49930		MAP #:						
		2024 Est TCV 190,673 TCV/TFA: 77.89						
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN		
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				INTERIOR	100.53	141.40	0.7571	0.9709
				INTERIOR	100.53	99.40	0.7571	0.8140
				200 Actual Front Feet, 0.56 Total Acres			Rate %Adj. Reason	Value
							85 100	6,281
							85 100	5,266
							Total Est. Land Value = 11,547	
				Land Improvement Cost Estimates				
		X	Water	Description		Rate	Size % Good	Cash Value
		X	Sewer	Wood Frame		27.40	120 46	1,512
		X	Electric	Total Estimated Land Improvements True Cash Value = 1,512				
		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
		Who	When	What	2024	5,774	89,563	95,337
					2023	5,027	79,756	84,783
					2022	818	69,608	70,426
					2021	1,020	70,710	71,730

Building Type			(3) Roof (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: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
																						66 60 160	WCP (1 Story) WCP (1 Story) Vinyl
X Wood Frame		(4) Interior																					
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G																			
		Trim & Decoration																					
		Ex	X	Ord		Min																	
Yr Built 1913	Remodeled 0																						
Condition: Average																							
		Lg	X	Ord		Small																	
Room List		Doors:				Solid		X	H.C.														
	Basement		(5) Floors																				
	5 1st Floor																						
	3 2nd Floor																						
	5 Bedrooms																						
	(1) Exterior																						
X	Wood/Shingle		(6) Ceilings																				
	Aluminum/Vinyl																						
	Brick																						
	Insulation																						
	(2) Windows																						
X	Many		Large	Basement: 1416 S.F.		1		3 Fixture Bath															
	Avg.	X	Avg.	Crawl: 0 S.F.		1		2 Fixture Bath															
	Few		Small	Slab: 0 S.F.				Softener, Auto															
	Wood Sash				Height to Joists: 0.0				Softener, Manual														
	Metal Sash								Solar Water Heat														
	Vinyl Sash								No Plumbing														
	Double Hung		(8) Basement																				
	Horiz. Slide								Extra Toilet														
	Casement								Extra Sink														
	Double Glass								Separate Shower														
	Patio Doors								Ceramic Tile Floor														
	Storms & Screens								Ceramic Tile Wains														
(3) Roof																							
X	Gable		Gambrel	Recreation SF		1		Public Water															
	Hip		Mansard	Living SF		1		Public Sewer															
	Flat		Shed	Walkout Doors (B)				Water Well															
	Asphalt Shingle				No Floor SF				1000 Gal Septic														
	Metal				Walkout Doors (A)				2000 Gal Septic														
Chimney: Brick																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ZENNER MICHAEL S, & ESTATE	WILSON MEMORIAL PROPERTIES	60,000	10/02/2023	WD	08-ESTATE		PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
20090 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WILSON MEMORIAL PROPERTIES LLC		2024 Est TCV 85,647 TCV/TFA: 80.04										
43472 SUPERIOR RD		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
HOUGHTON MI 49931		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					INTERIOR	100.00	120.00	0.8706 0.8944	85 100	6,618		
PA21-5-6 LOTS 6 & 7 BLK 5 VILLAGE OF PERKINSVILLE.		Land Improvement Cost Estimates			100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =					6,618		
Comments/Influences												
		Topography of Site			Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Wood Frame					23.73	240 46	2,620
					Total Estimated Land Improvements True Cash Value =					2,620		
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2024	3,309	39,515	42,824			42,824S	
		TA 10/04/2010 INSPECTED TH 10/14/2010 DATA ENTER			2023	2,881	35,241	38,122			25,316C	
					2022	1,322	29,629	30,951			11,915C	
					2021	1,650	30,023	31,673			11,535C	
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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 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 90 CPP 168 Treated Wood 32 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 1930		Remodeled 1974		Trim & Decoration									
Condition: Average		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
Basement 2 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Linoleum Other: Carpeted Other:		(12) Electric							
(1) Exterior						100 Amps Service							
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min							
X Insulation		X Drywall		No. of Elec. Outlets		Many X Ave. Few							
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Few Large Small		Basement: 0 S.F. Crawl: 760 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 X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 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													
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 = 760 SF Floor Area = 1070 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	480		
1.25 Story	Siding	Crawl Space	280		
Total:				112,942	68,893

Other Additions/Adjustments

Porches	CPP	90	1,672	1,020
Deck	Treated Wood	168	3,535	2,156
	Treated Wood	32	1,345	820
Water/Sewer	Public Water	1	1,298	792
	Public Sewer	1	1,298	792
Totals:			122,090	74,473

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 76,409

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		
20072 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		05/01/2023		2023-010-010		FOUNDATION		
		P.R.E. 100% 12/12/2022										
Owner's Name/Address		MAP #:										
ZENNER CATHERINE A 20072 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 63,317 TCV/TFA: 66.58										
		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	
					INTERIOR	50.00	120.00	0.8706	0.8944	85 100	3,309	
TH S 43' OF LOT 9 & ALL OF LOT 8 BLK 5 VILLAGE OF PERKINSVILLE.					INTERIOR	50.00	43.00	0.8706	0.5354	85 100	1,981	
					100 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	5,290
COMBINED FROM 010-455-009-50 FOR 2023												
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		X	Gas	X	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																						
				0	Other Overhang																						
				(4) Interior																							
X	Wood Frame			X	Drywall	X	Plaster	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 51 Floor Area: 951 Total Base New : 112,141 Total Depr Cost: 54,950 Estimated T.C.V: 56,379				E.C.F. X 1.026				Bsmnt Garage:							
X Paneled		Wood T&G																									
Trim & Decoration																											
Yr Built 1860		Remodeled 1970		Ex	X	Ord																Min					
Building Style: CAPE				Size of Closets				Central Air Wood Furnace				E.C.F. X 1.026				Carport Area: Roof:											
Condition: Average																											
Room List																											
Doors:				Solid		X	H.C.																				
1 Basement 3 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 634 SF Floor Area = 951 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas Stories Exterior Foundation 1.5 Story Siding Crawl Space				Cls CD Blt 1860											
				Kitchen: Linoleum Other: Carpeted 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			X	Plaster			(13) Plumbing				Other Additions/Adjustments Basement, Outside Entrance, Below Grade Porches WSEP (1 Story) Deck Treated Wood Water/Sewer Public Water Public Sewer				Size 634 Total: 100,005 1 2,114 104 5,378 72 2,048 1 1,298 1 1,298 Totals: 112,141				Depr. Cost 49,003 1,036 2,635 1,004 636 636 54,950							
X	Insulation			X	Tile			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 Large Avg. Avg. Few Small				Basement: 0 S.F. Crawl: 634 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes: ECF (OLD PLATTED) 1.026 => TCv: 56,379															
X	Double Hung Horiz. Slide			Conc. Block Poured Conc.																							
X	Casement			Stone																							
X	Double Glass Patio Doors			Treated Wood Concrete Floor																							
X	Storms & Screens			(9) Basement Finish				(14) Water/Sewer																			
(3) Roof				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:															
X	Gable Hip Flat		Gambrel Mansard Shed																								
Asphalt Shingle																											
X	Metal																										
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							

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

Building Type	Turkey Barn				
Year Built	2023				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 28				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	8 x 6 = 48				
Cost New	\$ 1,639				
Phy./Func./Econ. %Good	98/100/100 98.0				
Depreciated Cost	\$ 1,606				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	98				
Est. True Cash Value	\$ 1,648				
Comments:	CHICKEN COUP				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1648 / All Cards: 1648					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CRM REALTY LLC	WILLIAMS JOSEPH LLC	81,500	12/30/2015	WD	03-ARM'S LENGTH	2016/00027	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47928 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
WILLIAMS JOSEPH LLC PO BOX 115 LANSE MI 49946		2024 Est TCV 106,226 TCV/TFA: 63.91											
		X	Improved		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
PA21-5-8 N 77' OF LOT 9 BLK 5 VILLAGE OF PERKINSVILLE.						0.00	50.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.05	Acres	13000	100		637
							0.05	Total Acres		Total Est. Land Value =		637	
					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								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	319	52,794	53,113			35,937C		
		TA	10/04/2010	INSPECTED	2023	236	47,031	47,267			34,226C		
		TH	10/14/2010	DATA ENTER	2022	236	41,723	41,959			32,597C		
					2021	294	42,369	42,663			31,556C		
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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.						
KNUDSEN MICHAEL	SORVISTO PEGGY	66,500	10/27/2017	WD	03-ARM'S LENGTH	2017/06170	DEED	100.0						
KNUDSEN GISELE M	KNUDSEN MICHAEL	0	05/11/2014	WD	09-FAMILY	2014/02512	DEED	0.0						
SNYDER SALLY A	KNUDSEN GISELE M	63,000	07/15/2009	WD	03-ARM'S LENGTH	2009/04398	DEED	100.0						
FLOOD JAMES M	SNYDER SALLY A	62,250	04/20/2005	WD	03-ARM'S LENGTH	167:1009	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
20065 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/27/2017												
Owner's Name/Address		MAP #:												
SORVISTO PEGGY PO BOX 51 SOUTH RANGE MI 49963		2024 Est TCV 76,402 TCV/TFA: 84.89												
		X	Improved		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 X Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA21-6-1 N 1/2 OF LOT 1 BLK 6 VILLAGE OF PERKINSVILLE.					ACREAGE PARCELS			0.00	50.00	1.0000	1.0000	0	100	0
Comments/Influences								0.069 Acres	13,000	100	897			
					0.07 Total Acres			Total Est. Land Value =			897			
		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	449	37,752	38,201			37,711C			
		LP	07/17/2009	DATA ENTER	2023	332	42,393	42,725			35,916C			
		TA	10/05/2010	INSPECTED	2022	332	35,549	35,881			34,206C			
		TH	10/15/2010	DATA ENTER	2021	414	36,142	36,556			33,114C			
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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 144 WGEP (1 Story) 25 CPP 25 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		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: COLONIAL		X Drywall X Paneled		X Plaster Wood T&G									
Yr Built 1870		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 2 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Hardwood Other: Carpeted Other: Hardwood		100 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick X Asbestos Insulation		(6) Ceilings		No./Qual. of Fixtures									
X Drywall X Plaster X Wood		No. of Elec. Outlets		Ex. X Ord. Min									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. X Few Small		Basement: 480 S.F. Crawl: 0 S.F. Slab: 60 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 1 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 Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		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: 1 Single Family COLONIAL Cls CD Blt 1870 (11) Heating System: Forced Hot Water Ground Area = 540 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 1.75 Story Siding Basement 480 1 Story Siding Slab 60 Total: 107,619 64,571 Other Additions/Adjustments Plumbing Vent Fan 1 201 121 Porches WGEP (1 Story) 144 10,904 6,542 CPP 25 666 400 CPP 25 666 400 Water/Sewer Public Water 1 1,298 779 Public Sewer 1 1,298 779 Totals: 122,652 73,592 Notes: ECF (OLD PLATTED) 1.026 => TCV: 75,505													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BUTKOVICH DAVID P SR	BUTKOVICH DAVID SR & EASTC	0	07/06/2010	QC	09-FAMILY	2010/03340	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47886 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 11/01/2021									
Owner's Name/Address		MAP #:									
DOMPIER MATTHEW 47886 MCCLELLAN ST HOUGHTON MI 49931		2024 Est TCV 46,060 TCV/TFA: 67.54									
		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
						0.00	50.00	1.0000	1.0000	0 100	0
PA21-6-2 S 1/2 OF LOT 1 BLK 6 VILLAGE OF PERKINSVILLE.					NEW ACREAG 1 ACRE				0.07 Acres	13000 100	897
Comments/Influences									0.07 Total Acres	Total Est. Land Value =	897
		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	449	22,581	23,030			19,030C
		TA	10/05/2010	INSPECTED	2023	332	20,190	20,522			18,124C
		TH	10/14/2010	DATA ENTER	2022	332	16,929	17,261			17,261S
					2021	414	17,212	17,626			15,037C
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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 30 WSEP (1 Story) 128 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 Wood Frame		(4) Interior												
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								
1 Basement 2 1st Floor 3 2nd Floor 3 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										
Many Avg. X Avg. Large Small		Basement: 450 S.F. Crawl: 0 S.F. Slab: 32 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 Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Asphalt Shingle X Metal		(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 = 482 SF Floor Area = 682 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 400 1 Story Siding Basement 50 1 Story Siding Slab 32 Total: 84,483 38,863 Other Additions/Adjustments Porches WSEP (1 Story) 30 2,275 1,046 WSEP (1 Story) 128 6,340 2,916 Water/Sewer Public Water 1 1,298 597 Public Sewer 1 1,298 597 Totals: 95,694 44,019 Notes: ECF (OLD PLATTED) 1.026 => TCV: 45,163														

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			
20081 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
EAKIN GEORGE & JUNE A TINA, BRIAN, CYNTHIA; LB 20081 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 102,347 TCV/TFA: 99.95												
		X	Improved		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	
PA21-6-4 LOTS 3 & 4 BLK 6 VILLAGE OF PERKINSVILLE.					0.00			120.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.28 Acres			13000	100		3,575
					0.28 Total Acres			Total Est. Land Value =						3,575
		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			31.62		80 46		1,164		
					Total Estimated Land Improvements True Cash Value =							1,164		
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,788	49,386	51,174			26,688C			
		TA	10/05/2010	INSPECTED	2023	1,322	45,508	46,830			25,418C			
		TH	10/14/2010	DATA ENTER	2022	1,322	38,194	39,516			24,208C			
					2021	1,650	38,784	40,434			23,435C			
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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:			
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: 1,024 Total Base New : 115,368 Total Depr Cost: 76,143 Estimated T.C.V: 78,123				E.C.F. X 1.026				Bsmnt Garage: Carport Area: Roof:								
Building Style: MINE HOUSE				Trim & Decoration																								
Yr Built 1900		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 3 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																				
				Kitchen: Carpeted Other: Carpeted Other: Carpeted				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								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. Small		Basement: 0 S.F. Crawl: 304 S.F. Slab: 480 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)																						
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 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: 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 15 Floor Area: 0 Total Base New : 22,342 Total Depr Cost: 18,991 Estimated T.C.V: 19,485					
Building Style: MINE HOUSE		Drywall Paneled			Plaster Wood T&G									
Yr Built 2005		Remodeled GARA 0		Trim & Decoration										
Condition: Average		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) 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	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: 2 Single Family MINE HOUSE Cls C Blt 2005
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
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 18,536
Door Opener 1 535 455
Totals: 22,342 18,991
Notes: ECF (OLD PLATTED) 1.026 => TCv: 19,485

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SPILLER DOUGLAS W & JUIE K	BEAUCHAMP DEBORAH ANN	73,900	11/02/2020	WD	03-ARM'S LENGTH	2020/06270	DEED	100.0					
GREGORICKA TRUST GEORGIA	SPILLER DOUGLAS W & JUIE K	62,500	12/16/2016	WD	03-ARM'S LENGTH	2017/00089	DEED	100.0					
LATVIS TIMOTHY PAUL	GREGORICKA TRUST GEORGIA	50,000	03/28/2014	WD	03-ARM'S LENGTH	2014/01554	DEED	100.0					
WELLS FARGO BANK NA	FANNIE MAE AKA FEDERAL NAT	1	02/12/2014	QC	10-FORECLOSURE	2014/00829	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
20084 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/11/1992		92-308		FOUNDATION			
		P.R.E. 100% 11/18/2020											
Owner's Name/Address		MAP #:											
BEAUCHAMP DEBORAH ANN 20084 HENRY ST HOUGHTON MI 49931		2024 Est TCV 121,745 TCV/TFA: 115.29											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA21-6-6 LOTS 5 & 6 BLK 6 VILLAGE OF PERKINSVILLE.					MAIN	100.00	120.00	1.0000	0.8944	98	100		8,765
Comments/Influences					100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 8,765								
		X	Water	Land Improvement Cost Estimates									
		X	Sewer										
		X	Electric	Description	Rate		Size		% Good	Cash Value			
			Gas	Wood Frame	28.90		96		84	2,330			
			Curb	Total Estimated Land Improvements True Cash Value = 2,330									
			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	4,383	56,490	60,873			50,583C		
		TA	10/05/2010	INSPECTED	2023	3,936	50,179	54,115			48,175C		
		TH	10/15/2010	DATA ENTER	2022	3,757	42,146	45,903			45,881C		
					2021	1,650	42,766	44,416			44,416S		
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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 196 Treated Wood 44 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				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
				ExXOrdMin																											
Yr Built 1998Remodeled 0				Size of Closets																											
Condition: Average				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 5 1st Floor 2nd Floor 2 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																							
								ManyX Ave.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: 1056 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 FlatGambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 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												Cls C		Blt 1998	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1056 SF Floor Area = 1056 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		Crawl Space		1,056									
Total:						137,180									
Other Additions/Adjustments															
Deck															
Treated Wood						196		3,994		2,956					
Treated Wood						44		1,636		1,211					
Water/Sewer															
Public Water						1		1,462		1,082					
Public Sewer						1		1,462		1,082					
Totals:						145,734				107,846					
Notes:															
ECF (OLD PLATTED) 1.026 => TCV:												110,650			

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		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: 46 Floor Area: 649 Total Base New : 90,834 Total Depr Cost: 49,050 Estimated T.C.V: 50,325				E.C.F. X 1.026 Bsmnt Garage: Carport Area: Roof:	
Building Style: CAPE		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1890		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 2 1st Floor 2 2nd Floor 1 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other: Hardwood		100 Amps Service									
X Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Few Large Small		Basement: 572 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 X Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing									
(3) Roof		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 Gable Hip Flat		(9) Basement Finish		(14) Water/Sewer									
X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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: 1 Single Family CAPE

(11) Heating System: Forced Air w/ Ducts

Ground Area = 572 SF Floor Area = 649 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	264		
1.25 Story	Siding	Basement	308		
Total:				88,238	47,648

Other Additions/Adjustments

Water/Sewer					
Public Water	1	1,298			701
Public Sewer	1	1,298			701
Totals:			90,834		49,050

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 50,325

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SERVI JAMES & VACHAVAKE DA	ZERBST JACOB	50,000	06/01/2020	WD	03-ARM'S LENGTH	2020/02738	DEED	100.0					
		44,900	04/01/2003	WD	03-ARM'S LENGTH	160:788	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
20062 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/15/2020											
Owner's Name/Address		MAP #:											
ZERBST JACOB 46908 EDWARDS ST ATLANTIC MINE MI 49905		2024 Est TCV 84,972 TCV/TFA: 74.02											
		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		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA21-6-8 LOT 8 BLK 6 VILLAGE OF PERKINSVILLE.				MAIN		50.00	120.00	1.0000	0.8944	98	100		4,383
Comments/Influences				50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =						4,383	
		X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates									
				Description		Rate		Size % Good		Cash Value			
				Wood Frame		21.39		208 46		2,047			
				Total Estimated Land Improvements True Cash Value =					2,047				
		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	2,192	40,294	42,486			35,419C		
		TA	10/05/2010	INSPECTED	2023	1,968	35,999	37,967			33,733C		
		TH	10/15/2010	DATA ENTER	2022	1,879	30,248	32,127			32,127S		
					2021	990	30,673	31,663			31,663S		
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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		Area	Type	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: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
			X Insulation												Forced Air w/o Ducts					Interior 2 Story		72	WSEP (1 Story)
			0 Front Overhang												Forced Air w/ Ducts					2nd/Same Stack			
			0 Other Overhang												Forced Hot Water					Two Sided			
X	Wood Frame		(4) Interior			X																	
			X Drywall																		Electric Baseboard		
Building Style: RANCH			Paneled			Elec. Ceil. Radiant			Radiant (in-floor)			Prefab 1 Story			Exterior 2 Story			E.C.F. X 1.026					
						Electric Wall Heat			Heat Circulator			Raised Hearth											
Yr Built	Remodeled				Trim & Decoration			Space Heater			Heat Pump			Wood Stove									
1950	0	Ex	X	Ord		Min	Size of Closets			Wall/Floor Furnace			Direct-Vented Gas										
Condition: Average			Lg	X	Ord		Small	No Heating/Cooling			Class: CD												
												Effec. Age: 47											
Room List			Doors:				Solid	X	H.C.	Central Air			Floor Area: 1,148										
									Wood Furnace			Total Base New : 180,547											
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors						(12) Electric			Total Depr Cost: 76,552											
									120 Amps Service			Estimated T.C.V: 78,542											
(1) Exterior			Kitchen: Linoleum Other: Carpeted Other:			No./Qual. of Fixtures																	
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets						Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD Blt 1950								
			X Drywall									Ground Area = 1148 SF Floor Area = 1148 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/80/100/100/42.4											
X Insulation												Building Areas											
												Stories Exterior Foundation Size Cost New Depr. Cost											
(2) Windows			(7) Excavation			1			Average Fixture(s)			1 Story Siding Basement 420											
X	Many		Large	Basement: 1148 S.F.			3 Fixture Bath			1 Story Siding Basement 728													
	Avg.	X Avg.		Crawl: 0 S.F.			2 Fixture Bath			Total: 148,303 62,881													
	Few	Small	Slab: 0 S.F.			Softener, Auto			Other Additions/Adjustments														
X	Wood Sash Metal Sash Vinyl Sash		Height to Joists: 0.0			Solar Water Heat			Basement, Outside Entrance, Below Grade 1 2,114 896														
						No Plumbing			Porches														
X	Double Hung		(8) Basement			Extra Toilet			WSEP (1 Story) 72 4,110 1,743														
						Extra Sink			Garages														
X	Horiz. Slide Casement		Conc. Block			Separate Shower			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
			Poured Conc.			Ceramic Tile Floor			Base Cost 640 23,424 9,932														
X	Double Glass Patio Doors		Stone			Ceramic Tile Wains			Water/Sewer														
			Treated Wood			Ceramic Tub Alcove			Public Water 1 1,298 550														
X	Storms & Screens		Concrete Floor			Vent Fan			Public Sewer 1 1,298 550														
									Totals: 180,547 76,552														
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Notes:														
X	Gable		Gambrel Mansard Shed	Recreation SF			1 Public Water			ECF (OLD PLATTED) 1.026 => TCV: 78,542													
	Hip			Living SF			1 Public Sewer																
X	Flat		1 Walkout Doors (B)			Water Well																	
			No Floor SF			1000 Gal Septic																	
Chimney: Brick			Walkout Doors (A)			2000 Gal Septic																	
			(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.				
		250	06/01/2003	WD	03-ARM'S LENGTH	161:588	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
20063 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WENDLINGER MARK PO BOX 812 HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 114,263 TCV/TFA: 81.56										
		X	Improved		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. 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	
PA21-7-1 N 70' OF LOT 1 BLK 7 N 70' OF W 1/2 OF LOT 2, BLK 7 VILLAGE OF PERKINSVILLE.				MAIN	75.00	70.00	1.0000	0.6831	98	100		5,021
Comments/Influences				75 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 5,021								
		Who When What		2024	2,511	54,621	57,132			10,086C		
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Licensed To: Township of Portage, County of Houghton, Michigan		TH 10/15/2010 DATA ENTER		2022	2,152	40,726	42,878			9,149C		
				2021	2,178	41,404	43,582			8,857C		

Building Type		(3) Roof (cont.)		(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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood		Year Built: 1935 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: 312 % Good: 41 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame		(4) Interior											
Building Style: COLONIAL		Drywall X Plaster X Paneled 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 4 1st Floor 4 2nd Floor 5 Bedrooms		(5) Floors				(12) Electric							
		Kitchen:				110 Amps Service							
		Other:											
(1) Exterior		(6) Ceilings				No./Qual. of Fixtures							
X Wood/Shingle Aluminum/Vinyl Brick		X Plaster				Ex. X Ord. Min							
						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: 288 S.F. Crawl: 708 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							
		(8) Basement											
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
		(9) Basement Finish											
(3) Roof		(14) Water/Sewer											
X Gable Hip Flat X Asphalt Shingle		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		(10) Floor Support											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:							

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 996 SF Floor Area = 1401 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	288		
1.75 Story	Siding	Crawl Space	540		
1 Story	Siding	Crawl Space	168		
Total:				154,538	97,359
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,114	1,332
Deck					
Treated Wood			96	2,391	1,578
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			312	11,145	4,569
Water/Sewer					
Public Water			1	1,298	818
Public Sewer			1	1,298	818
Totals:				172,784	106,474

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 109,242

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
PETTIS DAVID SR & ANNE	WOLFE JARED D & BRZESKI KE	130,000	01/18/2024	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
47826 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 10/07/2019													
Owner's Name/Address		MAP #:													
WOLFE JARED D & BRZESKI KRISTIN E 303 AGATE ST HOUGHTON MI 49931		2024 Est TCV 88,650 TCV/TFA: 75.96													
		X	Improved	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		
PA21-7-2					MAIN	50.00	75.00	1.0000	0.7071	98	100		3,465		
S 50' OF LOT 1 BLK 7 S 50' OF W 1/2 OF LOT 2 BLK 7 VILLAGE OF PERKINSVILLE.					50 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 3,465										
Comments/Influences					Land Improvement Cost Estimates										
					Description	Rate		Size % Good		Cash Value					
		Sauna			5,204.57		1 70		3,643						
		Total Estimated Land Improvements			True Cash Value =		3,643								
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,733	42,592	44,325			36,326C				
		TA	10/05/2010	INSPECTED	2023	1,556	37,393	38,949			34,597C				
		TH	10/15/2010	DATA ENTER	2022	1,485	31,465	32,950			32,950S				
					2021	1,503	31,854	33,357			33,357S				
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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.			
AHO JEFFREY E & MARISSA A	MATTSON DAVID	84,900	08/19/2021	WD	03-ARM'S LENGTH	2021/05380	PROPERTY TRANSFER	100.0			
FLOREK THOMAS & DONNA	AHO JEFFREY E & MARISSA A	48,500	05/14/2015	WD	03-ARM'S LENGTH	2015/02660	DEED	100.0			
FLOREK JOEL	FLOREK THOMAS & DONNA	0	04/28/2015	QC	09-FAMILY	2015/02174	DEED	0.0			
FLOREK THOMAS & DONNA	FLOREK JOEL	0	04/01/2011	QC	09-FAMILY	2011/01462	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
20083 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		03/07/2011		11-08		COMPLETE	
		P.R.E. 100% 04/25/2022									
Owner's Name/Address		MAP #:									
MATTSON DAVID 20083 HENRY ST HOUGHTON MI 49931		2024 Est TCV 79,428 TCV/TFA: 122.01									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					MAIN	125.00	120.00	1.0000	0.8944	98 100 10,957	
Tax Description					125 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 10,957						
E 1/2 OF LOT 2 & ALL OF LOTS 3 & 4 BLK 7 VILLAGE OF PERKINSVILLE COMBINED WITH 010-457-004-00 FOR 2012		X	Dirt Road	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 24.36 120 46 1,345 Total Estimated Land Improvements True Cash Value = 1,345							
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		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	5,479	34,235	39,714		33,489C	
		TA	10/05/2010	INSPECTED	2023	4,920	30,580	35,500		31,895C	
		TH	10/15/2010	DATA ENTER	2022	4,696	25,681	30,377		30,377S	
		LRK	06/16/2011	INSPECTED	2021	4,752	26,059	30,811		30,811A 28,934C	
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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 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: 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: 0 Area: 308 % Good: 61 Storage Area: 0 No Conc. Floor: 0							
				X Insulation																						
				0 Front Overhang																						
				0 Other Overhang																						
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: 49 Floor Area: 651 Total Base New : 125,441 Total Depr Cost: 65,425 Estimated T.C.V: 67,126		E.C.F. X 1.026	Bsmnt Garage:											
				Drywall		X	Plaster																			
				Paneled			Wood T&G																			
				Trim & Decoration																						
Building Style: RANCH				Trim & Decoration																						
Yr Built	Remodeled			Ex	X	Ord		Min	Size of Closets				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 651 SF Floor Area = 651 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 651 Total: 79,308 40,447				Cls CD Blt 1920									
1920	2020																									
Condition: Average				Lg	X	Ord		Small	No./Qual. of Fixtures				Other Additions/Adjustments				Porches									
Room List				Doors:		Solid		X	H.C.	No. of Elec. Outlets				Deck				Garages								
	Basement 4 1st Floor 2 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric				100 Amps Service				100 Amps Service										
				Kitchen: Linoleum																						
				Other: Carpeted																						
				Other:																						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Asbestos Insulation			(6) Ceilings				No. of Elec. Outlets				Stories Exterior Foundation Size 1 Story Siding Crawl Space 651 Total: 79,308 40,447				Cls CD Blt 1920										
				X	Plaster																					
(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				Other Additions/Adjustments				Porches										
X	Many	Avg.	X	Large	Avg.	Small	Basement: 0 S.F. Crawl: 651 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				No. of Elec. Outlets				Deck				Garages										
					Conc. Block																					
					Poured Conc.																					
					Stone																					
X	Double Hung Horiz. Slide Casement			(9) Basement Finish				No. of Elec. Outlets				Deck				Garages										
					Treated Wood																					
					Concrete Floor																					
X	Double Glass Patio Doors			(10) Floor Support				No. of Elec. Outlets				Deck				Garages										
					Treated Wood																					
					Concrete Floor																					
X	Storms & Screens			(11) Heating/Cooling				No. of Elec. Outlets				Deck				Garages										
					Treated Wood																					
					Concrete Floor																					
(3) Roof				(12) Electric				No. of Elec. Outlets				Deck				Garages										
X	Gable	Hip	Flat	Gambrel	Mansard	Shed	Basement: 0 S.F. Crawl: 651 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X	Asphalt Shingle			(13) Plumbing				No. of Elec. Outlets				Deck				Garages										
					Treated Wood																					
					Concrete Floor																					
Chimney: Brick				(14) Water/Sewer				No. of Elec. Outlets				Deck				Garages										
	Treated Wood																									
	Concrete Floor																									
				(15) Built-ins				No. of Elec. Outlets				Deck				Garages										
	Treated Wood																									
	Concrete Floor																									
				(16) Porches/Decks				No. of Elec. Outlets				Deck				Garages										
	Treated Wood																									
	Concrete Floor																									
				(17) Garage				No. of Elec. Outlets				Deck				Garages										
	Treated Wood																									
	Concrete Floor																									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	10/01/1997	WD	03-ARM'S LENGTH	141:320	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
20092 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
MILLER RANDAL 20092 JAMES ST HOUGHTON MI 49931		2024 Est TCV 73,328 TCV/TFA: 76.86											
		X	Improved	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	
PA21-7-5 LOT 5 BLK 7 VILLAGE OF PERKINSVILLE.					MAIN	50.00	120.00	1.0000	0.8944	98	100		4,383
Comments/Influences					50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 4,383								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,192	34,472	36,664			20,047C		
		TA	10/05/2010	INSPECTED	2023	1,968	30,316	32,284			19,093C		
		TH	10/15/2010	DATA ENTER	2022	1,879	25,423	27,302			18,184C		
					2021	1,901	25,842	27,743			17,604C		
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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	
20074 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
RIUTTA SCOTT A 20074 JAMES ST HOUGHTON MI 49931		2024 Est TCV 109,583 TCV/TFA: 104.76											
		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
PA21-7-6 LOT 6, 7, 8 BLK 7 VILLAGE OF PERKINSVILLE.					MAIN	150.00	120.00	1.0000	0.8944	98	100		13,148
Comments/Influences					150 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 13,148								
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					Wood Frame					21.46	200 46		1,974
					Total Estimated Land Improvements True Cash Value = 1,974								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	6,574	48,218	54,792			31,968C		
		TA	10/05/2010	INSPECTED	2023	5,903	42,908	48,811			30,446C		
		TH	10/15/2010	DATA ENTER	2022	5,635	36,041	41,676			28,997C		
					2021	5,702	36,569	42,271			28,071C		
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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 16 104	Type WCP (1 Story) Treated Wood	Year Built: 1900 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % 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					Class: CD Effec. Age: 37 Floor Area: 1,046 Total Base New : 155,973 Total Depr Cost: 92,067 Estimated T.C.V: 94,461		E.C.F. X 1.026	Bsmnt Garage: Carport Area: Roof:								
Building Style: CAPE		Drywall Paneled		Plaster Wood T&G		Trim & Decoration															
Yr Built 1900	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Central Air Wood Furnace												
Condition: Average		Lg	X	Ord		Small	Doors: Solid X H.C.		(5) Floors												
Room List		1 Basement 5 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation							Many	X	Ave.		Few									
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)															
X	Many Avg. Few	X	Large Avg. Small																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer		1 Public Water 1 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:																			
Cost Est. for Res. Bldg: 1 Single Family CAPE Cls CD Blt 1900 (11) Heating System: Forced Hot Water Ground Area = 1046 SF Floor Area = 1046 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/90/100/100/56.7 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,034 1 Story Siding Basement 12 Total: 140,805 82,984 Other Additions/Adjustments Deck Treated Wood 104 2,517 1,495 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 252 9,848 5,850 Common Wall: 1/2 Wall 1 -899 -534 Water/Sewer Public Water 1 1,298 771 Public Sewer 1 1,298 771 Porches WCP (1 Story) 16 1,106 730 Totals: 155,973 92,067 Notes: ECF (OLD PLATTED) 1.026 => TCV: 94,461																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		30,000	10/01/1996	WD	03-ARM'S LENGTH	137:453	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
20075 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		POLE		04/26/2007		07-029		FOUNDATION				
Owner's Name/Address		P.R.E. 0%												
FLOOD JAMES M 49943 AIRPORT PARK RD HANCOCK MI 49930		MAP #:												
		2024 Est TCV 162,658 TCV/TFA: 107.58												
		X	Improved		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	
PA21-8-1 LOTS 1, 2 & 3 BLK 8 VILLAGE OF PERKINSVILLE.							0.00	120.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE				0.41	Acres	13000	100		5,369
					0.41 Total Acres				Total Est. Land Value =		5,369			
		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	2,685	78,644	81,329			39,090C			
					2023	1,986	69,730	71,716			37,229C			
					2022	1,986	58,492	60,478			35,457C			
					2021	2,478	59,242	61,720			34,325C			
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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		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 245	Type WGEP (1 Story)	Year Built: 2006 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
	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	X	Plaster Wood T&G																																												
Yr Built 1869		Remodeled 1990		Ex	X	Ord		Min																																									
Condition: Good		Trim & Decoration		Size of Closets		Lg	X	Ord		Small																																							
Room List		Doors:		Solid	X	H.C.																																											
	1 Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		100		Amps Service																																									
(1) Exterior		Kitchen: Linoleum 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)		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																																									
(2) Windows		(7) Excavation																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 684 S.F. Crawl: 144 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																																															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer		1	Public Water																																										
	Asphalt Shingle Metal	(10) Floor Support		1		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: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 828 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>684</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>144</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>152,058</td> <td>115,565</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	684			1 Story	Siding	Crawl Space	144			Total:				152,058	115,565	Class: D Effec. Age: 24 Floor Area: 1,512 Total Base New : 197,887 Total Depr Cost: 150,395 Estimated T.C.V: 154,305		E.C.F. X 1.026		Bsmnt Garage: Carport Area: Roof:											
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																												
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	Size	Cost New	Depr. Cost																																														
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Totals:		197,887	150,395																																														

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

Building Type	Arenas				
Year Built	2005				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 62				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 7 = 168				
Cost New	\$ 3,231				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 2,908				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	90				
Est. True Cash Value	\$ 2,984				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2984 / All Cards: 2984					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		24,000	02/01/2005	WD	03-ARM'S LENGTH	167:545	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
20089 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		07/25/2006	06-218	FOUNDATION				
Owner's Name/Address		P.R.E. 0%											
SANCHEZ HOLDINGS LLC PO BOX 492 DOLLAR BAY MI 49922		MAP #:											
		2024 Est TCV 162,091 TCV/TFA: 108.93											
		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
						0.00	120.00	1.0000	1.0000	0	100		0
					ACREAGE PARCELS			0.138 Acres	13,000	100			1,794
							0.14	Total Acres		Total Est.	Land Value =		1,794
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: Asphalt Paving					2.83	480	0	0
					Total Estimated Land Improvements True Cash Value = 0								
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	897	80,149	81,046			61,105C		
		TA	10/05/2010	INSPECTED	2023	664	70,928	71,592			58,196C		
		TH	10/15/2010	DATA ENTER	2022	664	59,476	60,140			55,425C		
					2021	828	60,460	61,288			53,655C		
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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 140 84	Type CPP CPP	Year Built: 2005 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: 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 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: 12 Floor Area: 1,488 Total Base New : 177,538 Total Depr Cost: 156,235 Estimated T.C.V: 160,297		E.C.F. X 1.026		Bsmnt Garage:																																																																																																
Building Style: 2		Trim & Decoration		Central Air Wood Furnace																																																																																																									
Yr Built 2006	Remodeled 0	Ex	X Ord		Min																																																																																																								
Condition: Average		Size of Closets		No. Heating/Cooling																																																																																																									
Room List		Doors:		Solid X	H.C.																																																																																																								
Basement 3 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric																																																																																																									
		Kitchen: Laminate Other: Tile Other: Carpeted		0 Amps Service																																																																																																									
(1) Exterior				No./Qual. of Fixtures																																																																																																									
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																																																																																									
Insulation				Many X Ave.		Few																																																																																																							
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																									
Many X Avg. Few		Basement: 0 S.F. Crawl: 780 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																																																																																																									
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<p>Cost Est. for Res. Bldg: 1 Single Family 2 Cls CD Blt 2006</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 780 SF Floor Area = 1488 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88</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>Crawl Space</td> <td>708</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>72</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>154,763</td> <td>136,192</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total 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>3,325</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>140</td> <td>2,379</td> <td>2,094</td> </tr> <tr> <td>CPP</td> <td>84</td> <td>1,602</td> <td>1,410</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>475</td> <td>418</td> </tr> <tr> <td>Base Cost</td> <td>216</td> <td>10,802</td> <td>9,506</td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,458</td> <td>-2,163</td> </tr> <tr> <td>Base Cost</td> <td>72</td> <td>3,601</td> <td>3,169</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,298</td> <td>1,142</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,298</td> <td>1,142</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td>177,538</td> </tr> <tr> <td colspan="3"></td> <td>156,235</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (OLD PLATTED) 1.026 => TCV: 160,297</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	708			1 Story	Siding	Crawl Space	72			Total:				154,763	136,192	Item	Quantity	Unit Cost	Total Cost	Plumbing				3 Fixture Bath	1	3,778	3,325	Porches				CPP	140	2,379	2,094	CPP	84	1,602	1,410	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Door Opener	1	475	418	Base Cost	216	10,802	9,506	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				Common Wall: 1 Wall	1	-2,458	-2,163	Base Cost	72	3,601	3,169	Water/Sewer				Public Water	1	1,298	1,142	Public Sewer	1	1,298	1,142	Totals:			177,538				156,235
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		19,849	01/01/1995	WD	03-ARM'S LENGTH	129:863	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
20080 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 03/25/1997												
Owner's Name/Address		MAP #:												
HOLMES JODI MARIE 20080 FREDERICK ST HOUGHTON MI 49931		2024 Est TCV 110,323 TCV/TFA: 79.94												
		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	
PA21-8-3 LOTS 5 & 6 BLK 8 VILLAGE OF PERKINSVILLE					MAIN	0.00	120.00	1.0000	0.8944	98	100		0	
LOT 5 COMBINED FOR 2023.					RATE 1					0.276	Acres	13,000	100	3,588
Comments/Influences							0.28	Total Acres		Total Est.	Land Value =		3,588	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: 4in Ren. Conc.					8.00	220	84	1,478	
					Wood Frame					27.08	128	84	2,911	
					Total Estimated Land Improvements True Cash Value = 4,389									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	1,794	53,368	55,162			18,744C			
		LP	03/24/2009	INSPECTED	2023	1,327	47,607	48,934			17,852C			
		TA	10/05/2010	INSPECTED	2022	664	38,321	38,985			16,338C			
		TH	10/15/2010	DATA ENTER	2021	828	38,899	39,727			15,817C			
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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 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 Type 50WGEP (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: 39 Floor Area: 1,380 Total Base New : 163,529 Total Depr Cost: 99,752 Estimated T.C.V: 102,346			E.C.F. X 1.026			Bsmnt Garage: Carport Area: Roof:							
Building Style: COLONIAL	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration																		
	Yr Built 1900	Remodeled 1992	Ex	X	Ord															Min	Size of Closets		
	Condition: Good			Lg	X														Ord		Small	Doors:	
Room List			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family COLONIAL			Cls CD			Blt 1900								
2 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms			Kitchen: Linoleum Other: Carpeted Other: Softwood			100 Amps Service			Ground Area = 732 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61														
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost											
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall			No. of Elec. Outlets			Ex. X Ord. Min			2 Story Siding Basement 648 1 Story Siding Crawl Space 84			Total: 155,328 94,749								
Insulation			(7) Excavation			(13) Plumbing			Other Additions/Adjustments														
(2) Windows			Basement: 648 S.F. Crawl: 84 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 1 Vent Fan			Plumbing Vent Fan 1 201 123 Porches WGEP (1 Story) 50 5,404 3,296 Water/Sewer Public Water 1 1,298 792 Public Sewer 1 1,298 792 Totals: 163,529 99,752														
X	Many Avg. Few	X	Large Avg. Small		(8) Basement			Notes:			ECF (OLD PLATTED) 1.026 => TCV: 102,346												
X	Wood Sash Metal Sash Vinyl Sash																						
X	Double Hung Horiz. Slide Casement																						
X	Double Glass Patio Doors																						
X	Storms & Screens																						
(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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
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.			
		38,600	02/01/1996	WD	03-ARM'S LENGTH	134:577	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
47748 MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			DECK		05/12/2022	2022-010-004	FOUNDATION		
		P.R.E. 100% 03/20/1996									
Owner's Name/Address		MAP #:									
PUURI ROBERT M & KIMBERLY J 47748 MCCLELLAN ST HOUGHTON MI 49931		2024 Est TCV 116,508 TCV/TFA: 92.76									
		X	Improved	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	
PA21-8-4 LOTS 7 & 8 BLK 8 VILLAGE OF PERKINSVILLE.					INTERIOR	100.00	120.00	0.8706 0.8944	85 100	6,618	
Comments/Influences		Topography of Site			100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =					6,618	
		Level Rolling Low 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	3,309	54,945	58,254			35,523C
		Who When What			2023	2,881	48,938	51,819			33,832C
					2022	1,322	47,892	49,214			31,773C
					2021	1,650	48,689	50,339			30,758C
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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 24 CPP 20 Treated Wood 26 Treated Wood 56 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: 44 Floor Area: 1,256 Total Base New : 191,257 Total Depr Cost: 107,105 Estimated T.C.V: 109,890		E.C.F. X 1.026		Bsmnt Garage:									
Drywall Paneled				Plaster Wood T&G																					
Trim & Decoration																									
Building Style: RANCH		Yr Built 1975		Remodeled 0		Ex												X	Ord		Min				
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 = 1256 SF Floor Area = 1256 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 Basement 1,196 1 Story Siding Basement 60 Total: 181,252 101,501 Other Additions/Adjustments Deck Treated Wood 26 1,192 668 Treated Wood 56 1,842 1,032 Treated Wood 20 894 501 Water/Sewer Public Water 1 1,462 819 Public Sewer 1 1,462 819 Fireplaces Wood Stove 1 2,497 1,398 Porches CPP 24 656 367 Totals: 191,257 107,105 Notes: ECF (OLD PLATTED) 1.026 => TCV: 109,890		E.C.F. X 1.026		Carport Area: Roof:									
Lg		X	Ord		Small																				
Doors:			Solid	X	H.C.																				
(5) Floors		Kitchen: Other: Other:																							
Room List		Doors:			Solid	X	H.C.	(12) Electric																	
Basement 5 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																							
		Kitchen: Other: Other:																							
		(6) Ceilings																							
(1) Exterior		(6) Ceilings																							
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. Few		X	Large Avg. Small		Basement: 1256 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		X	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																			
	(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.				
		5,900		08/01/2000	WD	03-ARM'S LENGTH		152:98	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
REYNOLDS MICHAEL G & JODI A PO BOX 715 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 5,880												
		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		
REYNOLDS MICHAEL G & JODI A PO BOX 715 HOUGHTON MI 49931					MAIN	60.00	150.00	1.0000	1.0000	98	100		5,880	
					60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =		5,880
Tax Description		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
PA21-9-1 LOT 1 BLK 9 VILLAGE OF PERKINSVILLE.														
Comments/Influences														
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	2,940	0	2,940			795C			
					2023	2,640	0	2,640			758C			
					2022	2,520	0	2,520			722C			
					2021	2,550	0	2,550			699C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		3,000		08/01/2000	WD	03-ARM'S LENGTH		156:966	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
MCCLELLAN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
REYNOLDS MICHAEL G & JODI A PO BOX 715 HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 4,900											
		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. 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	
REYNOLDS MICHAEL G & JODI A PO BOX 715 HOUGHTON MI 49931					MAIN	50.00	150.00	1.0000	1.0000	98	100		4,900
					50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	4,900
Tax Description													
PA21-9-2 LOT 2 BLK 9 VILLAGE OF PERKINSVILLE.													
Comments/Influences													
		Who When What			2024	2,450	0	2,450			795C		
					2023	2,200	0	2,200			758C		
					2022	2,100	0	2,100			722C		
					2021	2,125	0	2,125			699C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
LARSON BRUCE & MICHELLE	VALENTINE DANIEL & KAREN	22,000	06/20/2013	WD	03-ARM'S LENGTH	2013/03614	DEED	100.0										
STATLER JAMES	LARSON BRUCE & MICHELLE	0	04/03/2013	QC	03-ARM'S LENGTH	2013/01818	DEED	100.0										
STATLER JAMES	LARSON BRUCE & MICHELLE	0	03/13/2013	QC	10-FORECLOSURE	2013/01322	DEED	100.0										
LARSON BRUCE S	STATLER JAMES	33,000	10/01/2010	LC	16-LC PAYOFF	2010/05057	DEED	100.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
20049 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		11/11/2020	2020-010-888	FOUNDATION									
		P.R.E. 0%			ALTER		02/03/2017	2017-031-007	COMPLETE									
Owner's Name/Address		MAP #:																
D&K VALENTINE RENTALS LLC 20057 FREDERICK ST HOUGHTON MI 49931		2024 Est TCV 95,958 TCV/TFA: 100.06																
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN												
		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					
					MAIN	75.00	150.00	1.0000	1.0000	98	100			7,350				
Tax Description		PA21-9-4 E 1/2 OF LOT #4 BLOCK 9 W 1/2 OF LOT #5 BLOCK 9 VILLAGE OF PERKINSVILLE AND LOTS 3 & W 1/2 LOT 4 BLK 9 VILLAGE OF PERKINSVILLE. COMBINED FOR THE 2021 ROLL, PER OWNER AND ZONING RESPLIT WHEN OWNER BEGINS CONSTRUCTION ON SECOND HOUSE			MAIN	75.00	150.00	1.0000	1.0000	98	100			7,350				
					150 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 14,700													
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	7,350	40,629	47,979			31,845C
												2023	6,600	35,737	42,337			30,329C
												2022	6,300	29,970	36,270			28,885C
					2021	6,375	30,466	36,841			27,963C							
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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 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		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									
Many Avg. X Avg. Large Small		Basement: 490 S.F. Crawl: 42 S.F. Slab: 168 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)		1 Public Water 1 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 = 714 SF Floor Area = 959 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	490		
1 Story	Siding	Crawl Space	42		
1 Story	Siding	Piers	14		
1 Story	Siding	Slab	168		
Total:				104,597	49,166

Other Additions/Adjustments

Porches					
WCP (1 Story)	84	3,474		1,407	
Water/Sewer					
Public Water	1	1,150		466	
Public Sewer	1	1,150		466	
Totals:	110,371			51,505	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 52,844

Cls D Blt 1900

*9

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1512 % 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: CD Effec. Age: 2 Floor Area: 0 Total Base New : 28,259 Total Depr Cost: 27,694 Estimated T.C.V: 28,414		E.C.F. X 1.026		Bsmnt Garage:	
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 2020		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:											

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 28 Treated Wood 312 Treated Wood		Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 700 % 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		Plaster Wood T&G									
Yr Built 2009		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 2 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									
X Many Avg. X Few		Basement: 1225 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X 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)		1 Public Water 1 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 = 1939 SF Floor Area = 3384 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,225		
1 Story	Siding	Overhang	14		
2 Story	Siding	Slab	220		
1 Story	Siding	Blt-in Gar.	480		
Total:				356,671	313,872

Other Additions/Adjustments

Deck					
Treated Wood	28	1,256		1,105	
Treated Wood	312	5,426		4,775	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	700	33,670		29,630	
Common Wall: 2 Wall	1	-5,257		-4,626	
Door Opener	2	1,070		942	
Water/Sewer					
Public Water	1	1,462		1,287	
Public Sewer	1	1,462		1,287	
Totals:			395,760		348,272

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 357,327

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DESTRAMPE DANIEL P	DESTRAMPE DANIEL & PENDER	1	10/01/2012	QC	09-FAMILY	2012/05638	DEED	0.0		
		10	04/01/1999	WD	03-ARM'S LENGTH	146:484	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
20079 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 03/20/1996								
Owner's Name/Address		MAP #:								
DESTRAMPE DANIEL & PENDER JILL		2024 Est TCV 122,637 TCV/TFA: 108.82								
20079 FREDERICK ST		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN				
HOUGHTON MI 49931		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
Tax Description				MAIN	50.00	150.00	1.0000	1.0000	98	100 4,900
PA21-9-7 LOT 7 & 8 BLK 9 VILLAGE OF PERKINSVILLE				MAIN	50.00	150.00	1.0000	1.0000	98	100 4,900
LOT 7 COMBINED FOR 2023 ROLL		X Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 9,800						
Comments/Influences		Storm Sewer								
		Sidewalk								
		X Water		Land Improvement Cost Estimates						
		X Sewer		Description						
		X Electric		Rate						
		X Gas		Size % Good						
		X Curb		Cash Value						
		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	4,900	56,419	61,319		20,194C
		LP	07/27/2009	DATA ENTER	2023	4,400	50,345	54,745		19,233C
		WK	10/05/2010	INSPECTED	2022	2,100	40,005	42,105		16,977C
		TH	10/15/2010	DATA ENTER	2021	2,125	40,666	42,791		16,435C
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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 110 CPP 160 WCP (1 Story) 368 Treated Wood 36 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		1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: CD Effec. Age: 44 Floor Area: 1,127 Total Base New : 147,148 Total Depr Cost: 82,404 Estimated T.C.V: 84,546		E.C.F. X 1.026		Bsmnt Garage:	
Building Style: COLONIAL		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Yr Built 1870		Remodeled 1994		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 4 1st Floor 4 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Linoleum Other: Hardwood 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							
				(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 Small		Basement: 758 S.F. Crawl: 50 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 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)		1 Public Water 1 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: Wall/Floor Furnace

Ground Area = 808 SF Floor Area = 1127 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	Basement	120		
1.5 Story	Siding	Basement	638		
1 Story	Siding	Crawl Space	50		
Total:				128,244	71,817
Other Additions/Adjustments					
Porches					
	CPP		110	1,933	1,082
	WCP (1 Story)		160	6,067	3,398
	Foundation: Shallow		160	-1,150	-644
Deck					
	Treated Wood		368	5,910	3,310
	Treated Wood		36	1,445	809
Water/Sewer					
	Public Water		1	1,298	727
	Public Sewer		1	1,298	727
Fireplaces					
	Wood Stove		1	2,103	1,178
Totals:				147,148	82,404
Notes:			ECF (OLD PLATTED) 1.026 => TCV: 84,546		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1994 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: 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									
Building Style: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 1994		Remodeled 0		Ex X Ord Min									
Condition: Good		Trim & Decoration		Size of Closets									
Room List		Doors: Solid X H.C.		X No Heating/Cooling									
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 COLONIAL

(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: 42 Inch (Unfinished)					
Base Cost	780			29,960	22,470
Door Opener	2			1,070	802
Totals:				31,030	23,272

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 23,877

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 112 WGEP (1 Story) 40 WCP (1 Story) 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		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 X Paneled		X Plaster Wood T&G									
Yr Built 1870		Remodeled 0		Ex X Ord Min									
Condition: Poor		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: Hardwood Other: Hardwood Other:		100 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: 672 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		Treated Wood X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF 1 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 = 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:				117,087	52,688

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	951
Porches			
WGEP (1 Story)	112	9,354	4,209
WCP (1 Story)	40	2,443	1,099
Deck			
Treated Wood	60	1,872	842
Water/Sewer			
Public Water	1	1,298	584
Public Sewer	1	1,298	584
Totals:		135,466	60,957

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 62,542

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BAHR SEAN & PODPESKAR TRAC	RHODES KATHLEEN	0	10/26/2023	WD	03-ARM'S LENGTH	2023/4468	PROPERTY TRANSFER	100.0			
ARCHAMBEAU DAVID S & ETAL	LINDSEY SHARTELL	37,500	08/23/2007	WD	03-ARM'S LENGTH	2007/04712	DEED	100.0			
		19,500	01/01/1998	WD	03-ARM'S LENGTH	142:378	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
20107 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 01/15/2024									
Owner's Name/Address		MAP #:									
RHODES KATHLEEN 20107 FREDERICK ST HOUGHTON MI 49931		2024 Est TCV 70,104 TCV/TFA: 97.64									
		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
PA21-9-9 LOT 10 BLK 9 VILLAGE OF PERKINSVILLE.				MAIN	50.00	150.00	1.0000	1.0000	98	100	4,900
Comments/Influences				50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		4,900
		X	Water								
		X	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	2,450	32,602	35,052			35,052S
		KH	10/05/2010	INSPECTED	2023	2,200	28,980	31,180			27,723C
		TH	10/15/2010	DATA ENTER	2022	2,100	24,303	26,403			26,403S
					2021	2,125	24,705	26,830		26,830W	18,562C
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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 120 CPP 24 CPP 100 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 X Plaster Wood T&G											
Yr Built Remodeled 1920 0		Trim & Decoration											
Condition: Good		Ex X Ord Min											
Room List		Size of Closets											
1 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		Lg X Ord Small											
(1) Exterior		Doors: Solid X H.C.		Central Air Wood Furnace									
		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		100 Amps Service									
				No./Qual. of Fixtures									
				Ex. X Ord. Min									
		(6) Ceilings		No. of Elec. Outlets									
X Wood/Shingle Aluminum/Vinyl Brick Insulation		X Plaster		Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
X Many Avg. X Large Avg. Few Small		Basement: 572 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 X Double Hung Horiz. Slide Casement 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 X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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 = 572 SF Floor Area = 718 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	572		
0.5 Story	Siding	Overhang	6		
Total:				93,136	58,676

Other Additions/Adjustments

Porches					
CPP	120	2,086			1,314
CPP	24	620			391
Deck					
Treated Wood	100	2,437			1,535
Water/Sewer					
Public Water	1	1,298			818
Public Sewer	1	1,298			818
Totals:		100,875			63,552

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 65,204

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FRICKE ROBERT A & DOROTHEA	DEVRIES RICHARD & SARA	60,000	11/11/2022	WD	03-ARM'S LENGTH	2022/06013	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47892 FARRAGUT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		10/22/2014		14-275		NOT REVIEW	
Owner's Name/Address		P.R.E. 0%									
DEVRIES RICHARD & SARA 47892 FARRAGUT ST HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 132,757 TCV/TFA: 87.34									
		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
						0.00	76.60	1.0000	1.0000	0 100	0
PA21-10-2 LOTS 1, 2 & 3 BLK 10 VILLAGE OF PERKINSVILLE.						0.00	76.60	1.0000	1.0000	0 100	0
Comments/Influences						0.00	46.40	1.0000	1.0000	0 100	0
					NEW ACREAG 1 ACRE		0.35 Acres	13000	100		4,550
							0.35 Total Acres	Total Est. Land Value =			4,550
		X	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	2,275	64,104	66,379			61,912C
		LP	08/18/2009	DATA ENTER	2023	1,683	57,281	58,964			58,964S
		KH	10/05/2010	INSPECTED	2022	1,683	32,088	33,771			19,325C
		TH	10/15/2010	DATA ENTER	2021	2,100	32,442	34,542			18,708C
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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 90 CPP 48 CPP 80 CPP 16 CCP (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: 2 Area: 480 % 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: 51 Floor Area: 1,520 Total Base New : 226,041 Total Depr Cost: 110,762 Estimated T.C.V: 113,642				E.C.F. X 1.026			Bsmnt Garage: Carport Area: Roof:			
Building Style: CAPE				Trim & Decoration																							
Yr Built 1940		Remodeled 2008		Ex	X	Ord		Min																			
Condition: Poor				Size of Closets																							
Room List				Doors:					Solid	X	H.C.	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1168 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas				Cls C Blt 1940							
				(5) Floors				(12) Electric																			
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms				Kitchen: Linoleum Other: Hardwood Other: Carpeted				0 Amps Service				No./Qual. of Fixtures				Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 112 1.5 Story Siding Basement 688 1 Story Siding Basement 368 0.5 Story Siding Overhang 16 Total: 194,782 95,445											
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,491 Vent Fan 1 247 121 Porches CPP 90 1,849 906 CPP 48 1,149 563 CPP 80 1,704 835 CCP (1 Story) 16 788 386 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,059 8,359 Water/Sewer Public Water 1 1,462 716 Public Sewer 1 1,462 716 Fireplaces Wood Stove 1 2,497 1,224 Totals: 226,041 110,762				Notes: ECF (OLD PLATTED) 1.026 => TCV: 113,642											
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				Many X Ave. Few												(13) Plumbing							
Insulation				(7) Excavation				Average Fixture(s)																			
(2) Windows				Basement: 1056 S.F. Crawl: 0 S.F. Slab: 112 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																			
X	Many Avg.	X	Large Avg.	(8) Basement				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:															
X	Few	X	Small																								
X	Wood Sash Metal Sash Vinyl Sash																										
X	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				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																											
Metal																											
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: 1 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 280	
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 2014		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 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 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 280 13,532 12,449
Door Opener 1 535 492
No Concrete Floor 280 -1,820 -1,674
Totals: 12,247 11,267
Notes:
ECF (OLD PLATTED) 1.026 => TCV: 11,560

Class: C	Effec. Age: 8	Floor Area: 0	Total Base New : 12,247	E.C.F.	Bsmnt Garage:
			Total Depr Cost: 11,267	X 1.026	
			Estimated T.C.V: 11,560		Carport Area: Roof:

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
VOGHT JOSEPH & ROBERT J	VOGHT ROBERT J & KATHERINE	0	10/30/2008	QC	21-NOT USED/OTHER	2008/06329	DEED	0.0					
		1	05/01/1999	WD	03-ARM'S LENGTH	146:809	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47910 FARRAGUT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
VOGHT ROBERT J & KATHERINE G 47910 FARRAGUT ST HOUGHTON MI 49931		2024 Est TCV 94,674 TCV/TFA: 70.44											
		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
						0.00	123.00	1.0000	1.0000	0	100		0
PA21-10-3 LOT 4 BLK 10 VILLAGE OF PERKINSVILLE.						0.00	23.30	1.0000	1.0000	0	100		0
Comments/Influences		X	Paved Road	NEW ACREAG 1 ACRE			0.13 Acres		13000		100		1,651
			Storm Sewer				0.13 Total Acres		Total Est. Land Value =				1,651
			Sidewalk										
		X	Water	Land Improvement Cost Estimates									
		X	Sewer	Description									
		X	Electric	Rate									
		X	Gas	Size % Good									
			Curb	Cash Value									
			Street Lights	Wood Frame									
			Standard Utilities	22.87									
			Underground Utils.	324 46									
				Total Estimated Land Improvements True Cash Value =									
				3,409									

*** 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	06/01/2004	WD	03-ARM'S LENGTH	166:785	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status								
20106 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 100% 01/02/2003														
Owner's Name/Address		MAP #:														
GUILFORD BARBARA G PO BOX 802 20106 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 73,685 TCV/TFA: 64.30														
		X	Improved	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				
PA21-11-1 LOTS 1, 2 & 3 BLK 11 VILLAGE OF PERKINSVILLE.						0.00	100.00	1.0000	1.0000	0	100	0				
					NEW ACREAG 1 ACRE			0.28	Acres	13000	100	3,575				
Comments/Influences						0.28	Total Acres		Total Est. Land Value =	3,575						
		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	1,788	35,055	36,843
		KH	10/05/2010	INSPECTED	2023	1,322	30,835	32,157			14,029C					
		TH	10/15/2010	DATA ENTER	2022	1,322	25,860	27,182			13,361C					
					2021	1,650	26,281	27,931			12,935C					
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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 108 WSEP (1 Story) 150 Treated Wood 30 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: 840 % Good: 41 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: 1 1/2		X Drywall Paneled X Plaster Wood T&G											
Yr Built 1870		Remodeled 0		Trim & Decoration									
Condition: Fair		Ex X Ord Min		Size of Closets									
Room List		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
Basement 2 1st Floor 3 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Carpeted Other:		(12) Electric 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		X Tile				Many X Ave. Few							
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 672 S.F. Slab: 138 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 Concrete Floor		1 Public Water 1 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													
Asphalt Shingle X 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 = 810 SF Floor Area = 1146 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	672		
1 Story	Siding	Slab	138		
Total:				117,928	53,067

Other Additions/Adjustments

Porches			
WSEP (1 Story)	108	4,985	2,044 *4
Deck			
Treated Wood	150	3,206	1,314 *4
Treated Wood	30	1,264	518 *4
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	840	25,259	10,356 *4
Water/Sewer			
Public Water	1	1,150	517
Public Sewer	1	1,150	517
Totals:		154,942	68,333

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 70,110

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		
47970 FARRAGUT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			REPAIR/RENOVATE			10/13/2010	10-284	COMPLETE			
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
LINDELL VICKI & MARIE 47970 FARAGUT ST HOUGHTON MI 49931		2024 Est TCV 138,784 TCV/TFA: 131.42											
		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
						0.00	120.00	1.0000	1.0000	0	100		0
						0.00	112.50	1.0000	1.0000	0	100		0
					NEW ACREAG 1 ACRE			0.34 Acres	13000	100			4,355
								0.34 Total Acres				Total Est. Land Value =	4,355
Tax Description													
PA21-11-3 LOT 5, & PART OF LOTS 4 & 6 BLK 11 D/F, COM AT NW COR BLK 11 THE POB, TH E 76.2', TH S 10 DEG 12' E 112.5', TH S 79 DEG 48' W 75', TH N 10 DEG 12' W 126' TOPOB VILLAGE OF PERKINSVILLE.													
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		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 120		Type CPP		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: 1 Mech. Doors: 0 Area: 576 % 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		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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: Electric Baseboard Ground Area = 1056 SF Floor Area = 1056 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 1,056 155,543 110,436 Other Additions/Adjustments Porches CPP 120 2,322 1,649 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 18,451 Common Wall: 1 Wall 1 -2,628 -1,997 Door Opener 1 535 407 Water/Sewer Public Water 1 1,462 1,038 Public Sewer 1 1,462 1,038 Totals: 182,974 131,022 Notes: ECF (OLD PLATTED) 1.026 => TCV: 134,429	
Building Style: RANCH				X Drywall Paneled		Plaster Wood T&G		Trim & Decoration		X		H.C.		Doors:		Solid		X		H.C.		E.C.F. X 1.026		Bsmnt Garage:					
Yr Built 1978	Remodeled 0			Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	No Conc. Floor: 0													
Condition: Fair						X		Ord				Small																	
Room List				Doors:				Solid		X		H.C.																	
5	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors																									
(1) Exterior				(6) Ceilings		X Drywall																							
X	Wood/Shingle Aluminum/Vinyl Brick																												
Insulation																													
(2) Windows				(7) Excavation																									
X	Many Avg.	X	Large Avg.	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																									
				Small																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung			(8) Basement																									
X	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)																									
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.			
BISHOP TRACI R	OAK GROVE INVESTMENTS LLC	140,000	10/23/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
MONETTE MICHAEL B	BISHOP TRACI R	97,500	10/16/2017	WD	03-ARM'S LENGTH	2017/05450	DEED	100.0			
		44,000	09/01/2000	WD	03-ARM'S LENGTH	152:336	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
20123 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
OAK GROVE INVESTMENTS LLC 719 HAWTHORNE AVE SOUTH MILWAUKEE WI 53172		2024 Est TCV 113,952 TCV/TFA: 131.89									
		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	
Tax Description					0.00	120.00	1.0000	1.0000	0 100	0	
					0.00	102.00	1.0000	1.0000	0 100	0	
PA21-11-3A LOT 7, & PART OF LOTS 4 & 6 BLK 11, D/F, COM AT NW COR BLK 11, TH E 76.2' TO POB, TH E 76.2', TH S 10 DEG 12' E 99', TH S 79 DEG 48' W 75', TH N 10 DEG 12' W 112.5' TO POB. VILLAGE OF PERKINSVILLE.		X		NEW ACREAG 1 ACRE		0.32 Acres		13000	100	4,108	
Comments/Influences				0.32 Total Acres		Total Est. Land Value =		4,108			
		X		Land Improvement Cost Estimates							
		X		Description	Rate		Size % Good		Cash Value		
		X		Wood Frame	26.42		144 85		3,233		
		X		Wood Frame	27.40		120 85		2,795		
				Residential Local Cost Land Improvements							
				Description	Rate		Size % Good		Cash Value		
				OLDER SHED	10.00		64 95		608		
				Total Estimated Land Improvements True Cash Value =						6,636	
		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	2,054	54,922	56,976			56,976S
		KH	10/05/2010	INSPECTED	2023	1,519	44,310	45,829			38,950C
		TH	10/15/2010	DATA ENTER	2022	1,519	37,153	38,672			37,096C
					2021	1,896	37,772	39,668			35,911C
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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	Area	Type	Year Built: 1977 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: 336 % 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 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom 1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1 Direct-Vented Gas																																																																						
Building Style: RANCH			Drywall Paneled		Plaster Wood T&G																																																																										
Yr Built 1977	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 4 1st Floor 2nd Floor 2 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)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 864 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		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																																																									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1977</p> <p>(11) Heating System: Forced Air w/ Ducts , Air Conditioning</p> <p>Ground Area = 864 SF Floor Area = 864 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</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 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>121,861</td> <td>79,209</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <p>Garages</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Finished)</p> <table border="1"> <thead> <tr> <th></th> <th>Base Cost</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Common Wall: 1 Wall</td> <td>336</td> <td>20,254</td> <td>13,165</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>-2,628</td> <td>-1,708</td> </tr> <tr> <td>Water/Sewer</td> <td>1</td> <td>535</td> <td>348</td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,462</td> <td>950</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,462</td> <td>950</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dishwasher</td> <td>1</td> <td>762</td> <td>495</td> </tr> <tr> <td>Jacuzzi Tub</td> <td>1</td> <td>8,096</td> <td>5,262</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Direct-Vented Gas</td> <td>1</td> <td>2,957</td> <td>1,922</td> </tr> <tr> <td colspan="2">Totals:</td> <td>154,761</td> <td>100,593</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (OLD PLATTED) 1.026 => TCV: 103,208</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864			Total:				121,861	79,209		Base Cost			Common Wall: 1 Wall	336	20,254	13,165	Door Opener	1	-2,628	-1,708	Water/Sewer	1	535	348	Public Water	1	1,462	950	Public Sewer	1	1,462	950	Built-Ins				Dishwasher	1	762	495	Jacuzzi Tub	1	8,096	5,262	Fireplaces				Direct-Vented Gas	1	2,957	1,922	Totals:		154,761	100,593
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																										
1 Story	Siding	Crawl Space	864																																																																												
Total:				121,861	79,209																																																																										
	Base Cost																																																																														
Common Wall: 1 Wall	336	20,254	13,165																																																																												
Door Opener	1	-2,628	-1,708																																																																												
Water/Sewer	1	535	348																																																																												
Public Water	1	1,462	950																																																																												
Public Sewer	1	1,462	950																																																																												
Built-Ins																																																																															
Dishwasher	1	762	495																																																																												
Jacuzzi Tub	1	8,096	5,262																																																																												
Fireplaces																																																																															
Direct-Vented Gas	1	2,957	1,922																																																																												
Totals:		154,761	100,593																																																																												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BUTKOVICH MARY D	MOELLER MICHAEL E & KIM D	68,000	09/11/2015	WD	03-ARM'S LENGTH	2015/04772	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
20147 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		03/11/2022	2021-999-158	FOUNDATION					
		P.R.E. 0%												
Owner's Name/Address		MAP #: PA21-11-6												
OAK GROVE INVESTMENTS LLC 719 HAWTHORNE AVE SOUTH MILWAUKEE WI 53172		2024 Est TCV 72,139 TCV/TFA: 63.17												
		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	
						0.00	90.00	1.0000	1.0000	0	100		0	
LOTS 8 & 9 BLK 11 VILLAGE OF PERKINSVILLE.		X	Gravel Road			NEW ACREAG 1 ACRE		0.25 Acres		13000	100		3,263	
Comments/Influences		X	Paved Road			0.25 Total Acres		Total Est. Land Value =		3,263				
		X	Storm Sewer											
		X	Sidewalk			Land Improvement Cost Estimates								
		X	Water			Description		Rate		Size % Good		Cash Value		
		X	Sewer			Sauna		6,499.14		1 95		6,174		
		X	Electric			Wood Frame		30.77		85 94		2,458		
			Gas			Residential Local Cost Land Improvements								
			Curb			Description		Rate		Size % Good		Cash Value		
			Street Lights			LEAN TO SOUND		10.00		108 95		1,026		
			Standard Utilities			Total Estimated Land Improvements		True Cash Value =		9,658				
			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	1,632	34,438	36,070			19,767C			
		LP	04/17/2009	DATA ENTER	2023	1,207	30,513	31,720			18,826C			
		WK	10/05/2010	INSPECTED	2022	1,207	20,460	21,667			17,930C			
		TH	10/15/2010	DATA ENTER	2021	1,506	20,752	22,258			17,358C			

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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 116 Treated Wood 68 Treated Wood 30 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 PaneledPlaster Wood T&G																							
Building Style: COLONIAL				Trim & Decoration																											
Yr Built 1890		Remodeled 0		ExXOrdMin																											
Condition: Average				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Linoleum Other: Hardwood Other: Carpeted				100 Amps Service																							
				No./Qual. of Fixtures																											
				ExXOrdMin																											
(1) Exterior				No. of Elec. Outlets																											
X Wood/Shingle Aluminum/Vinyl Brick Insulation				X Drywall				ManyXAve.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 Few Avg. Small				Basement: 432 S.F. Crawl: 176 S.F. Slab: 102 S.F. Height to Joists: 0.0																											
X Wood Sash Metal Sash Vinyl Sash				(8) Basement																											
X Double Hung X 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 Gambrel Flat Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
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.			
		1	06/01/2000	WD	03-ARM'S LENGTH	151:67	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 #:									
HILTUNEN DON R & JEAN A 900 HILL ST HANCOCK MI 49930		2024 Est TCV 5,369									
		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
						0.00	120.00	1.0000	1.0000	0 100	0
PA21-11-2 LOTS 10 & 11 BLK 11 VILLAGE OF PERKINSVILLE.						0.00	120.00	1.0000	1.0000	0 100	0
Comments/Influences					NEW ACREAG 1 ACRE			0.41 Acres	13000	100	5,369
								0.41 Total Acres	Total Est. Land Value =		5,369

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		72,000	07/01/2004	WD	03-ARM'S LENGTH	165:269	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status								
19966 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			REPLACEMENT/NO NEW	05/13/2014	14-026	COMPLETE								
		P.R.E. 100% 05/19/1994			DEMOLISH	04/29/2014	14-019	COMPLETE								
Owner's Name/Address		MAP #:														
GUILBAULT RODNEY & DEBRA A 19966 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 165,237 TCV/TFA: 163.93														
		X	Improved	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				
PA22-A-1 LOT 1 BLK A EXC N 5.4' VILLAGE OF HURON. 165/269					0.00			120.00	1.0000	1.0000	0	100	0			
Comments/Influences					NEW ACREAG 1 ACRE			0.22 Acres			13000	100	2,795			
					0.22 Total Acres			Total Est. Land Value =			2,795					
		Topography of Site														
		X 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	1,398	81,221	82,619
		JR	09/22/2010	INSPECTED	2023	1,034	73,934	74,968			42,815C					
		SC	10/18/2010	DATA ENTER	2022	1,034	64,770	65,804			40,777C					
					2021	1,290	64,894	66,184			39,475C					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KUZMIC AUSTIN & TRISHA	BROWN ANDREW J & SONIA R	139,000	06/19/2020	WD	03-ARM'S LENGTH	2020/0304	PROPERTY TRANSFER	100.0			
FANNIE MAE	KUZMIC AUSTIN & TRISHA	86,701	12/19/2011	CD	10-FORECLOSURE	2012/00037	DEED	100.0			
MIDWEST LOAN SERVICES INC	FANNIE MAE	1	08/09/2011	QC	10-FORECLOSURE	2011/04118	DEED	100.0			
MIDWEST LOAN SERVICES INC	MIDWEST LOAN SERVICES INC	4,000	08/02/2011	QC	10-FORECLOSURE	2011/04002	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47945 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 07/13/2020									
Owner's Name/Address		MAP #:									
BROWN ANDREW J & SONIA R		2024 Est TCV 179,372 TCV/TFA: 95.21									
47945 MAIN ST		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					0.00	120.00	1.0000	1.0000	0	100	0
Tax Description				NEW ACREAG	1 ACRE		0.25 Acres	13000	100		3,185
PA22-A-1A NORTH 5.4' OF LOT 1 ALSO LOT 2		X				0.25 Total Acres		Total Est. Land Value =			3,185
BLK A VILLAGE OF HURON 167/002											
Comments/Influences											
		X Water									
		X Sewer									
		X Electric									
		X 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	1,593	88,093	89,686		79,050C	
		JR	09/30/2010	INSPECTED	2023	1,178	80,508	81,686		75,286C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SHARON AVENUE CONVENIENCE	SILVER LINING LLC	500,000	12/26/2023	WD	03-ARM'S LENGTH	20235368	PROPERTY TRANSFER	100.0							
		92,000	09/01/1997	WD	03-ARM'S LENGTH	141:125	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status							
19975 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION	06/17/1998	98-681								
Owner's Name/Address		P.R.E. 0%			COMMERCIAL	06/17/1998	98-667								
		MAP #:													
SILVER LINING LLC 46736 PILGRIM RD HOUGHTON MI 49931		2024 Est TCV 227,229 TCV/TFA: 141.14													
		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		
PA22-A-2 LOT 3 BLK A VILLAGE OF HURON. ALSO THE E 20' OF THAT PORTION OF HURON ST LYING BTW WILLIAMS ST & SHARON AVE BY HOUGHTON CO RD COM.					HWY N END	120.00	100.00	1.3512	0.9330	500	100		75,643		
Comments/Influences					120 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 75,643										
					Land Improvement Cost Estimates										
		Topography of Site			Description	Rate		Size % Good		Cash Value					
					D/W/P: Asphalt Paving	3.12		10008 63		19,672					
					Total Estimated Land Improvements True Cash Value = 19,672										
		Level Rolling Low 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	37,822	75,793	113,615			113,615S				
					2023	34,040	68,285	102,325			82,523C				
					2022	34,040	61,057	95,097			78,594C				
					2021	34,040	64,174	98,214			76,084C				
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Desc. of Bldg/Section: GAS STATION &CONVENIENCE STORE Calculator Occupancy: Markets - Mini-Mart Convenience Stores										<<<<<Calculator Cost Computations>>>>>									
Class: C Floor Area: 1,040 Gross Bldg Area: 1,610 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 3% Effective Age : 21 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100 1998Year Built Remodeled 10Overall Bldg Height Comments:					Construction Cost					Class:C Quality: Average Stories: 1 Story Height: 10 Perimeter: 0 Overall Building Height: 10									
					X HighAbove Ave.Ave.Low					Base Rate for Upper Floors = 238.62									
					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1040 Ave. Perimeter Has Elevators:					(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.03 100% Adjusted Square Foot Cost for Upper Floors = 260.65									
					*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling					Total Floor Area: 1,040 Base Cost New of Upper Floors = 271,076 Reproduction/Replacement Cost = 271,076 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 143,670									
					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 122,694 Replacement Cost/Floor Area= 260.65 Est. TCV/Floor Area= 117.98									
(1) Excavation/Site Prep: 1040 SqFt Excavation (in cubic feet) 1040 SqFt Site Prep					(7) Interior: 1040 SqFt, Frame, Markets, Mini-Marts					(11) Electric and Lighting: 1040 SqFt, Ave.# Outlets, Flexible					(39) Miscellaneous:				
(2) Foundation: X Footings					(8) Plumbing:					Outlets:Fixtures:					1872 Steel Frame				
X Poured Conc. Brick/StoneBlock 1040 SqFt, Class C, Bearing Walls					Many Above Ave.Average TypicalFew None					Few Average Many Unfinished Typical									
(3) Frame: 1040 SqFt, Concrete, Reinforced, Clas					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls ToiletsUrinals Wash Bowls Water Heaters Wash Fountains Water Softeners					X Flex Conduit Rigid Conduit X Armored Cable Non-Metalic Bus DuctIncandescent Fluorescent Mercury Sodium Vapor Transformer					(40) Exterior Wall:				
(4) Floor Structure: 1040 SqFt, Concrete, On Ground					1040 SqFt, Typical, Markets, Mini-Marts										ThicknessBsmnt Insul.				
(5) Floor Cover: 1040 SqFt, Melamine/Laminated Tile					(9) Sprinklers:					(13) Roof Structure: Slope=0 1040 SqFt, Steel Joists, Steel Deck					1040 SqFt, Block, Concrete, 8"				
					(10) Heating and Cooling:														
					X Gas OilCoal StokerHand Fired Boiler					(14) Roof Cover: 1040 SqFt, Alum./Steel Add for Inte									
(6) Ceiling: 1040 SqFt, Acoustical Ceilings, Tile					1040 SqFt, Furnace, Floor or Wall														

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole										Class: D,Pole Quality: Low Cost									
Floor Area: 570										Stories: 1 Story Height: 12 Perimeter: 0									
Gross Bldg Area: 1,610										Overall Building Height: 12									
Stories Above Grd: 1										Base Rate for Upper Floors = 43.05									
Average Sty Hght : 12										(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 43.05									
Depr. Table : 3%										Total Floor Area: 570 Base Cost New of Upper Floors = 24,538									
Effective Age : 27										Reproduction/Replacement Cost = 24,538									
Physical %Good: 44										Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0									
Func. %Good : 100										Total Depreciated Cost = 10,797									
Economic %Good: 100										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 9,220									
										Replacement Cost/Floor Area= 43.05 Est. TCV/Floor Area= 16.18									
1998 Year Built										Area:									
Remodeled										Perimeter:									
12 Overall Bldg										Type:									
Height										Heat: No Heating or Cooling									
Comments:										* Mezzanine Info *									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Sprinkler Info *									
										Area:									
										Type:									
(1) Excavation/Site Prep: 1456 SqFt Excavation (in cubic feet) 1456 SqFt Site Prep										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
1456 SqFt, Class S										Total Fixtures									
(3) Frame:										3-Piece Baths									
1456 SqFt, Steel, Class S										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
1456 SqFt, Concrete, On Ground										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									
										1456 SqFt, Aluminum or Steel, on Wo									
										(14) Roof Cover:									
										1456 SqFt, Alum./Steel Cold Storage									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SHARON AVENUE CONVENIENCE	SILVER LINING LLC	500,000		12/26/2023	WD	03-ARM'S LENGTH		20235368	PROPERTY TRANSFER	100.0			
		35,000		09/01/1997	WD	03-ARM'S LENGTH		141:123	DEED	0.0			
Property Address		Class: COMMERCIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
19975 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SILVER LINING LLC 46736 PILGRIM RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 65,975											
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
PA22-A-3 LOT 4 BLK A VILLAGE OF HURON.		Gravel Road			HWY N END	100.00	100.00	1.4142	0.9330	500	100	65,975	
Comments/Influences		Paved Road			100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	65,975
		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	32,988	0	32,988			32,988S		
					2023	29,689	0	29,689			12,931C		
					2022	29,689	0	29,689			12,316C		
					2021	29,689	0	29,689			11,923C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		100	07/01/1998	WD	03-ARM'S LENGTH	144:133	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
47938 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
KOSKEY DAVID		2024 Est TCV 160,832 TCV/TFA: 70.91											
47938 HURON ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END								
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description						0.00	120.00	1.0000	1.0000	0	100		0
PA22-A-4 LOT 5 BLK A VILLAGE OF HURON.		X	Dirt Road			NEW ACREAG 1 ACRE							
Comments/Influences			Gravel Road			0.23 Acres 13000 100 2,990							
			Paved Road			0.23 Total Acres Total Est. Land Value = 2,990							
			Storm Sewer										
		Sidewalk			Land Improvement Cost Estimates								
		X	Water			Description				Rate	Size	% Good	Cash Value
		X	Sewer			Wood Frame				22.91	320	46	3,372
		X	Electric			Total Estimated Land Improvements True Cash Value = 3,372							
		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	1,495	78,921	80,416			22,902C		
		JR	09/30/2010	INSPECTED	2023	1,106	72,464	73,570			21,812C		
		SC	/ /	DATA ENTER	2022	1,106	63,517	64,623			20,774C		
					2021	1,380	63,535	64,915			20,111C		
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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		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: 1940 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: 228 % Good: 41 Storage Area: 0 No Conc. Floor: 0						
				X Insulation			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							Class: D Effec. Age: 59 Floor Area: 858 Total Base New : 126,655 Total Depr Cost: 63,839 Estimated T.C.V: 62,754		184 WGEP (1 Story) 20 WGEP (1 Story) 20 WGEP (1 Story)		Bsmnt Garage: Carport Area: Roof:					
				(4) Interior																							
				X Wood Frame			Drywall		Plaster																	Wood T&G	
Building Style: 1 1/2				X Paneled				Wood T&G																			
Yr Built 1938		Remodeled 1998		Ex		X Ord				Min																	
Condition: Fair				Size of Closets																							
		Lg		X Ord				Small																			
Room List				Doors:				Solid		X H.C.																	
2 Basement		3 1st Floor		1 2nd Floor		1 Bedrooms		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1 1/2											
												100 Amps Service				Cls D Blt 1938											
												No./Qual. of Fixtures				Ground Area = 708 SF Floor Area = 858 SF.											
												Ex. X Ord. Min				Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/75/100/33.75											
(1) Exterior				(6) Ceilings				No. of Elec. Outlets								Building Areas											
Wood/Shingle		X Aluminum/Vinyl		Brick		X Tile						Many X Ave. Few				Stories Exterior Foundation Size Cost New Depr. Cost											
Insulation												(13) Plumbing				1.25 Story Siding Basement 598											
(2) Windows				(7) Excavation				1				Average Fixture(s)				1 Story Siding Crawl Space 110											
Many		Large		Basement: 598 S.F.				3 Fixture Bath				Other Additions/Adjustments				Total: 99,418 50,020											
X Avg.		X Avg.		Crawl: 110 S.F.				2 Fixture Bath				Porches															
Few		Small		Slab: 0 S.F.				Softener, Auto				WGEP (1 Story) 184 11,715 6,238				*											
X Wood Sash				Height to Joists: 0.0				Softener, Manual				WGEP (1 Story) 20 1,561 1,108				*											
Metal Sash								Solar Water Heat				WGEP (1 Story) 20 1,561 1,108				*											
Vinyl Sash				(8) Basement				No Plumbing				Water/Sewer															
Double Hung								Extra Toilet				Public Water 1 1,150 612															
Horiz. Slide								Extra Sink				Public Sewer 1 1,150 612															
Casement								Separate Shower				Garages															
X Double Glass								Ceramic Tile Floor				Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)															
Patio Doors								Ceramic Tile Wains				Base Cost 228 10,100 4,141				*											
X Storms & Screens								Ceramic Tub Alcove				Totals: 126,655 63,839															
(3) Roof				(9) Basement Finish				Vent Fan				Notes:															
												ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 62,754															
X Gable		Gambrel		Recreation SF				1 Public Water																			
Hip		Mansard		Living SF				1 Public Sewer																			
Flat		Shed		Walkout Doors (B)				Water Well																			
X Asphalt Shingle				No Floor SF				1000 Gal Septic																			
				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.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
47885 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
PETRELIUS WM M & CHERYL A 47885 MAIN ST HOUGHTON MI 49931		2024 Est TCV 100,027 TCV/TFA: 96.18											
		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
PA22-B-1 N 1/4 OF LOT 1 & ENTIRE LOT 2						0.00	120.00	1.0000	1.0000	0	100		0
BLK B VILLAGE OF HURON.		X	Paved Road		NEW ACREAG 1 ACRE		0.34 Acres	13000	100				4,485
Comments/Influences		X	Storm Sewer		0.34 Total Acres Total Est. Land Value = 4,485								
			Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	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	2,243	47,771	50,014		35,260C				
JR 09/30/2010 INSPECTED				2023	1,659	43,740	45,399		33,581C				
SC 10/18/2010 DATA ENTER				2022	1,659	38,317	39,976		31,982C				
				2021	2,070	38,388	40,458		30,961C				

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.				
EAKIN DARLENE M & JOSEPHIN	EAKIN DARLENE	0		11/23/2019	OTH	07-DEATH CERTIFICATE				OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)			Date	Number	Status			
19990 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 10/16/2023													
Owner's Name/Address		MAP #:													
EAKIN DARLENE 19990 HENRY ST HOUGHTON MI 49931		2024 Est TCV 135,630 TCV/TFA: 111.72													
		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	
Tax Description							0.00	120.00	1.0000	1.0000		0	100		0
							0.00	120.00	1.0000	1.0000		0	100		0
S 1/2 OF N 1/2 OF LOT 1, BLK B AND S 1/2 OF LOT 1, BLK B		X	Paved Road				NEW ACREAG 1 ACRE			0.17 Acres		13000	100	2,236	
VILLAGE OF HURONTOWN		Storm Sewer							0.17 Total Acres		Total Est. Land Value =		2,236		
Comments/Influences		Sidewalk													
		X	Water												
		X	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	1,118	66,697	67,815			37,865C			
		JR	09/30/2010	INSPECTED		2023	827	60,935	61,762			36,062C			
		SC	10/18/2010	DATA ENTER		2022	827	53,382	54,209			34,345C			
						2021	1,032	52,496	53,528			33,248C			
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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		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 10 312		WGEP (1 Story) CCP (1 Story)		Year Built: 1987 Car Capacity: 2 Class: C 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			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: 29 Floor Area: 1,214 Total Base New : 191,124 Total Depr Cost: 135,701 Estimated T.C.V: 133,394			E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:					
X Drywall PaneledPlaster Wood T&G																				
Trim & Decoration																				
Yr Built Remodeled 1971 0																				
Building Style: MANUFACTURED			Trim & Decoration																	
Yr Built Remodeled 1971 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 5 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Carpeted Other: Carpeted Other:			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls CD Blt 1971 (11) Heating System: Forced Hot Water Ground Area = 1214 SF Floor Area = 1214 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 1,214 Total: 159,582 113,305 Other Additions/Adjustments Porches CCP (1 Story) 312 6,808 4,834 WGEP (1 Story) 10 879 624 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,807 15,483 Common Wall: 1/2 Wall 1 -1,083 -769 Door Opener 1 535 380 Water/Sewer Public Water 1 1,298 922 Public Sewer 1 1,298 922 Totals: 191,124 135,701			E.C.F. X 0.983								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets														
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall			Many X Ave. Few														
X	Insulation					(13) Plumbing														
(2) Windows			(7) Excavation			Average Fixture(s)														
X	Many Avg. X Avg. Few Small		Basement: 1214 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			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 133,394								
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						(14) Water/Sewer														
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.			
AUGUSTON TAYLOR	LAMBERT MICHELLE	139,000	10/11/2018	WD	03-ARM'S LENGTH	2018/05008	DEED	100.0			
LAJEUNESSE TERRENCE & LINDA	AUGUSTON TAYLOR	130,000	04/25/2016	WD	03-ARM'S LENGTH	2016/02122	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
19985 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/01/2021									
Owner's Name/Address		MAP #:									
LAMBERT MICHELLE 19985 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 166,224 TCV/TFA: 108.22									
		X	Improved		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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA22-B-4 LOT 3 BLK B VILLAGE OF HURON.					0.00	120.00	1.0000	1.0000	0	100	0
Comments/Influences				NEW ACREAG 1 ACRE			0.23 Acres	13000	100		2,990
						0.23 Total Acres		Total Est. Land Value =		2,990	
		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	1,495	81,617	83,112			67,128C
		JR	09/30/2010	INSPECTED	2023	1,106	74,694	75,800			63,932C
		SC	10/18/2010	DATA ENTER	2022	1,106	65,432	66,538			60,888C
					2021	1,380	65,557	66,937			58,943C

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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	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: 1960 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: 0 Storage Area: 480 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																			
X	Wood Frame		(4) Interior			X	Central Air Wood Furnace																			
Building Style: RANCH			X	Drywall Paneled															Plaster Wood T&G							
			Trim & Decoration																							
			Ex	X	Ord															Min						
Yr Built 1968		Remodeled 1980	Size of Closets																							
Condition: Average																										
Room List																										
Doors:				Solid	X													H.C.								
1 Basement 9 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas			Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Crawl Space			Size 1,248 288 Total: 217,898			Cost New Depr. Cost 2,838 2,015 6,085 3,834 929 585 247 156 1,317 830 5,149 3,244								
			Kitchen: Linoleum Other: Carpeted Other:			100 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			Other Additions/Adjustments Recreation Room Plumbing 2 Fixture Bath Extra Sink Vent Fan Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 1 Wall Door Opener Water/Sewer Public Water Public Sewer																	
X			Insulation			(7) Excavation												Average Fixture(s) 1 3 Fixture Bath 2 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 1 Vent Fan								
(2) Windows			(7) Excavation																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1248 S.F. Crawl: 288 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Storms & Screens		X																							
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 163,234																	
X	Gable Hip Flat		Gambrel Mansard Shed	150 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 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.		
ZERBST JAMES & BETH	DOMSKI CONNIE F	95,000	07/27/2015	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
19951 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		REPAIR/RENOVATE		07/03/2013		13-107		COMPLETE
		P.R.E. 100% 07/13/2020								
Owner's Name/Address		MAP #:								
DUROCHER DARON & JENNIFER		2024 Est TCV 29,081 TCV/TFA: 0.00								
19951 HORATIO ST		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END				
HOUGHTON MI 49931										
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				0.00 83.40 1.0000 1.0000 0 100 0						
Tax Description				NEW ACREAG 1 ACRE 0.12 Acres 13000 100 1,612						
PA22-B-5		X		0.12 Total Acres Total Est. Land Value = 1,612						
E 65' OF										
LOT 4 BLK B VILLAGE OF HURON.										
Comments/Influences				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						
		Topography of Site								
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2024	806	13,735	14,541			12,786C
				2023	596	12,544	13,140			12,178C
				2022	596	11,003	11,599			11,599S
				2021	744	10,871	11,615			11,615S
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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: 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		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 2013		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 COLONIAL Cls C Blt 2013
(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: 42 Inch (Unfinished)
Base Cost 720 28,404 26,132
Door Opener 1 535 492
Totals: 28,939 26,624
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 26,171

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DOMSKI CONNIE F	DUROCHER DARON & JENNIFER	123,000	06/26/2020	WD	03-ARM'S LENGTH	2020/03232	DEED	100.0					
ZERBST JAMES & BETH	DOMSKI CONNIE F	95,000	07/27/2015	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19951 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/13/2020											
Owner's Name/Address		MAP #:											
DUROCHER DARON & JENNIFER 19951 HORATIO ST HOUGHTON MI 49931		2024 Est TCV 127,891 TCV/TFA: 72.67											
		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
PA22-B-6						0.00	83.40	1.0000	1.0000	0	100		0
W 55' OF					NEW ACREAG 1 ACRE			0.11	Acres	13000	100		1,365
LOT 4 BLK B VILLAGE OF HURON.								0.11	Total Acres			Total Est. Land Value =	1,365
Comments/Influences		X	Water	Land Improvement Cost Estimates									
		X	Sewer	Description									
		X	Electric	D/W/P: Asphalt Paving									
			Gas	Total Estimated Land Improvements True Cash Value =									
			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	683	63,263	63,946			56,450C		
		JR	09/30/2010	INSPECTED	2023	505	57,873	58,378			53,762C		
		SC	10/18/2010	DATA ENTER	2022	505	50,697	51,202			51,202S		
					2021	630	50,787	51,417			51,417S		

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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 64 100	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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1,760 Total Base New : 199,998 Total Depr Cost: 128,714 Estimated T.C.V: 126,526		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:	
Building Style: COLONIAL		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family COLONIAL		Cls CD		Blt 1900		
Yr Built 1900	Remodeled 1995	Ex X Ord Min		200 Amps Service		No./Qual. of Fixtures		(11) Heating System: Forced Air w/ Ducts		Ground Area = 980 SF		Floor Area = 1760 SF.		
Condition: Average		Lg X Ord Small		No. of Elec. Outlets		Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors: Solid X H.C.		(13) Plumbing		Average Fixture(s)		1 Story Siding Crawl Space 200		2 Story Siding Basement 520		2 Story Siding Basement 260		
1 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		1 3 Fixture Bath		1 2 Fixture Bath		Other Additions/Adjustments		Plumbing		2 Fixture Bath 1 2,541 1,626		
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:		Extra Toilet		Extra Sink		Plumbing		CCP (1 Story) 64 1,693 1,371 *8		CCP (1 Story) 100 2,514 2,036 *8		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Separate Shower		Ceramic Tile Floor		Water/Sewer		Public Water 1 1,298 831		Public Sewer 1 1,298 831		
X	Insulation			Ceramic Tub Alcove		Vent Fan		Notes:		Totals: 199,998 128,714		ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 126,526		
(2) Windows		(7) Excavation		(14) Water/Sewer		1 Public Water								
X	Many Avg. Few	X	Large Avg. Small	Basement: 780 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Sewer								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No Floor SF Walkout Doors (A)		1000 Gal Septic								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:										
(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 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												
47884 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																		
		P.R.E. 100% 03/09/1998																		
Owner's Name/Address		MAP #:																		
SCHUMACHER DIANE 47884 HURON ST HOUGHTON MI 49931		2024 Est TCV 76,070 TCV/TFA: 45.17																		
		X	Improved	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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value							
PA22-B-7 LOT 5 BLK B VILLAGE OF HURON.					0.00 120.00 1.0000 1.0000 0 100 0															
Comments/Influences					ACREAGE PARCELS 0.230 Acres 13,000 100 2,990															
					0.23 Total Acres Total Est. Land Value = 2,990															
		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	1,495	36,540	38,035			20,562C
		JR	09/30/2010	INSPECTED										2023	1,106	32,919	34,025			19,583C
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					2021	1,380	26,061	27,441			18,056C									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
		36,700	10/01/1995	WD	03-ARM'S LENGTH	132:775	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
19952 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		08/29/2002		02-936		FOUNDATION							
Owner's Name/Address		P.R.E. 0%															
BARTELLI BARRETT 19952 HENRY ST HOUGHTON MI 49931		MAP #:															
		2024 Est TCV 211,213 TCV/TFA: 81.49															
		X	Improved		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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
PA22-B-9 LOT 6 BLK B VILLAGE OF HURON.					NEW ACREAG 1 ACRE		0.00	120.00	1.0000	1.0000	0	100		0			
Comments/Influences							0.23	Acres	13000	100				2,990			
					0.23 Total Acres		Total Est. Land Value =						2,990				
		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	1,495	104,112	105,607
		JR	09/30/2010	INSPECTED	2023	1,106	95,327	96,433			32,607C						
		SC	10/18/2010	DATA ENTER	2022	1,106	83,510	84,616			31,055C						
					2021	1,380	66,710	68,090			30,063C						
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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 192 32	Type WGEP (1 Story) Treated Wood	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: 1920 % Good: 0 Storage Area: 768 No Conc. Floor: 0						
				Insulation			Front Overhang		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														
				(4) Interior																					
				Drywall Paneled			X	Plaster Wood T&G																	
				Trim & Decoration																					
Yr Built 1920		Remodeled 0		Ex	X	Ord		Min	Central Air Wood Furnace (12) Electric 110 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 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Class: CD Effec. Age: 39 Floor Area: 2,592 Total Base New : 347,254 Total Depr Cost: 211,824 Estimated T.C.V: 208,223		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:										
Size of Closets																									
Lg	X	Ord		Small																					
Doors:			Solid	X	H.C.																				
(5) Floors				Kitchen: Carpeted Other: Carpeted Other:																					
(6) Ceilings				X Plaster																					
(7) Excavation				Basement: 912 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																									
(3) Roof				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X	Gable Hip Flat	Gambrel Mansard Shed																							
(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			
47819 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 04/05/2021											
Owner's Name/Address		MAP #:											
HAATAJA LAUREN 47819 MAIN ST HOUGHTON MI 49931		2024 Est TCV 117,228 TCV/TFA: 94.84											
		X Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
				INTERIOR	65.00	120.00	0.9489	0.8944	85	100	4,689		
				65 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	4,689	
Tax Description				Land Improvement Cost Estimates									
PA22-C-4				Description							Rate	Size % Good	Cash Value
PART OF LOTS 1 & 2 BLK "C" OF THE VILLAGE OF HURON D/F,				D/W/P: 4in Concrete							6.82	132	0
COM AT A POINT ON THE W BDRY OF THE CO ROAD 125' N OF THE SE COR OF BLK C & POB,				Total Estimated Land Improvements							True Cash Value =	0	
TH W'LY AT RIGHT ANGLES TO THE CO ROAD 120', TH S'LY AT RIGHT ANGLES 65', TH E'LY AT RIGHT ANGLES 120', TH N'LY ALONG THE W BDRY OF THE CO ROAD 65' TO POB VILLAGE OF HURON.													
Comments/Influences													
		Topography of Site											
		X Level	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	2,345	56,269	58,614		52,130C			
		JR	09/30/2010	INSPECTED	2023	2,041	51,521	53,562		49,648C			
		SC	10/18/2010	DATA ENTER	2022	2,152	45,132	47,284		47,284S			
					2021	2,207	45,217	47,424		20,809C			
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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		Area	Type	Year Built: 1988 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: 528 % Good: 61 Storage Area: 0 No Conc. Floor: 0			
		X	Insulation																	
		0	Front Overhang																	
		0	Other Overhang																	
		(4) Interior																		
X	Wood Frame		X	Drywall	X	Plaster	Wood T&G				Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		91	CPP	E.C.F. X 0.983					
Building Style: COLONIAL			X	Paneled							75	CCP (1 Story)								
Yr Built 1900			Remodeled 1992								126	WGEP (1 Story)								
Condition: Good											248	CPP								
Room List			Doors:			Solid			X	H.C.			24	CCP						
														194	CCP (1 Story)	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: 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 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.		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: 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														

03/26/2024

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

Desc. of Bldg/Section: Calculator Occupancy: Apartment				<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Siding Floor Area: 5,880 Gross Bldg Area: 5,880 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost								Class: D,Siding Quality: Average Stories: 2 Story Height: 8 Perimeter: 0 Overall Building Height: 20											
				High		Above Ave.		X		Ave.				Low		Base Rate for Upper Floors = 102.97							
Depr. Table : 3% Effective Age : 21 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **								(10) Heating system: Forced Air Furnace Cost/SqFt: 13.88 100%											
				Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2940 Ave. Perimeter Has Elevators:								Adjusted Square Foot Cost for Upper Floors = 116.85											
1920 Year Built 2000 Remodeled				*** Basement Info ***								Total Floor Area: 5,880 Base Cost New of Upper Floors = 687,077											
				Area: Perimeter: Type: Heat: No Heating or Cooling								Reproduction/Replacement Cost = 687,077 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 364,151											
20 Overall Bldg Height				* Mezzanine Info *								ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 310,985 Replacement Cost/Floor Area= 116.85 Est. TCV/Floor Area= 52.89											
				Area #1: Type #1: Area #2: Type #2:																			
Comments:				* Sprinkler Info *																			
				Area: Type:																			
(1) Excavation/Site Prep: 2400 SqFt Excavation (per cu. ft.) 2400 SqFt Site preparation (per sq. ft.)				(7) Interior: 2400 SqFt, Frame, Apartments, 5 Rooms and								(11) Electric and Lighting: 900 SqFt, Ave.# Outlets, Flexible C 1500 SqFt, Ave.# Outlets, Flexible				(39) Miscellaneous:							
(2) Foundation: X Footings				(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											
2400 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							
(3) Frame: 900 SqFt, Bearing Walls, Wood or Steel 1500 SqFt, Bearing Walls, Wood or Steel				2400 SqFt, Typical, Apartments, 5 Rooms,												(40) Exterior Wall:							
(4) Floor Structure: 900 SqFt, Wood Joists and Bridging On 1500 SqFt, Wood Joists and Bridging On				(9) Sprinklers:												Thickness Bsmnt Insul.							
(5) Floor Cover: 900 SqFt, Hardwood 1500 SqFt, Hardwood				(10) Heating and Cooling:								(13) Roof Structure: Slope=0 900 SqFt, Wood Joists, Wood or Composite 1500 SqFt, Wood Joists, Wood or Composite				900 SqFt, Vinyl Siding 1500 SqFt, Vinyl Siding							
				X Gas Oil Coal Stoker Hand Fired Boiler								(14) Roof Cover: 900 SqFt, Composition Shingles, over 1500 SqFt, Composition Shingles, over											
(6) Ceiling: 900 SqFt, Acoustical Ceilings, Tile or 1500 SqFt, Acoustical Ceilings, Organ				1500 SqFt, Forced Air 900 SqFt, Forced Air																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GARCHOW BARRY G	STAPLES WILLIAM J & PATRICIA A	38,500	02/27/2007	WD	03-ARM'S LENGTH	2007/01020	DEED	100.0						
		8,500	01/01/1999	WD	03-ARM'S LENGTH	154:386	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
19965 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		08/07/2016	2016-010-010	COMPLETE					
		P.R.E. 90% 07/18/2016			ADDITION		05/19/2015	15-0049	COMPLETE					
Owner's Name/Address		MAP #:												
STAPLES WILLIAM J & PATRICIA A 19965 HENRY ST HOUGHTON MI 49931		2024 Est TCV 254,984 TCV/TFA: 119.49												
		X Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					MAIN	86.92	62.30	1.0000	0.6445	98	100		5,490	
					MAIN	125.00	180.00	1.0000	1.0954	98	100		13,419	
PA22-C-3A PART OF LOT 4 BLK "C", VILLAGE OF HURON D/F, BEG AT THE INT OF THE S BDRY LINE OF HENRY ST WITH THE E BDRY LINE OF HURON ST WHICH IS THE POB, RUN,TH E'LY ALONG THE S BDRY LINE OF HENRY ST 92.38' TO SEC LINE BET SECS 1 & 2, TH S'LY ALONG SEC LINE 62.20', TH W'LY 76.19' TO E BDRY OF HURON ST, TH N'LY 60' TO POB VILLAGE OF HURON. AND PA22-C-2 PART OF BLK C OF VILLAGE OF HURON D/F, COMMENCING AT THE NE'LY COR OF BLK C AT THE INTERSECTION OF HENRY ST AND CO ROAD POB, TH S'LY ALONG W LINE OF SAID ROAD 125', TH W'LY AT RIGHT ANGLES 193.35' TO SEC LINE, TH N'LY ALONG SEC LINE 129.58' TO N'LY LINE OF BLK C, TH E'LY ALONG N'LY LINE OF BLK C 159.62' TO POB AND BEING ENTIRE LOT 3 & PART OF LOTS ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			217 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 18,909								
		X	Water			Land Improvement Cost Estimates								
		X	Sewer			Description Rate Size % Good Cash Value								
		X	Electric			Wood Frame 25.09 100 46 1,154								
			Gas			Wood Frame 32.95 48 24 380								
			Curb			Total Estimated Land Improvements True Cash Value = 1,534								
			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	9,455	118,037	127,492				86,254C		
		JR	09/30/2010	INSPECTED	2023	8,490	107,452	115,942				82,147C		
		SC	10/18/2010	DATA ENTER	2022	8,104	94,151	102,255				78,236C		
					2021	8,201	94,281	102,482				75,737C		
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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				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) 217 Treated Wood				Year Built: 2016 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: 1189 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: RANCH				X Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1995		Remodeled 0		ExXOrdMin																											
Condition: Good				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
5 Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Linoleum Other: Carpeted Other:				200 Amps Service																							
								No./Qual. of Fixtures																							
								ExXOrdMin																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X Wood/Shingle Aluminum/Vinyl Brick								ManyXAvg.Few																							
								(13) Plumbing																							
X 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																											
X Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1462 S.F. Height to Joists: 0.0																											
Wood Sash Metal Sash X Vinyl Sash X 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)				1 Public Water 1 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 RANCH												Cls C		Blt 1995	
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1462 SF Floor Area = 1462 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		Slab		1,462									
Total:						176,933		166,317							
Other Additions/Adjustments															
Porches															
WGEP (1 Story)						48		5,819		5,470					
Deck															
Treated Wood						217		4,281		4,024					
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Door Opener						2		1,070		1,006					
Base Cost						1189		37,430		35,184					
Water/Sewer															
Public Water						1		1,462		1,374					
Public Sewer						1		1,462		1,374					
Carports															
Aluminum						525		7,487		7,038					
Totals:						235,944		221,787							
Notes:															
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:												218,017			

*** 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-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47812 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ELY HEATHER		MAP #:											
47812 HURON ST		2024 Est TCV 26,175 TCV/TFA: 38.95											
HOUGHTON MI 49931		X	Improved		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	
PA22-C-3					MAIN	76.00	190.00	1.0000	1.1255	98	100		8,382
PART OF BLK C OF THE VILLAGE OF HURON D/F BEG AT INT OF N BDY JAMES ST & E BDY HURON ST, TH N ALONG E BDRY HURON ST 190' TH E 76.19' TO SEC LINE THAT CROSSES BLK C, BEING SEC LINE B/T SECS 1 & 2, TH S ALONG SEC LINE 196.96' TO N BDY JAMES ST, TH W ALONG N BDRY JAMES ST 24.91' TO POB VILLAGE OF HURON.					76 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =	8,382		
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	4,191	8,897	13,088		9,962C
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								2022	3,593	7,021	10,614		9,037C
								2021	3,635	7,035	10,670		8,749C

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		Carport Area:								
	1st Floor	Kitchen: Other: Other:		0 Amps Service		Roof:								
	2nd Floor													
Bedrooms				No./Qual. of Fixtures										
(1) Exterior				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	Basement: 0 S.F.		2 Fixture Bath								
	Avg.			Avg.	Crawl: 0 S.F.	Softener, Auto								
	Few		Small	Slab: 0 S.F.		Softener, Manual								
	Wood Sash			Height to Joists: 0.0		Solar Water Heat								
	Metal Sash					No Plumbing								
	Vinyl Sash			(8) Basement		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			(9) Basement Finish		Vent Fan								
(3) Roof				(14) Water/Sewer										
X	Gable		Gambrel	Recreation SF		Public Water								
	Hip			Living SF	Public Sewer									
	Flat		Mansard	Walkout Doors (B)		Water Well								
			Shed	No Floor SF		1000 Gal Septic								
	Asphalt Shingle			Walkout Doors (A)		2000 Gal Septic								
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.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
47745 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
PLESHA JOSEPH S & LINDA J 47745 MAIN ST HOUGHTON MI 49931		2024 Est TCV 133,497 TCV/TFA: 132.97											
		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA22-D-1 LOT 1 BLK D VILLAGE OF HURON.					MAIN	85.00	120.00	1.0000	0.8944	98	100		
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,451								
		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	3,726	63,023	66,749			45,100C		
		JR	09/30/2010	INSPECTED	2023	3,345	57,574	60,919			42,953C		
		SC	10/18/2010	DATA ENTER	2022	3,193	50,438	53,631			40,908C		
					2021	3,231	50,538	53,769			39,602C		

Building Type		(3) Roof (cont.)		(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 25 CCP (1 Story) 20 CCP (2 Story) 260 Treated Wood		Year Built: 1970 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: 456 % Good: 71 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: 29 Floor Area: 1,004 Total Base New : 180,598 Total Depr Cost: 128,226 Estimated T.C.V: 126,046		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:			
X Drywall		Plaster											
Paneled		Wood T&G											
Trim & Decoration													
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1004 SF Floor Area = 1004 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,004 Total: 149,541 106,175		Cls C Blt 1974			
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.										No./Qual. of Fixtures	
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		200 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas		Stories Exterior Foundation	
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas		Stories Exterior Foundation	
X Wood/Shingle		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath	
X Aluminum/Vinyl		X Drywall		X Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath	
X Insulation		X Drywall		X Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath	
(2) Windows		(7) Excavation		Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
X Many Avg. Few		X Large Avg. Small		Basement: 1004 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	
X Wood Sash		(8) Basement		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
Metal Sash		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Vinyl Sash		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Double Hung		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
X Horiz. Slide		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Casement		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
X Double Glass		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
X Patio Doors		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
X Storms & Screens		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
(3) Roof		(8) Basement		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
X Gable		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Hip		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Flat		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
X Asphalt Shingle		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
Chimney: Brick		Conc. Block		Poured Conc.		Stone		Treated Wood		X Concrete Floor		(9) Basement Finish	
(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:		Notes:		ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 126,046	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHIRODA MICHAEL D, ESTATE	SIPE MARC & WAKEHAME EVE	40,000	08/10/2018	WD	03-ARM'S LENGTH	2018/03876	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
47765 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/20/2018										
Owner's Name/Address		MAP #:										
SIPE MARC & WAKEHAME EVE		2024 Est TCV 42,278 TCV/TFA: 42.79										
47765 MAIN ST		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description				MAIN	85.00	120.00	1.0000	0.8944	98	100		7,451
PA22-D-2 LOT 2 BLK D VILLAGE OF HURON.		X Paved Road		85 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		7,451	
Comments/Influences		Storm Sewer										
		Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X 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	3,726	17,413	21,139			18,551C	
		JR	09/30/2010	INSPECTED	2023	3,345	16,249	19,594			17,668C	
		SC	10/18/2010	DATA ENTER	2022	3,193	14,233	17,426			16,827C	
					2021	3,231	14,259	17,490			16,290C	
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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.			
PIKET TODD C & ANGELA	MEYERS JOHN R	68,000		07/05/2006	WD	03-ARM'S LENGTH		/	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MEYERS JOHN R 47787 MAIN ST PO BOX 73 HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 7,451											
		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	
PA22-D-3 LOT 4 BLK D VILLAGE OF HURON. 158/596 164/531		Gravel Road			MAIN	85.00	120.00	1.0000	0.8944	98	100	7,451	
Comments/Influences		Paved Road			85 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	7,451
		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	3,726	0	3,726			934C		
		PG	12/22/2010	INSPECTED	2023	3,345	0	3,345			890C		
		TH	01/04/2011	DATA ENTER	2022	3,193	0	3,193			848C		
					2021	3,231	0	3,231			821C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PIKET TODD C & JOHANSEN AN	MEYERS JOHN R	68,000	07/05/2006	WD	03-ARM'S LENGTH	168/2183	DEED	100.0			
		65,000	04/01/2004	WD	03-ARM'S LENGTH	164:531	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
47787 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MEYERS JOHN R 47787 MAIN ST PO BOX 73 HOUGHTON MI 49931		2024 Est TCV 124,215 TCV/TFA: 92.01									
		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	
LOT 3 BLK D VILLAGE OF HURON				MAIN	85.00	120.00	1.0000	0.8944	98 100	7,451	
Comments/Influences				85 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	7,451

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		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		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						2nd/Same Stack		96 16 15 25 288 42	CPP CPP WGEP (1 Story) WGEP (1 Story) WGEP (1 Story) CCP (1 Story)																																																																																																																																																																																																																																															
			Drywall		X	Plaster Wood T&G																																																																																																																																																																																																																																																										
			Paneled																																																																																																																																																																																																																																																													
			Trim & Decoration																																																																																																																																																																																																																																																													
Building Style: CAPE														Prefab 1 Story		288 42	WGEP (1 Story) WGEP (1 Story) CCP (1 Story)																																																																																																																																																																																																																																															
Yr Built			Remodeled			Ex								X	Ord						Min																																																																																																																																																																																																																																											
1930			1940																																																																																																																																																																																																																																																													
Condition: Average																																																																																																																																																																																																																																																																
Room List			Doors:				Solid				X	H.C.	Central Air Wood Furnace						E.C.F. X 0.983																																																																																																																																																																																																																																													
1 Basement			(5) Floors																Bsmnt Garage:																																																																																																																																																																																																																																													
3 1st Floor															Carport Area: Roof:																																																																																																																																																																																																																																																	
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(1) Exterior																																																																																																																																																																																																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick Stucco Insulation		(6) Ceilings																																																																																																																																																																																																																																																													
			X	Plaster																																																																																																																																																																																																																																																												
(2) Windows			(7) Excavation																																																																																																																																																																																																																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1080 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																																																																																																																																																																																																																																																												
X	Double Hung Horiz. Slide Casement																																																																																																																																																																																																																																																															
				Treated Wood Concrete Floor																																																																																																																																																																																																																																																												
X	Double Glass Patio Doors																																																																																																																																																																																																																																																															
				Concrete Floor																																																																																																																																																																																																																																																												
X	Storms & Screens		(9) Basement Finish																																																																																																																																																																																																																																																													
(3) Roof																																																																																																																																																																																																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF		1	Public Water																																																																																																																																																																																																																																																										

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.			
CRM REALTY 151 HURON LLC	WILLIAMS JOSEPH LLC	114,800	12/01/2015	WD	03-ARM'S LENGTH	2015/06285	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
47760 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WILLIAMS JOSEPH LLC PO BOX 115 LANSE MI 49946		MAP #:									
		2024 Est TCV 134,376 TCV/TFA: 70.13									
		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
PA22-D-5 W 1/2 OF LOT 5 BLK D VILLAGE OF HURON.				INTERIOR	85.00	60.00	0.8993	0.6325	85	100	4,109
Comments/Influences				85 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,109							
		X	Water								
		X	Sewer								
		X	Electric								
		X	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	2,055	65,133	67,188			49,860C
		JR	09/30/2010	INSPECTED	2023	1,789	59,636	61,425			47,486C
		SC	10/18/2010	DATA ENTER	2022	1,886	52,240	54,126			45,225C
					2021	1,934	52,334	54,268			43,781C
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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 108	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	Drywall Paneled		Plaster Wood T&G							
Building Style: 2 1/2		Trim & Decoration		Size of Closets		Lg		X	Ord		Small			
Yr Built 1900	Remodeled 0	Ex	X	Ord		Min								
Condition: Good														
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 5 1st Floor 5 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric		200 Amps Service								
(1) Exterior		Kitchen: Linoleum Other: Carpeted 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			
X	Insulation			(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)		2 3 Fixture Bath								
X	Many Avg. Few	X	Large Avg. Small	Basement: 944 S.F. Crawl: 0 S.F. Slab: 28 S.F. Height to Joists: 0.0		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 Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement												
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1 Public Water								
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 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 1/2				Cls CD		Blt 1900	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 972 SF Floor Area = 1916 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	Basement	944				
1 Story	Siding	Slab	28				
Total:				203,197	123,949		
Other Additions/Adjustments							
Plumbing							
3 Fixture Bath			1	3,778	2,305		
2 Fixture Bath			2	5,082	3,100		
Deck							
Treated Wood			108	2,594	1,582		
Water/Sewer							
Public Water			1	1,298	792		
Public Sewer			1	1,298	792		
Totals:				217,247	132,520		
Notes:				ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:			
				130,267			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
KOSKI JEFFREY P	LEE JEREMY W & LAURA E	225,000	10/01/2020	WD	03-ARM'S LENGTH	2020/05514	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
19954 FREDERICK ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/26/2016		2016-031-264		COMPLETE					
		P.R.E. 0%		DEMOLISH		10/25/2016		2016-031-263		COMPLETE					
Owner's Name/Address		MAP #:		HOUSE		09/27/2016		2016-010-018		COMPLETE					
LEE JEREMY W & LAURA E 3401 MOINA MICHAEL RD GOOD HOPE GA 30641		2024 Est TCV 241,648 TCV/TFA: 173.47													
		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				
PA22-D-6 LOT 6 BPK D VILLAGE OF HURON.					MAIN	85.00	120.00	1.0000	0.8944	98 100	7,451				
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	7,451			
					Land Improvement Cost Estimates										
		X	Sidewalk	Description								Rate	Size % Good	Cash Value	
		X	Water	D/W/P: 4in Ren. Conc.								8.00	65	97	504
		X	Sewer	D/W/P: 4in Concrete								6.82	52	97	344
		X	Electric	D/W/P: 4in Ren. Conc.								8.00	300	97	2,328
			Gas	D/W/P: 5in Ren. Conc.								8.75	984	97	8,352
			Curb	Sauna								6,499.14	1	99	6,434
					Total Estimated Land Improvements								True Cash Value =		17,962
		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	3,726	117,098	120,824			107,020C				
		JR	09/30/2010	INSPECTED	2023	3,345	106,924	110,269			101,924C				
		SC	10/18/2010	DATA ENTER	2022	3,193	93,878	97,071			97,071S				
					2021	3,231	90,969	94,200			94,200S				
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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 208 91 16		Type CCP (1 Story) CCP (1 Story) CPP		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes 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				Class: C Effec. Age: 3 Floor Area: 1,393 Total Base New : 226,780 Total Depr Cost: 219,975 Estimated T.C.V: 216,235		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:											
Building Style: CAPE				Drywall Paneled				Plaster Wood T&G				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1393 SF Floor Area = 1393 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 Crawl Space 1,105 1 Story Siding Crawl Space 288 Total: 181,737 176,284 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 4,411 Porches CCP (1 Story) 208 5,327 5,167 CCP (1 Story) 91 2,530 2,454 CPP 16 437 424 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 32,686 31,705 Common Wall: 1.5 Wall 1 -3,943 -3,825 Door Opener 1 535 519 Water/Sewer Public Water 1 1,462 1,418 Public Sewer 1 1,462 1,418 Totals: 226,780 219,975 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 216,235															
Yr Built Remodeled 2017 0				Ex X Ord Min				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Condition: Good				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
(1) Exterior				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
X Wood/Shingle Aluminum/Vinyl Brick				(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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Insulation								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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
(2) Windows				(7) Excavation				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Many Avg. X Large Avg. Small				Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		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 (12) Electric 0 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
(3) Roof				(9) Basement Finish				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
X Gable Hip Flat				Gambrel Mansard Shed				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
X Asphalt Shingle				(10) Floor Support				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:													

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.				
LANALA ANN MARIE	LAMPINEN SCOTT A	7,500	03/02/2017	WD	03-ARM'S LENGTH	2017/01039	DEED	100.0				
		1	04/01/2003	WD	03-ARM'S LENGTH	160:848	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
47769 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		09/25/2023	2023-010-195	FOUNDATION			
		P.R.E. 0%			HOUSE		04/18/2021	2021-010-237	FOUNDATION			
Owner's Name/Address		MAP #:			HOUSE		01/06/2020	2020-010-001	FOUNDATION			
LAMPINEN SCOTT A 45307 US 41 CHASSELL MI 49916		2024 Est TCV 7,705 TCV/TFA: 0.00			DEMOLISH		09/16/2019	2019-031-265	FOUNDATION			
		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
PA22-E-2 LOT 2 BLK E VILLAGE OF HURON.					MAIN	85.00	120.00	1.0000	0.8944	98	100	7,451
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,451							
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	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	3,726	127	3,853			2,230C	
		LP	05/01/2009	DATA ENTER	2023	3,345	115	3,460			2,124C	
		JR	09/30/2010	INSPECTED	2022	3,193	101	3,294			2,023C	
		SC	10/18/2010	DATA ENTER	2021	3,231	101	3,332			1,959C	
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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 Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 1/4		Drywall Paneled	X											Plaster Wood T&G	Trim & Decoration		Class: D Effec. Age: 64 Floor Area: 0 Total Base New : 2,300 Total Depr Cost: 258 Estimated T.C.V: 254		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:
Yr Built 1890	Remodeled DEMO	Ex	X											Ord		Min	Size of Closets		No Conc. Floor:		
Condition: Unsound		Lg	X											Ord		Small	Doors: Solid X H.C.				
Room List		(5) Floors			Central Air Wood Furnace		(12) Electric														
Basement 3 1st Floor 2 2nd Floor 2 Bedrooms		Kitchen: Linoleum Other: Softwood 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	X	Plaster		(13) Plumbing		Average Fixture(s)														
(2) Windows		(7) Excavation			1	3 Fixture Bath															
X	Many Avg. Few	X	Large Avg. Small		2	Fixture Bath															
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Softener, Auto 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	(8) Basement																			
X	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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water															
X	Asphalt Shingle	(10) Floor Support			1	Public Sewer															
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		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: C Effec. Age: 1 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 2023		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 C Blt 2023
(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
Totals: 0 0
Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PETROVA-POLLARD LARISA & A	SLADEK PHILIP	12,900	06/08/2017	QC	03-ARM'S LENGTH	2017/03020	DEED	100.0			
KROENKE DAVID	PETROVA-POLLARD LARISA & C	6,000	09/25/2007	QC	21-NOT USED/OTHER	2007/05786	DEED	0.0			
KROENKE DAVID E & DARREN E	POLLARD CHARLES ROBERT	6,000	05/15/2006	LC	03-ARM'S LENGTH	134/2895	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit (s)		Date	Number	Status		
47785 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SLADEK PHILIP 57140 MINE ST CALUMET MI 49913		2024 Est TCV 27,795 TCV/TFA: 25.93									
		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		
PA22-E-3 LOT 3 BLK E VILLAGE OF HURON.				MAIN	85.00	120.00	1.0000	0.8944	98 100 7,451		
Comments/Influences				85 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =		7,451			
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 4in Ren. Conc.	8.00		560 64		2,867		
				Total Estimated Land Improvements		True Cash Value =		2,867			
		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	3,726	10,172	13,898			7,659C
		JR	09/30/2010	INSPECTED	2023	3,345	9,253	12,598			7,295C
		SC	10/18/2010	DATA ENTER	2022	3,193	8,141	11,334			6,948C
					2021	3,231	8,066	11,297			6,727C

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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.		Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 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			2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			72	WCP (1 Story)	Class:	
	Duplex	0	Other Overhang														Class:
	A-Frame													Exterior:			
X	Wood Frame	(4) Interior												Brick Ven.:			
		Drywall												Plaster	Stone Ven.:		
		X	Paneled												Wood T&G	Common Wall:	
Building Style:		Trim & Decoration												Foundation:			
PARK MODEL														Finished ?:			
Yr Built	Remodeled	Ex	X											Ord	Min	Auto. Doors:	
1971	0															Mech. Doors:	
Condition: Average		Size of Closets				Area:											
		Lg	X	Ord	Small	% Good:											
Room List		Doors:		Solid	X	H.C.	Storage Area:										
	Basement	(5) Floors		(12) Electric		No Conc. Floor:											
	5 1st Floor			100 Amps Service		Bsmnt Garage:											
	2nd Floor	Kitchen: Linoleum		No./Qual. of Fixtures		Carport Area:											
	3 Bedrooms	Other: Carpeted		Ex. X Ord. Min		Roof:											
		Other:		No. of Elec. Outlets													
(1) Exterior		(6) Ceilings		Many X Ave. Few													
	Wood/Shingle			(13) Plumbing													
X	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: 288 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													
X	Metal Sash			Separate Shower													
X	Vinyl Sash	Conc. Block		Ceramic Tile Floor													
X	Double Hung	Poured Conc.		Ceramic Tile Wains													
	Horiz. Slide	Stone		Ceramic Tub Alcove													
	Casement	Treated Wood		Vent Fan													
X	Double Glass	Concrete Floor		(14) Water/Sewer													
X	Patio Doors	(9) Basement Finish		1 Public Water													
X	Storms & Screens			1 Public Sewer													
(3) Roof				Water Well													
	Gable	Recreation SF		1000 Gal Septic													
	Hip	Living SF		2000 Gal Septic													
X	Flat	Walkout Doors (B)		Lump Sum Items:													
		No Floor SF															
X	Asphalt Shingle	Walkout Doors (A)															
Chimney: Brick		(10) Floor Support															
		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

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

(11) Heating System: Wall Furnace

Ground Area = 1072 SF Floor Area = 1072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/80/100/28

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	784		
Addition	Siding	Crawl	288		
Total:				55,222	15,462

Other Additions/Adjustments

Porches					
WCP (1 Story)		72		2,907	814
Deck					
Treated Wood		96		2,334	859
Water/Sewer					
Public Water		1		1,150	322
Public Sewer		1		1,150	322
Totals:				62,763	17,779

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

17,477

*4

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 Wood Stove Direct-Vented Gas		66	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 Paneled	Plaster Wood T&G												
Yr Built		Remodeled	Trim & Decoration												
0 OFF WHI		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) Floors				(12) Electric									
	1st Floor					0 Amps Service									
	2nd Floor	Kitchen:				No./Qual. of Fixtures									
	Bedrooms	Other:				Ex.		X	Ord.		Min				
(1) Exterior		Other:				No. of Elec. Outlets									
X	Wood/Shingle	(6) Ceilings				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	Avg.	Large	Basement: 0 S.F.		Other Additions/Adjustments								
	Avg.		Small		Deck										
	Few				Crawl: 0 S.F.		Treated Wood		66		2,014		886		
	Wood Sash	(8) Basement				Slab: 0 S.F.		Water/Sewer							
	Metal Sash					Height to Joists: 0.0		Public Water		1		1,462		643	
	Vinyl Sash							Public Sewer		1		1,462		643	
	Double Hung							Totals:		64,037		28,176			
	Horiz. Slide							Notes:							
	Casement							ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:				27,697			
	Double Glass														
	Patio Doors														
	Storms & Screens														
(3) Roof		(9) Basement Finish				(14) Water/Sewer									
X	Gable		Recreation SF			1 Public Water									
	Hip		Living SF			1 Public Sewer									
	Mansard		Walkout Doors (B)			Water Well									
	Flat		No Floor SF			1000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support				2000 Gal Septic									
Chimney: Brick		Joists:				Lump Sum Items:									
		Unsupported Len:													
		Cntr.Sup:													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DEFORGE TINA MARIE	FRANK MARIE LYN	159,000	01/11/2022	WD	03-ARM'S LENGTH	2022/00369	PROPERTY TRANSFER	100.0					
CHRISTOPHERSON THOMAS & PA	DEFORGE TINA MARIE	67,000	07/11/2017	WD	03-ARM'S LENGTH	2017/03573	DEED	100.0					
		40,500	05/01/2004	WD	03-ARM'S LENGTH	164:940	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
47762 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 01/24/2022											
Owner's Name/Address		MAP #:											
FRANK MARIE LYNN 47762 MANITOU ST HOUGHTON MI 49931		2024 Est TCV 126,798 TCV/TFA: 97.39											
		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA22-E-5 LOT 5 BLK E VILLAGE OF HURON. 164/940					MAIN	85.00	120.00	1.0000	0.8944	98	100		7,451
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,451								
		X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
					Description								
					Rate								
					Size % Good								
					Cash Value								
					6,499.14 1 98 6,369								
					Wood Frame 22.09 448 84 8,313								
					Total Estimated Land Improvements True Cash Value = 14,682								
		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	3,726	59,673	63,399				61,165C	
		JR	10/01/2010	INSPECTED	2023	3,345	54,908	58,253				58,253S	
		SC	10/18/2010	DATA ENTER	2022	3,193	48,267	51,460				48,464C	
					2021	3,231	37,283	40,514				35,868C	
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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	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: 414 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior X Drywall X Paneled X 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					102 18 18	WGEP (1 Story) CPP Treated Wood		
Building Style: COLONIAL		Trim & Decoration											
Yr Built 0	Remodeled 2021		Ex X Ord Min										
Condition: Good		Size of Closets											
Room List		Doors: Solid X H.C.		X	Central Air Wood Furnace								
1 Basement 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric								
		Kitchen: Linoleum Other: Carpeted Other:			200 Amps Service								
(1) Exterior					No./Qual. of Fixtures								
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Ex. X Ord. Min								
X Insulation		X Drywall X Plaster			No. of Elec. Outlets								
					Many X Ave. Few								
(2) Windows		(7) Excavation			(13) Plumbing								
Many Avg. X Avg. Large Small		Basement: 735 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)								
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement			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								
		Conc. Block Poured Conc. Stone Treated Wood X 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)		1	Public Water								
X Asphalt Shingle		(10) Floor Support		1	Public Sewer								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Water Well 1000 Gal Septic 2000 Gal Septic								
					Lump Sum Items:								
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 = 735 SF Floor Area = 1302 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 Mich Bsmnt. 168													
2 Story Siding Mich Bsmnt. 567													
Total: 146,206 89,718													
Other Additions/Adjustments													
Plumbing													
3 Fixture Bath 1 3,778 2,229													
Porches													
WGEP (1 Story) 102 8,768 5,173													
CPP 18 465 274													
Garages													
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
Base Cost 414 17,330 10,225													
Door Opener 1 535 316													
Water/Sewer													
Public Water 1 1,298 766													
Public Sewer 1 1,298 766													
Deck													
Treated Wood 18 788 465													
Totals: 180,466 106,475													
Notes:													
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:												104,665	

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 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 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: Good		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:		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
X Many Avg. X Few Large Small		Basement: 650 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		Treated Wood X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 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: Brick		Joists: Unsupported Len: Cntr.Sup:											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL
(11) Heating System: Forced Air w/ Ducts
Ground Area = 650 SF Floor Area = 1132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
1 Story Siding Basement 168
2 Story Siding Basement 482
Total: 133,670 70,846
Other Additions/Adjustments
Deck
Treated Wood 40 1,530 811
Water/Sewer
Public Water 1 1,298 688
Public Sewer 1 1,298 688
Totals: 137,796 73,033
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,791

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			
19916 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 10/25/2008											
Owner's Name/Address		MAP #:											
HARRY ROGER P & SHARON LEE 19916 JAMES ST HOUGHTON MI 49931		2024 Est TCV 4,426											
		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	
PA22-F-1 E 1/2 OF LOT 1 BLK F VILLAGE OF HURON.					MAIN	60.00	85.00	1.0000	0.7528	98	100		4,426
Comments/Influences					60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,426								
		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	2,213	0	2,213			580C		
					2023	1,988	0	1,988			553C		
					2022	1,897	0	1,897			527C		
					2021	1,920	0	1,920			511C		
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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					
19916 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/11/2015	15-0100	FOUNDATION					
		P.R.E. 100% 07/21/2015		ADDITION		08/28/2008	08-262	COMPLETE					
Owner's Name/Address		MAP #:											
HARRY ROGER P & SHARON LEE 19916 JAMES ST HOUGHTON MI 49931		2024 Est TCV 126,989 TCV/TFA: 115.03											
		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 X Water X Sewer X Electric X Gas Curb Street Lights X Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA22-F-2 W 1/2 OF LOT 1 BLK F VILLAGE OF HURON.					MAIN	60.00	85.00	1.0000	0.7528	98	100		
Comments/Influences					60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,426								
		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	2,213	61,282	63,495			31,130C		
		LP 09/26/2008 DATA ENTER			2023	1,988	56,011	57,999			29,648C		
		LP 08/11/2009 DATA ENTER			2022	1,897	49,067	50,964			28,237C		
		JR 10/04/2010 INSPECTED			2021	1,920	49,158	51,078			27,335C		
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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		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 Electric (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 189 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		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=73/100/100/100/73 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,040 Total: 136,517 99,656		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:			
X Drywall Plaster Paneled Wood T&G													
Trim & Decoration													
Building Style: RANCH		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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			
Yr Built Remodeled 1986 0													
Condition: Average													
Room List		Doors: Solid X H.C.		(12) Electric 110 Amps Service		(13) Plumbing		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms													
(1) Exterior													
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing		(14) Water/Sewer		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			
X Insulation													
(2) Windows													
Many Avg. X Avg. Large Small		(7) Excavation		(13) Plumbing		(14) Water/Sewer		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			
X Wood Sash Metal Sash Vinyl Sash													
X Double Hung Horiz. Slide Casement													
X Double Glass Patio Doors		(8) Basement		(13) Plumbing		(14) Water/Sewer		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			
X Storms & Screens													
(3) Roof													
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing		(14) Water/Sewer		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			
X Asphalt Shingle													
(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing		(14) Water/Sewer		Other Additions/Adjustments Deck Treated Wood 189 3,814 2,784 Water/Sewer Public Water 1 1,298 948 Public Sewer 1 1,298 948 Totals: 142,927 104,336		Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 102,562			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MOYYAD ARNO	GRUVER DEBORAH K & GEORGE	93,000	12/29/2017	WD	03-ARM'S LENGTH	2017/06657	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19943 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRUVER DEBORAH K & GEORGE A TRUST		MAP #: PA22-F-4										
11640 BETE GRIS RD		2024 Est TCV 123,086 TCV/TFA: 118.35										
MOHAWK MI 49950		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	
LOT 3 BLK F VILLAGE OF HURON					MAIN	80.00	120.00	1.0000	0.8944	98 100	7,012	
Comments/Influences					80 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						7,012	
					Land Improvement Cost Estimates							
					Description				Rate	Size % Good	Cash Value	
					Wood Frame				31.62	80 46	1,164	
					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	3,506	58,037	61,543			50,057C	
		JR	09/30/2010	INSPECTED	2023	3,149	53,030	56,179			47,674C	
		SC	10/18/2010	DATA ENTER	2022	3,006	46,470	49,476			45,404C	
					2021	3,041	46,523	49,564			43,954C	
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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 32 CPP 36 Treated Wood 16 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: C Effec. Age: 27 Floor Area: 1,040 Total Base New : 160,133 Total Depr Cost: 116,897 Estimated T.C.V: 114,910		E.C.F. X 0.983		Bsmnt Garage: Carport Area: Roof:			
X Drywall		Plaster											
Paneled		Wood T&G											
Trim & Decoration													
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace		(12) Electric 110 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 = 1040 SF Floor Area = 1040 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 Siding Basement 1,040 Total: 154,157 112,535 Other Additions/Adjustments Porches CPP 32 860 628 Deck Treated Wood 36 1,477 1,078 Treated Wood 16 715 522 Water/Sewer Public Water 1 1,462 1,067 Public Sewer 1 1,462 1,067 Totals: 160,133 116,897 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv: 114,910		Cls C Blt 1988			
Yr Built Remodeled 1988 0		Ex X Ord Min											
Condition: Good		Size of Closets											
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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors											
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:											
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall											
X Insulation				(14) Water/Sewer Lump Sum Items:		(14) Water/Sewer Lump Sum Items:							
(2) Windows		(7) Excavation											
Many Avg. X Avg. Large Small		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash X 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		(14) Water/Sewer Lump Sum Items:		(14) Water/Sewer Lump Sum Items:							
		(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		(14) Water/Sewer Lump Sum Items:		(14) Water/Sewer 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.				
CRANE RICHARD L & KENLYN	KOSKI JEFFREY & JENNIFER	8,000	09/18/2012	WD	03-ARM'S LENGTH	2012/05316	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19891 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		11/14/2012		12-262		COMPLETE		
		P.R.E. 0%		DEMOLISH		10/17/2012		12-239		COMPLETE		
Owner's Name/Address		MAP #:										
COPPER RIDGE RENTALS LLC 47940 MADELEINE ST HOUGHTON MI 49931		2024 Est TCV 196,779 TCV/TFA: 136.65										
		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
PA22-F-5 LOT 4 BLK F VILLAGE OF HURON.					MAIN	85.00	120.00	1.0000	0.8944	98	100	7,451
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,451							
		X	Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			X Water									
			X 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	3,726	94,664	98,390			54,447C	
		JR	09/30/2010	INSPECTED	2023	3,345	86,189	89,534			51,855C	
		SC	10/19/2010	DATA ENTER	2022	3,193	75,506	78,699			49,386C	
					2021	3,231	75,649	78,880			47,809C	
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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: 2012 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: 484 % 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: 6 Floor Area: 1,440 Total Base New : 204,896 Total Depr Cost: 192,602 Estimated T.C.V: 189,328		E.C.F. X 0.983		Bsmnt Garage:	
Building Style: 1		Trim & Decoration		Central Air Wood Furnace										
Yr Built 2012	Remodeled 0	Ex	X Ord	Min										
Condition: Good		Size of Closets												
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	(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: 1440 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)				1 Public Water 1 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 Cls C Blt 2012

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 1440 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	1,440	180,376	169,554	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				484	21,596	20,300
Water/Sewer						
Public Water				1	1,462	1,374
Public Sewer				1	1,462	1,374
Totals:				204,896		192,602

Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 189,328

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					
47822 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CRANE RICHARD L & KENLYN PO BOX 771 HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 67,745 TCV/TFA: 62.96											
		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
PA22-F-6 LOT 5 BLK F VILLAGE OF HURON.					INTERIOR	85.00	120.00	0.8993	0.8944	85	100		5,812
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,812								
		X	Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
			Curb										
		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	2,906	30,967	33,873				8,749C	
		JR	10/01/2010	INSPECTED	2023	2,530	27,898	30,428				8,333C	
		SC	10/19/2010	DATA ENTER	2022	2,667	24,441	27,108				7,937C	
					2021	2,735	11,110	13,845				7,684C	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 32Type 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: CAPE				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1900		Remodeled 0		ExXOrdMin																											
Condition: Very Poor				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 4 1st Floor 1 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Linoleum Other: Softwood Other:				100 Amps Service																							
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE				Cls CD				Blt 1900											
X Wood/Shingle Aluminum/Vinyl Brick								ExXOrdMin				(11) Heating System: Forced Air w/ Ducts																			
								No. of Elec. Outlets				Ground Area = 896 SF Floor Area = 1076 SF.																			
								ManyX Ave.Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45																			
Insulation								(13) Plumbing				Building Areas																			
(2) Windows				(7) Excavation				Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost																			
X Many Avg. X Few Large Avg. Small				Basement: 720 S.F. Crawl: 176 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath				1.25 Story Siding Basement 720																			
								2 Fixture Bath				1 Story Siding Crawl Space 176																			
								Softener, Auto 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: 130,924 58,915																			
X Wood Sash Metal Sash Vinyl Sash				(8) Basement								Other Additions/Adjustments																			
												Basement, Outside Entrance, Below Grade 1 2,114 951																			
												Porches																			
X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish								WGEP (1 Story) 32 4,378 1,970																			
												Water/Sewer																			
												Public Water 1 1,298 584																			
(3) Roof				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)								Public Sewer 1 1,298 584																			
												Totals: 140,012 63,004																			
												Notes:																			
X Gable Hip FlatGambrel Mansard Shed												ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 61,933																			
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.													
RAJALA ADAM & STEPHANIE	OLD MILL RENTALS LLC	0	01/27/2011	WD	03-ARM'S LENGTH	2011/00488	DEED	100.0													
RAJALA ADAM J	OLD MILL RENTALS LLC	0	12/30/2010	QC	03-ARM'S LENGTH	2011/00138	DEED	100.0													
VETERAN'S AFFAIRS DEPARTME	RAJALA ADAM J.	14,500	12/08/2010	CD	33-TO BE DETERMINED	2011/00117	DEED	100.0													
WELLS FARGO BANK, NA	VETERAN'S AFFAIRS DEPARTME	1	01/11/2010	WD	03-ARM'S LENGTH	2010/00375	DEED	100.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status											
19904 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS																			
		P.R.E. 0%																			
Owner's Name/Address		MAP #:																			
OLD MILL RENTALS LLC 51264 BLUE TOP CABIN RD HOUGHTON MI 49931		2024 Est TCV 27,987 TCV/TFA: 27.01																			
		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							
PA22-F-7 E 1/2 OF LOT 6 BLK F VILLAGE OF HURON.					MAIN		60.00	85.00	1.0000	0.7528	98	100		4,426							
Comments/Influences					60 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =					4,426									
		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	2,213	11,781	13,994			11,039C
		JR	10/04/2010	INSPECTED											2023	1,988	10,639	12,627			10,514C
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					2021	1,920	9,336	11,256			9,695C										

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		192 32	Treated Wood 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												
		X													Paneled
Yr Built 1970		Trim & Decoration													
		Ex	X												Ord
Condition: Average		Size of Closets													
		Lg	X												Ord
Room List		Doors:	Solid												X
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric		Carport Area:									
		Kitchen: Linoleum		100 Amps Service		Roof:									
		Other: Carpeted		No./Qual. of Fixtures											
(1) Exterior				Ex.		X	Ord.	Min							
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few				
	Aluminum/Vinyl														
	Brick			(13) Plumbing		Average Fixture(s)									
Insulation						1 3 Fixture Bath									
						2 Fixture Bath									
(2) Windows		(7) Excavation				Softener, Auto									
X	Many	X	Avg.	Basement: 0 S.F.		Softener, Manual									
	Few		Small	Crawl: 0 S.F.	Solar Water Heat										
	Wood Sash			Height to Joists: 0.0		No Plumbing									
	Metal Sash			(8) Basement		Extra Toilet									
	Vinyl Sash					Extra Sink									
X	Double Hung			Conc. Block		Separate Shower									
	Horiz. Slide			Poured Conc.		Ceramic Tile Floor									
	Casement			Stone		Ceramic Tile Wains									
X	Double Glass			Treated Wood		Ceramic Tub Alcove									
	Patio Doors			Concrete Floor		Vent Fan									
X	Storms & Screens			(9) Basement Finish		(14) Water/Sewer									
(3) Roof						1 Public Water									
X	Gable		Gambrel	Recreation SF		1 Public Sewer									
	Hip			Living SF	Water Well										
	Flat		Mansard	Walkout Doors (B)		1000 Gal Septic									
			Shed	No Floor SF		2000 Gal Septic									
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.					
HARRY JEROME & MARGARET	OLD MILL RENTALS LLC	13,600	03/09/2020	WD	08-ESTATE	2020/01511	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
19894 JAMES ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
OLD MILL RENTALS LLC		MAP #:											
51264 BLUE TOP CABIN RD		2024 Est TCV 44,472 TCV/TFA: 72.08											
HOUGHTON MI 49931		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
Tax Description		Public Improvements			* Factors *								
PA22-F-8 W 1/2 OF LOT 6 BLK F VILLAGE OF HURON.		Dirt Road Gravel Road Paved 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					MAIN	60.00	85.00	1.0000	0.7528	98	100		4,426
					60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,426								
		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	2,213	20,023	22,236				19,559C	
		JR	10/04/2010	INSPECTED	2023	1,988	18,084	20,072				18,628C	
		SC	10/19/2010	DATA ENTER	2022	1,897	15,844	17,741				17,741S	
					2021	1,920	15,871	17,791				17,791S	
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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.					
ELRITE MARK	DELISLE JENNA B	33,000	10/20/2016	WD	03-ARM'S LENGTH	2016/05340	PROPERTY TRANSFER	100.0					
ERICKSON RONALD & MARION	ELRITE MARK	26,000	11/01/2007	WD	03-ARM'S LENGTH	2007/06186	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19930 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/07/2016											
Owner's Name/Address		MAP #:											
DELISLE JENNA B 19930 HENRY ST HOUGHTON MI 49931		2024 Est TCV 64,686 TCV/TFA: 45.11											
		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
PA22-G-1 LOT 1 BLK G VILLAGE OF HURON.						0.00	120.00	1.0000	1.0000		0	100	0
Comments/Influences					NEW ACREAG 1 ACRE			0.23 Acres		13000	100		2,990
								0.23 Total Acres		Total Est. Land Value =			2,990
					Land Improvement Cost Estimates								
		X	Water		Description					Rate		Size % Good	Cash Value
		X	Sewer		D/W/P: 5in Ren. Conc.					7.82		324 62	1,571
		X	Electric		Total Estimated Land Improvements True Cash Value =								1,571
		X	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	1,495	30,848	32,343			23,020C		
		LP	07/27/2009	DATA ENTER	2023	1,106	28,366	29,472			21,924C		
		JR	09/30/2010	INSPECTED	2022	1,106	24,867	25,973			20,880C		
		SC	10/20/2010	DATA ENTER	2021	1,380	24,862	26,242			20,213C		
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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 90 CPP 266 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: 2		Drywall X 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									
1 Basement 5 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Tile Other: Hardwood 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 Avg. Large Few Small		Basement: 450 S.F. Crawl: 534 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 X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 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 2

(11) Heating System: Forced Hot Water

Ground Area = 984 SF Floor Area = 1434 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=51/75/100/100/38.25

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	426		
1 Story	Siding	Crawl Space	108		
2 Story	Siding	Basement	450		
Total:				151,420	57,918
Other Additions/Adjustments					
Porches					
CPP			90	1,517	580
Deck					
Treated Wood			266	4,671	1,787
Water/Sewer					
Public Water			1	1,150	440
Public Sewer			1	1,150	440
Totals:				159,908	61,165

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 60,125

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		1	10/01/2004	WD	03-ARM'S LENGTH	166:815	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
47883 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			SAUNA		07/13/2017	2017-010-010	COMPLETE							
		P.R.E. 100% 05/19/1994			ALTER		08/26/2013	13-179	COMPLETE							
Owner's Name/Address		MAP #:														
VERRAN RICHARD H & KOSKEY CATHERINE		2024 Est TCV 131,498 TCV/TFA: 85.89														
47883 HURON ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END											
HOUGHTON MI 49931		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			
PA22-G-2 LOT 2 BLK G VILLAGE OF HURON.						0.00	120.00	1.0000	1.0000	0	100		0			
Comments/Influences					NEW ACREAG 1 ACRE				0.23	Acres	13000	100		2,990		
							0.23	Total Acres			Total Est. Land Value =		2,990			
		Topography of Site			Land Improvement Cost Estimates											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description				Rate		Size	% Good	Cash Value		
						Sauna					6,499.14		1	99	6,434	
						Total Estimated Land Improvements True Cash Value = 6,434										
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,495	64,254	65,749				33,376C				
		JR	09/30/2010	INSPECTED	2023	1,106	58,896	60,002				31,787C				
		SC	10/20/2010	DATA ENTER	2022	1,106	51,661	52,767				30,274C				
					2021	1,380	51,566	52,946				29,307C				
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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: 1900 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % 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: CD Effec. Age: 37 Floor Area: 1,531 Total Base New : 197,121 Total Depr Cost: 124,185 Estimated T.C.V: 122,074	E.C.F. X 0.983	Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
																									Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration	Size of Closets	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE (11) Heating System: Forced Air w/ Ducts Ground Area = 930 SF Floor Area = 1531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
																																						Ex	X	Ord		Min	Ex.	X	Ord.		Min	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 Basement, Outside Entrance, Below Grade Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Water/Sewer Public Water Public Sewer Porches WGEP (1 Story) WCP (1 Story) 4in Concrete	Totals:	173,112	109,060																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HANSEN DALE R & KRISTEN A	SATERSTAD-SCOTT JAMES	44,000	02/13/2023	WD	03-ARM'S LENGTH	2020/00502	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
47897 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 02/15/2023								
Owner's Name/Address		MAP #:								
SATERSTAD-SCOTT JAMES 47897 HURON ST HOUGHTON MI 49931		2024 Est TCV 52,490 TCV/TFA: 53.56								
		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
					0.00	120.00	1.0000	1.0000	0 100	0
				NEW ACREAG 1 ACRE				0.23 Acres	13000 100	2,990
								0.23 Total Acres	Total Est. Land Value =	2,990
Tax Description										
PA22-G-3 LOT 3 BLK G VILLAGE OF HURON.										
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		Interior 2 Story				80	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 : 58,597 Total Depr Cost: 20,508 Estimated T.C.V: 20,159		E.C.F. X 0.983 Bsmnt Garage: Carport Area: Roof:				
	Duplex	0	Other Overhang																
X	Wood Frame	(4) Interior																	
Building Style:		Drywall															Plaster		
PARK MODEL		X	Paneled															Wood T&G	
Yr Built		Ex	X														Ord		Min
Remodeled		Trim & Decoration																	
1972		Size of Closets																	
Condition: Average		Lg	X														Ord		Small
Room List		Doors:															Solid	X	H.C.
	Basement	(5) Floors				(12) Electric													
	5 1st Floor	Kitchen: Linoleum Other: Carpeted Other:				100		Amps Service											
	2nd Floor					No./Qual. of Fixtures													
	2 Bedrooms					Ex.	X	Ord.		Min									
(1)	Exterior					No. of Elec. Outlets													
X	Wood/Shingle	(6) Ceilings				Many		X	Ave.		Few								
	Aluminum/Vinyl	X	Tile			(13) Plumbing													
	Brick					Average Fixture(s)													
	Insulation					1 3 Fixture Bath													
(2) Windows		(7) Excavation				2 Fixture Bath													
X	Many	X	Avg.	Large	Basement: 0 S.F.														
	Crawl: 0 S.F.																		
	Few			Small	Slab: 0 S.F.														
X	Wood Sash	(8) Basement				Solar Water Heat													
	No Plumbing																		
	Metal Sash					Extra Toilet													
	Vinyl Sash					Extra Sink													
X	Double Hung					Separate Shower													
	Horiz. Slide					Ceramic Tile Floor													
	Casement					Ceramic Tile Wains													
X	Double Glass					Ceramic Tub Alcove													
	Patio Doors					Vent Fan													
X	Storms & Screens	(9) Basement Finish				(14) Water/Sewer													
(3) Roof						1 Public Water													
X	Gable		Gambrel	Living	1 Public Sewer														
	Walkout Doors (B)																		
	Hip			SF	Water Well														
	Flat			No Floor	1000 Gal Septic														
	Asphalt Shingle					2000 Gal Septic													
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 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: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 2016 % 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									
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 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=54/100/100/100/54
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
Common Wall: 1 Wall 1 -2,172 -1,173
Door Opener 1 535 289
Base Cost 2016 63,464 34,271
No Concrete Floor 1008 -6,552 -3,538
Totals: 55,275 29,849
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 29,341

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HEDIN VIOLA	HEDIN VIOLA, KEITH A & GAI	0	08/22/2005	WD	03-ARM'S LENGTH	2018/02093	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19889 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TERVONEN ROBERT J & N RONALD P 620 NORTH LOWELL ST IRONWOOD MI 49938		MAP #:											
		2024 Est TCV 115,461 TCV/TFA: 84.65											
		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
PA22-G-4 LOT 4 BLK G VILLAGE OF HURON.						0.00	120.00	1.0000	1.0000	0	100		0
Comments/Influences					ACREAGE PARCELS			0.230 Acres	13,000	100			2,990
							0.23	Total Acres		Total Est. Land Value =			2,990
		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	1,495	56,236	57,731				55,100C	
		LP	06/20/2009	DATA ENTER	2023	1,106	51,371	52,477				52,477S	
		JR	09/29/2010	INSPECTED	2022	1,106	45,000	46,106				16,611C	
		SC	10/20/2010	DATA ENTER	2021	1,380	45,084	46,464				16,081C	

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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.				
HAMMOND JED, ESTATE	GOULETTE DAMIEN & BROOKE	194,000	05/11/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
HAMMOND JED & BARBARA	HAMMOND JED	0	10/01/2014	QC	09-FAMILY	2014/05233	DEED	0.0				
KANGAS JACQUELINE J	HAMMOND JED & BARBARA	65,000	12/18/2008	WD	03-ARM'S LENGTH		DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
47880 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		REPAIR/RENOVATE		05/03/2010	10-065	COMPLETE				
		P.R.E. 100% 06/01/2023										
Owner's Name/Address		MAP #:										
GOULETTE DAMIEN & BROOKE 47880 MANITOU ST HANCOCK MI 49930		2024 Est TCV 158,762 TCV/TFA: 103.36										
		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		
				MAIN	85.00	120.00	1.0000	0.8944	98 100	7,451		
LOTD 5 & 6 BLK G VILLAGE OF HURON				MAIN	85.00	120.00	1.0000	0.8944	98 100	7,451		
THE SOUTH PART OF LOT 6 FROM PARCEL 010-476-006-00 COMBINED INTO THIS PARCEL FOR 2024		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		170 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =		14,901			
Comments/Influences		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
		X			Description		Rate		Size % Good		Cash Value	
		X			Wood Frame		27.40		120 85		2,795	
		X			Total Estimated Land Improvements True Cash Value =						2,795	
		X										
		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	7,451	71,930	79,381			79,381S	
		JR	10/01/2010	INSPECTED	2023	1,212	62,020	63,232			33,745C	
		SC	10/20/2010	DATA ENTER	2022	1,212	54,331	55,543			32,139C	
					2021	1,512	54,430	55,942			31,113C	
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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: 1975 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: 448 % 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: MANUFACTURED		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1975		Remodeled FIRE 2010		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 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		200 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									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 1536 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) 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 Double Glass Patio Doors		Treated Wood Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 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 MANUFACTURED Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1536 SF Floor Area = 1536 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	1,536		
Total:				190,854	124,055

Other Additions/Adjustments

Plumbing					
3 Fixture Bath	1		4,547		2,956
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		448		24,546	15,955
Common Wall: 1 Wall		1		-2,628	-1,708
Door Opener		1		535	348
Water/Sewer					
Public Water		1		1,462	950
Public Sewer		1		1,462	950
Totals:				220,778	143,506

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 141,066

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOUTS WILLIAM	COLOMBE TROY	120,000	04/21/2020	WD	03-ARM'S LENGTH	2020/02143	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19902 HORATIO ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/30/2022		2022-031-330		FOUNDATION		
Owner's Name/Address		P.R.E. 0%		MOBILE HOME		11/18/2021		2021-031-357		FOUNDATION		
		MAP #:										
COLOMBE TROY 45850 PARADISE RD CHASSELL MI 49916		2024 Est TCV 545,232 TCV/TFA: 102.76										
		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	
					MAIN	85.40	120.00	1.0000	0.8944	98 100	7,486	
PA22-H-1 LOTS 1, 5 & 6 BLK H VILLAGE OF HURON.					MAIN	167.00	120.00	1.0000	0.8944	98 100	14,638	
Comments/Influences					252 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =	22,124
		X	Water									
		X	Sewer									
		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	11,062	261,554	272,616			261,034C	
		LP	05/01/2009	DATA ENTER	2023	9,933	106,026	115,959			109,356C	
		JR	09/29/2010	INSPECTED	2022	9,482	72,382	81,864	81,864M		81,864S	
		SC	10/20/2010	DATA ENTER	2021	4,134	52,476	56,610			56,610S	
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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 80 116		WGEP (1 Story) Treated Wood		Year Built: Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame				(4) Interior																																							
Building Style: COLONIAL					X Drywall			X	Plaster						Wood T&G																													
Yr Built 1920				Remodeled 1992								Ex				X	Ord						Min																					
Condition: Good																																												
Room List				Doors:								Solid				X	H.C.																											
1 Basement 5 1st Floor 4 2nd Floor 5 Bedrooms								(5) Floors																																				
(1) Exterior																																												
X	Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings			X	Drywall									No. of Elec. Outlets				No./Qual. of Fixtures				Ex.				X	Ord.						Min							
Insulation																																												
(2) Windows								(7) Excavation																																				
X	Many Avg. Few		X	Large Avg. Small		Basement: 1136 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 Vent Fan				(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 1136 SF Floor Area = 1539 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		176												
																						1.5 Story		Siding		Basement		630																
																						1 Story		Siding		Basement		330																
																								Total:		172,971		93,404																
Other Additions/Adjustments																																												
Plumbing																																												
3 Fixture Bath																								1		3,778		2,040																
Porches																																												
WGEP (1 Story)																								80		7,435		4,015																
Deck																																												
Treated Wood																								116		2,746		1,483																
Garages																																												
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																																												
Base Cost																								336		13,487		7,283																
Common Wall: 2 Wall																								1		-3,997		-2,158																
Door Opener																								1		475		256																
Water/Sewer																																												
Public Water																								1		1,298		701																
Public Sewer																								1		1,298		701																
Totals:																										199,491		107,725																
Notes:																																												
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:																																												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 48	Type Treated Wood	Year Built:																							
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							Class: Very Good Effec. Age: 13 Floor Area: Total Base New : 121,942 Total Depr Cost: 93,897 Estimated T.C.V: 92,301		Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																					
Building Style: PARK MODEL		Drywall Paneled	Plaster Wood T&G													Trim & Decoration																			
Yr Built 0	Remodeled 2021	Ex	X													Ord	Min																		
Condition: Good		Size of Closets																																	
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. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 306 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 Mobile Home PARK MODEL (11) Heating System: Wall Furnace Ground Area = 1370 SF Floor Area = 1370 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 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>1064</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>306</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>115,771</td> <td>89,145</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 48 1,867 1,438 Water/Sewer Public Water 1 2,152 1,657 Public Sewer 1 2,152 1,657 Totals: 121,942 93,897		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	1064			Addition	Siding	Crawl	306			Total:				115,771	89,145
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																														
Main Home	Ribbed	Metal	1064																																
Addition	Siding	Crawl	306																																
Total:				115,771	89,145																														
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:																																	
		(14) Water/Sewer																																	
		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																	
Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 92,301																																			

*** 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: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2022 2368		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: 2397 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) 4 3 Fixture Bath 2 Fixture Bath Softener, Auto 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)		1 Public Water 1 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 RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2397 SF Floor Area = 2397 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	2,397		
Total:				315,193	308,889

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			3	13,640	13,367
Water/Sewer					
Public Water			1	1,462	1,433
Public Sewer			1	1,462	1,433
Unit-in-Place Cost Items					
KITCHEN			1	5,520	5,410
Totals:				337,277	330,532

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

324,913

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SUPERIOR NATIONAL BANK	JAEHNIG GEORGE F	34,900	08/20/2012	CD	10-FORECLOSURE	2012/04679	DEED	100.0						
MATTILA NICHOLE M	SUPERIOR NATIONAL BANK	45,000	01/05/2012	SD	10-FORECLOSURE	2012/00130	DEED	100.0						
MATTILA NICHOLE M	SUPERIOR NATIONAL BANK	45,000	01/05/2012	SD	10-FORECLOSURE	2012/00130	DEED	100.0						
		16,000	06/01/1999	WD	03-ARM'S LENGTH	147:387	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
47943 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
JAEHNIG GEORGE F MAC HOUGHTON PROPERTIES 22670 MILLENBACH LANE CHASSELL MI 49916		2024 Est TCV 75,221 TCV/TFA: 98.46												
		X	Improved		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	
PA22-H-2 N 1/2 OF LOT 2 BLK H VILLAGE OF HURON.					MAIN		42.15	120.00	1.0000	0.8944	98	100		3,695
Comments/Influences					42 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		3,695					
		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	1,848	35,763	37,611				27,333C		
		JR	09/30/2010	INSPECTED	2023	1,659	32,763	34,422				26,032C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC	10/20/2010	DATA ENTER	2022	553	28,579	29,132				24,793C		
					2021	690	29,077	29,767				24,001C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 176 WGEP (1 Story) 66 WGEP (1 Story) 116 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 1945		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 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service									
X Wood/Shingle 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 Large Avg. Few Small		Basement: 626 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 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)		1 Public Water 1 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 1945 (11) Heating System: Forced Air w/ Ducts Ground Area = 626 SF Floor Area = 764 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 550 1 Story Siding Basement 76 Total: 98,987 58,402 Other Additions/Adjustments Porches WGEP (1 Story) 176 12,436 7,337 WGEP (1 Story) 66 6,562 3,872 Deck Treated Wood 116 2,746 1,620 Water/Sewer Public Water 1 1,298 766 Public Sewer 1 1,298 766 Totals: 123,327 72,763 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 71,526													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SUPERIOR NATIONAL BANK	JAEHNIG GEORGE F	34,900	08/20/2012	CD	10-FORECLOSURE	2012/04679	DEED	100.0					
MATTILA NICHOLE M	SUPERIOR NATIONAL BANK	45,000	01/05/2012	SD	10-FORECLOSURE	2012/00130	DEED	100.0					
		1	11/01/2001	WD	03-ARM'S LENGTH	156:206	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)		Date	Number	Status				
47943 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
JAEHNIG GEORGE F MAC HOUGHTON PROPERTIES 22670 MILLENBACH LANE CHASSELL MI 49916		2024 Est TCV 3,288											
		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	
PA22-H-3 S 1/2 OF LOT 2 BLK H VILLAGE OF HURON.					INTERIOR	41.70	120.00	1.0370	0.8944	85	100		3,288
Comments/Influences					42 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,288
		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		
		Who When What			2024	1,644	0	1,644			609C		
					2023	1,431	0	1,431			580C		
					2022	553	0	553			553S		
					2021	690	0	690			690S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KLEFFMAN DALE & MARIYA	SALO DANIEL	112,000	09/30/2020	WD	03-ARM'S LENGTH	2020/05625	DEED	100.0			
MICHIGAN TECH FED CREDIT U	KLEFFMAN DALE & MCCORMICK	58,000	11/28/2012	CD	10-FORECLOSURE	2012/06692	DEED	100.0			
CHASE HOME FINANCE LLC	MICHIGAN TECH FED CREDIT U	63,518	11/10/2011	SD	10-FORECLOSURE	2011/05646	DEED	100.0			
PINTAR MAX P & WIFE ET AL	FISH JERALD S & JULIE M	70,000	06/11/2008	WD	03-ARM'S LENGTH	2008/03518	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47965 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		07/10/2013		13-113		COMPLETE	
Owner's Name/Address		P.R.E. 0%									
SALO DANIEL 47965 HURON ST HOUGHTON MI 49931-3017		MAP #:									
		2024 Est TCV 119,728 TCV/TFA: 95.02									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				MAIN	65.00	120.00	1.0000	0.8944	98 100	5,698	
				65 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =						5,698	
Tax Description											
PA22-H-4 LOT 3 BLK H VILLAGE OF HURON.											
Comments/Influences											
		X	Dirt Road								
			Gravel Road								
		X	Paved Road								
			Storm Sewer								
			Sidewalk	Land Improvement Cost Estimates							
		X	Water	Description	Rate		Size % Good		Cash Value		
		X	Sewer	Wood Frame	26.42		144 46		1,750		
		X	Electric	Total Estimated Land Improvements True Cash Value =							1,750
			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	2,849	57,015	59,864		56,155C	
		JR	09/30/2010	INSPECTED	2023	2,558	52,216	54,774		53,481C	
		SC	10/20/2010	DATA ENTER	2022	2,442	48,493	50,935		50,935S	
					2021	1,380	48,532	49,912		49,912S	
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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		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: 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: COLONIAL		Drywall Paneled		Plaster Wood T&G									
Yr Built 2013		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									
				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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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									
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 = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	672			24,373	21,936
Door Opener	2			1,070	963
Totals:				25,443	22,899

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 22,510

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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: COLONIAL		Drywall X Paneled		X Plaster Wood T&G									
Yr Built 1920		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									
1 Basement 4 1st Floor 4 2nd Floor 5 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 813 S.F. Crawl: 160 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) 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									
X Double Glass Patio Doors		Treated Wood Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF 1 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 COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 973 SF Floor Area = 2192 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	813		
1 Story	Siding	Crawl Space	160		
Total:				215,572	97,009

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	951
Plumbing			
3 Fixture Bath	1	3,778	1,700
2 Fixture Bath	1	2,541	1,143
Porches			
WGEP (1 Story)	132	10,382	4,672
Water/Sewer			
Public Water	1	1,298	584
Public Sewer	1	1,298	584
Totals:		236,983	106,643

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 104,830

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			
47925 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
ROBERTS SHIRLEY M WITTING MELISSA ET AL; LADY BIRD 47925 MANITOU ST HOUGHTON MI 49931		2024 Est TCV 38,911 TCV/TFA: 36.85											
		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
PA22-I-1 LOT 1 BLK I VILLAGE OF HURON.						0.00	120.00	1.0000	1.0000	0	100		0
Comments/Influences		X	Dirt Road		NEW ACREAG 1 ACRE		0.23 Acres		13000		100		2,990
			Gravel Road				0.23 Total Acres		Total Est. Land Value =		2,990		
			Paved Road										
			Storm Sewer										
			Sidewalk										
		X	Water		Land Improvement Cost Estimates								
			Sewer		Description								
		X	Electric		Rate								
			Gas		Size % Good								
		X	Curb		Cash Value								
			Street Lights		24.52								
			Standard Utilities		84 39								
			Underground Utils.		803								
					Total Estimated Land Improvements True Cash Value =								

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home		X Insulation		Wood	Coal							
X	Town Home	0	Front Overhang	X	Forced Warm Air		1	Dishwasher		Interior 2 Story	48	WGEP (1 Story)	Car Capacity:
	Duplex		Other Overhang										
X	A-Frame	0		X	Wall Furnace		1	Garbage Disposal		Two Sided	80	WSEP (1 Story)	Class:
X	Wood Frame	(4) Interior	Drywall	X	Warm & Cool Air		1	Bath Heater		Exterior 1 Story	48	WGEP (1 Story)	Exterior:
Building Style:	1	Trim & Decoration	X	Paneled	Plaster		1	Vent Fan		Exterior 2 Story	30	Treated Wood	Brick Ven.:
Yr Built	Remodeled	Ex	X	Ord	Min		1	Hot Tub		Prefab 1 Story	96	Treated Wood	Stone Ven.:
Condition: Good	1989	0	Size of Closets	Lg	X		1	Unvented Hood		Prefab 2 Story			Common Wall:
Room List	Doors:	Solid	X	H.C.	X		1	Vented Hood		Heat Circulator			Foundation:
1	Basement	(5) Floors	Kitchen: Laminate	Other: Carpeted	Other:		1	Intercom		Raised Hearth			Finished ?:
4	1st Floor	2nd Floor	2	Bedrooms	No./Qual. of Fixtures		100	Amps Service		Class: Low			Storage Area:
(1) Exterior	Wood/Shingle	(6) Ceilings	X	Drywall	Many	X	Ave.	Few		Total Base New : 64,308	E.C.F.	X 0.983	Bsmnt Garage:
X	Aluminum/Vinyl	X	Brick		(13) Plumbing					Total Depr Cost: 35,725			Carport Area:
X	Insulation	(7) Excavation	Basement: 0 S.F.	Crawl: 0 S.F.	Slab: 0 S.F.	Height to Joists: 0.0	2	Vent Fan		Estimated T.C.V: 35,118			Roof:
(2) Windows	Many	X	Avg.	X	Avg.	Small	2	Fixture Bath		Other Additions/Adjustments			
X	Wood Sash	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	2	Vent Fan		Plumbing			
X	Metal Sash	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	2	Vent Fan		3 Fixture Bath	1	2,320	1,299
X	Vinyl Sash	(9) Basement Finish	Recreation SF	Living SF	Walkout Doors (B)	No Floor SF	1	Public Water		Vent Fan			
X	Double Hung	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	2	Vent Fan		Public Sewer	1	1,150	644
X	Horiz. Slide	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:		1	Public Sewer		Water Well			
X	Double Glass	Lump Sum Items:					1	Water Well		1000 Gal Septic			
X	Patio Doors	(14) Water/Sewer	Recreation SF	Living SF	Walkout Doors (B)	No Floor SF	1	Public Water		Vent Fan			
X	Storms & Screens	(15) Fireplaces	Interior 1 Story	Interior 2 Story	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Gas
X	Asphalt Shingle	(16) Porches/Decks	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:
Chimney: Brick		(17) Garage	Bsmnt Garage:	Carport Area:	Roof:								

*** 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			
47947 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
WITTING MELISSA K 47947 MANITOU ST HOUGHTON MI 49931		2024 Est TCV 63,738 TCV/TFA: 64.25											
		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
						0.00	120.00	1.0000	1.0000	0	100		0
PA22-I-2 N 1/2 OF LOT 2 BLK I VILLAGE OF HURON.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			NEW ACREAG 1 ACRE		0.12 Acres	13000	100			1,495
Comments/Influences					0.12 Total Acres		Total Est. Land Value =		1,495				
					Land Improvement Cost Estimates								
		X	Water			Description	Rate		Size		% Good	Cash Value	
		X	Sewer			Wood Frame	24.79		184		42	1,916	
		X	Electric			Total Estimated Land Improvements True Cash Value =							1,916
		X	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	748	31,121	31,869				13,557C	
		LP	07/29/2009	DATA ENTER	2023	553	28,972	29,525				12,912C	
		JR	10/01/2010	INSPECTED	2022	553	25,406	25,959				12,298C	
		SC	10/20/2010	DATA ENTER	2021	690	25,393	26,083				11,906C	
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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 112 10 128	Type WGEP (1 Story) WPP Treated Wood	Year Built: 2000	
	Car Capacity: 2																										
	Class: C																										
	Exterior: Siding																										
X	Wood Frame			(4) Interior				X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					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: 19 Floor Area: Total Base New : 96,317 Total Depr Cost: 61,370 Estimated T.C.V: 60,327	E.C.F. X 0.983	Brick Ven.: 0						
Stone Ven.: 0																											
Common Wall: 1/2 Wal																											
Foundation: 42 Inch																											
Finished ?:																											
Auto. Doors: 1																											
Mech. Doors: 0																											
Area: 672																											
% Good: 82																											
Storage Area: 0																											
No Conc. Floor: 0																											
Building Style: RANCH				Trim & Decoration					Central Air Wood Furnace					Total Base New : 96,317 Total Depr Cost: 61,370 Estimated T.C.V: 60,327				E.C.F. X 0.983	Bsmnt Garage:								
Yr Built 1994 Remodeled 0				Ex X Ord Min					100 Amps Service					Carport Area:													
Condition: Good				Size of Closets					No./Qual. of Fixtures					Roof:													
Room List				Doors: Solid X H.C.					Ex. X Ord. Min					Roof:													
(1) Exterior				(5) Floors					No. of Elec. Outlets					Roof:													
Basement				Kitchen: Laminate Other: Carpeted Other:					Many X Ave. Few					Roof:													
4 1st Floor				Kitchen: Laminate Other: Carpeted Other:					(13) Plumbing					Roof:													
2nd Floor				Kitchen: Laminate Other: Carpeted Other:					Average Fixture(s)					Roof:													
2 Bedrooms				Kitchen: Laminate Other: Carpeted Other:					1 3 Fixture Bath					Roof:													
(1) Exterior				Kitchen: Laminate Other: Carpeted Other:					2 Fixture Bath					Roof:													
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall				No. of Elec. Outlets					Other Additions/Adjustments					Total:	54,806	31,239						
	(6) Ceilings				No. of Elec. Outlets				Plumbing																		
X	Insulation			(7) Excavation				1	Average Fixture(s)				Plumbing					Total:	54,806	31,239							
(2) Windows				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					3 Fixture Bath				Separate Shower														
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					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			(8) Basement					1	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Deck													
	Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Water/Sewer				Treated Wood													
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Public Water				Garages														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Sewer				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
X	Asphalt Shingle			(10) Floor Support					Water Well 1000 Gal Septic 2000 Gal Septic				Base Cost														
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:				Common Wall: 1/2 Wall Door Opener														
													Public Water														
												Public Sewer															
												Totals:															
												Notes:															
												ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:															
												60,327															

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							
47935 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
ROBERTS SHIRLEY M WITTING MELISSA ET AL; LADY BIRD 47925 MANITOU ST HOUGHTON MI 49931		MAP #:													
		2024 Est TCV 16,892 TCV/TFA: 19.46													
		X	Improved	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 X Water Sewer X Electric X 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		
PA22-I-3 S 1/2 OF LOT 2 BLK I VILLAGE OF HURON.					0.00 120.00 1.0000 1.0000 0 100 0										
Comments/Influences					NEW ACREAG 1 ACRE 0.12 Acres 13000 100 1,495										
					0.12 Total Acres Total Est. Land Value = 1,495										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	748	7,698	8,446			5,198C				
		JR	10/01/2010	INSPECTED	2023	553	6,985	7,538			4,951C				
		SC	10/20/2010	DATA ENTER	2022	553	6,119	6,672			4,716C				
					2021	690	6,132	6,822			4,566C				

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:							
	Mobile Home			Wood	Coal	Steam						144	WGEP (1 Story)	Treated Wood				
	Town Home			0	Front Overhang	X						Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	48		WGEP (2 Story)			
Duplex	0	Other Overhang	Trim & Decoration	Size of Closets			Class: Low Effec. Age: 40 Floor Area: Total Base New : 61,417 Total Depr Cost: 15,663 Estimated T.C.V: 15,397		E.C.F. X 0.983	Bsmnt Garage:								
A-Frame	(4) Interior		Ex	X	Ord	Min	Total Base New : 61,417 Total Depr Cost: 15,663 Estimated T.C.V: 15,397			E.C.F. X 0.983		Carport Area: Roof:						
X	Wood Frame	Drywall	Doors:	Solid	X	H.C.	Central Air Wood Furnace											
Building Style:	1	Paneled					Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service		No./Qual. of Fixtures							
		Trim & Decoration					Size of Closets		No. of Elec. Outlets		Ex.		X	Ord.	Min			
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets		Many		X	Ave.	Few						
1972	0	Lg	X	Ord	Small	(13) Plumbing		Average Fixture(s)		2		3	Fixture Bath					
Condition: Average	Room List		(5) Floors		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min			
Basement	5 1st Floor	2nd Floor	3 Bedrooms	Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service		No. of Elec. Outlets		Many		X	Ave.	Few				
				(6) Ceilings		(13) Plumbing		Average Fixture(s)		2		3	Fixture Bath					
(1) Exterior	X	Wood/Shingle	(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		1		Public Water	
X	Wood/Shingle	Aluminum/Vinyl	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		1		Public Water	1		Public Sewer	Water Well	
Brick	Insulation	X	Drywall	(9) Basement Finish		(14) Water/Sewer		1		Public Water	1		Public Sewer	Water Well		1000 Gal Septic		
(2) Windows	Many	X	Avg.	X	Avg.	Small	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:			
X	Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:			
X	Double Glass	Patio Doors	Storms & Screens	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:						
X	Asphalt Shingle	Chimney: Brick	(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:							

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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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) 192 WGEP (1 Story) 35 WGEP (1 Story)		Year Built: 2000 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: 780 % 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 1/2		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1900		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									
1 Basement 4 1st Floor 2nd Floor 2 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 X 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)									
Many X Avg. Few		Basement: 768 S.F. Crawl: 320 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 X Metal Sash Vinyl Sash X 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		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		(9) Basement Finish		Lump Sum Items:									
(3) Roof													
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 1 1/2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1088 SF Floor Area = 1472 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	320		
1.5 Story	Siding	Basement	768		
Total:				163,841	91,750

Other Additions/Adjustments

Porches

WGEP (1 Story)	160	11,661	6,530
WGEP (1 Story)	192	13,140	7,358
WGEP (1 Story)	35	4,620	2,587

Garages

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

Base Cost	780	29,960	25,766	*8
Door Opener	1	535	460	
Water/Sewer				
Public Water	1	1,298	727	
Public Sewer	1	1,298	727	
Totals:		226,353	135,905	

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 133,595

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
VOGHT PATRICK W & MARIANNE	KOSKI JEFFREY & JENNIFER	30,000	09/02/2011	WD	03-ARM'S LENGTH	2011/04597	DEED	100.0									
MICHAELSON DONALD R & ELAI	BARKER JAMES JR & STRAUS	27,000	02/23/2007	WD	03-ARM'S LENGTH	2007/01067	DEED	0.0									
BARKER JAMES & STRAUSS AAR	VOGHT PATRICK W & MARIANNE	25,000	02/23/2007	WD	03-ARM'S LENGTH	2007/01068	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status								
47923 WILLIAMS ST & 47925		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		09/27/2012	12-222	COMPLETE									
		P.R.E. 0%		HOUSE		12/01/2011	11-266	COMPLETE									
Owner's Name/Address		MAP #:			DEMOLISH		10/24/2011	11-239	COMPLETE								
COPPER RIDGE RENTALS LLC 47940 MADELEINE ST HOUGHTON MI 49931		2024 Est TCV 617,168 TCV/TFA: 156.17															
		X	Improved		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					
PA22-I-5 LOTS 4 & 5 BLK I VILLAGE OF HURON.						0.00	120.00	1.0000	1.0000	0	100		0				
					NEW ACREAG 1 ACRE			0.46 Acres	13000	100		5,980					
Comments/Influences					0.46 Total Acres		Total Est. Land Value =		5,980								
		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	2,990	305,594	308,584
		JR	10/04/2010	INSPECTED	2023	2,212	278,179	280,391			194,342C						
		SC	10/20/2010	DATA ENTER	2022	2,212	243,696	245,908			185,088C						
					2021	2,760	244,162	246,922			179,176C						
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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: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19864 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 04/09/1997									
Owner's Name/Address		MAP #:									
MARKHAM STEPHEN 19864 HENY ST HOUGHTON MI 49931		2024 Est TCV 137,808 TCV/TFA: 81.64									
		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
PA22-K-2 LOT 1 BLK K VILLAGE OF HURON.					MAIN	0.00	100.00	1.0000	0.8165	98 100	0
Comments/Influences					RATE 1			0.115 Acres	13,000	100	1,495
		X	Paved Road				0.12	Total Acres	Total Est. Land Value =		1,495
		X	Storm Sewer								
			Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	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	748	68,156	68,904		36,793C	
		JR	10/04/2010	INSPECTED	2023	553	62,426	62,979		35,041C	
		SC	10/20/2010	DATA ENTER	2022	553	53,645	54,198		33,373C	
					2021	690	53,651	54,341		32,307C	

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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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 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		Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 30,290 Total Depr Cost: 29,078 Estimated T.C.V: 28,584					
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		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		Lg X Ord Small		Doors: Solid X H.C.									
(1) Exterior		(5) Floors		(12) Electric									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service									
Insulation		(6) Ceilings		No./Qual. of Fixtures									
(2) Windows		(7) Excavation		Ex. X Ord. Min									
Many Avg. X Avg. Large Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets									
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing									
X Gable Hip Flat		(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									
X Asphalt Shingle		(10) Floor Support		(14) Water/Sewer									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
				Lump Sum Items:									

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=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 (Finished)
Base Cost 576 29,220 28,051
Door Opener 2 1,070 1,027
Totals: 30,290 29,078
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 28,584

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.			
		6,000	09/01/2002	WD	03-ARM'S LENGTH	159:312	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47899 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		07/30/2003		03-995		FOUNDATION	
Owner's Name/Address		P.R.E. 100% 02/16/2005									
BAAKKO RORY J & LORI A 47899 MANITOU ST HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 305,784 TCV/TFA: 152.36									
		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
						0.00	120.00	1.0000	1.0000	0 100	0
LOTS 3,4 & 5 BLK K VILLAGE OF HURON						0.00	120.00	1.0000	1.0000	0 100	0
Comments/Influences		X			NEW ACREAG 1 ACRE	0.69 Acres		13000 100		8,957	
						0.69 Total Acres		Total Est. Land Value =		8,957	
		X	Water	Land Improvement Cost Estimates							
		X	Sewer								
		X	Electric								
		X	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	4,479	148,413	152,892			81,026C
		JR	10/01/2010	INSPECTED	2023	3,313	135,227	138,540			77,168C
		SC	10/20/2010	DATA ENTER	2022	3,313	118,481	121,794			73,494C
					2021	4,134	118,657	122,791			71,147C

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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	02/01/1996	WD	03-ARM'S LENGTH	134:151	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
19846 HENRY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
CHEGWIDDEN MARK W & DONNA M		2024 Est TCV 64,154 TCV/TFA: 60.75												
19846 HENRY ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
HOUGHTON MI 49931		Public Improvements		* Factors *										
Tax Description		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Gravel Road				NEW ACREAG 1 ACRE			0.00	120.00	1.0000	1.0000	0	100		0
PA22-K-2A LOT 6 BLK K VILLAGE OF HURON.				Paved Road					0.23	Acres	13000	100		2,990
Comments/Influences				Storm Sewer		0.23 Total Acres		Total Est. Land Value =						2,990
			Sidewalk											
		X	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	1,495	30,582	32,077				24,679C		
		LP	06/11/2009	DATA ENTER	2023	1,106	28,475	29,581				23,504C		
		JR	09/30/2010	INSPECTED	2022	1,106	24,944	26,050				22,385C		
		SC	10/20/2010	DATA ENTER	2021	1,380	24,990	26,370				21,670C		
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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 99 108 96	Type WGEP (1 Story) CPP Treated Wood		Year Built: 1970 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 67 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior																							
Building Style: 1				X	Drywall Paneled		Plaster Wood T&G																				
Yr Built 1989 Remodeled 0				Trim & Decoration																							
Condition: Good				Size of Closets																							
					Lg	X	Ord			Min																	
Room List				Doors: Solid X H.C.																							
6	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																							
					Kitchen: Laminate Other: Vinyl Other:																						
(1) Exterior																											
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																							
	Insulation			X	Drywall																						
(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																							
	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																											
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:																							

Cost Est. for Res. Bldg: 1 Mobile Home 1										Cls Average		Blt 1989	
(11) Heating System: Wall Furnace													
Ground Area = 1056 SF Floor Area = 1056 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57													
Building Areas													
Type	Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost				
Main Home	Siding		Comp.Shingle		1056								
Total:						57,501		32,775					
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,761		2,714			
Public Water						1		1,462		833			
Porches													
WGEP (1 Story)						99		7,075		4,033			
CPP						108		1,265		721			
Deck													
Treated Wood						96		2,452		1,398			
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost						720		28,404		19,031		*	
Door Opener						2		1,070		717			
Totals:						103,990		62,222					
Notes:													
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:										61,164			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		58,850	02/01/1997	WD	03-ARM'S LENGTH	138:681	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
47801 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER	10/07/2008	08-316	PART COMPL						
		P.R.E. 100% 03/09/1998												
Owner's Name/Address		MAP #:												
RICCI BRIEN & O'CONNELL SUSAN		2024 Est TCV 150,759 TCV/TFA: 77.63												
47801 MANITOU ST		X	Improved	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END									
HOUGHTON MI 49931		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description						0.00	120.00	1.0000	1.0000		0	100		0
PA22-L-1 LOT 1 BLK L VILLAGE OF HURON					NEW ACREAG 1 ACRE			0.23	Acres	13000	100		2,990	
Comments/Influences								0.23	Total Acres			Total Est. Land Value =	2,990	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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) 573 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: 2		X 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									
1 Basement 5 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Carpeted Other: Hardwood		200 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 1192 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 X Double Glass 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 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 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 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 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 1192 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 750 1 Story Siding Basement 250 1 Story Siding Basement 192 Total: 188,943 137,337 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,785 1,267 Plumbing 2 Fixture Bath 1 2,106 1,495 Porches WCP (1 Story) 120 4,391 3,118 Deck Treated Wood 573 7,713 5,476 Water/Sewer Public Water 1 1,150 816 Public Sewer 1 1,150 816 Totals: 207,238 150,325 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 147,769												Cls D Blt 1900	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GRAFF LORRIE L	VOGHT ESTHER C	220,000	07/20/2022	WD	03-ARM'S LENGTH	2022/03813	PROPERTY TRANSFER	100.0						
SLEEMAN WILLIAM ANTHONY	GRAFF LORRIE L	133,750	09/06/2013	WD	03-ARM'S LENGTH	2013/05381	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
47819 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 08/15/2022												
Owner's Name/Address		MAP #:												
VOGHT ESTHER C VOGHT WILLIAM P & AMBER L 47819 MANITOU ST HOUGHTON MI 49931		2024 Est TCV 163,738 TCV/TFA: 113.71												
		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	
						0.00	120.00	1.0000	1.0000	0	100		0	
Tax Description					NEW ACREAG 1 ACRE		0.23 Acres		13000		100		2,990	
PA22-L-2 LOT 2 BLK L VILLAGE OF HURON. 168/144							0.23 Total Acres		Total Est. Land Value =		2,990			
Comments/Influences														
		X	Water	Land Improvement Cost Estimates										
		X	Sewer	Description		Rate		Size		% Good	Cash Value			
		X	Electric	D/W/P: Asphalt Paving		3.04		572		84	1,461			
			Gas	D/W/P: 5in Ren. Conc.		8.75		100		94	822			
					Total Estimated Land Improvements		True		Cash Value =		2,283			
		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	1,495	80,374	81,869			78,187C			
		LP	04/24/2009	DATA ENTER	2023	1,106	73,358	74,464			74,464S			
		JR	10/01/2010	INSPECTED	2022	1,106	63,844	64,950			55,995C			
		SC	10/20/2010	DATA ENTER	2021	1,380	68,799	70,179			54,207C			
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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 96 200	Treated Wood 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: 20 Floor Area: 1,440 Total Base New : 201,503 Total Depr Cost: 161,205 Estimated T.C.V: 158,465				E.C.F. X 0.983		Bsmnt Garage:						
	X	Drywall Paneled		Plaster Wood T&G																					
Building Style: CAPE				Trim & Decoration																					
Yr Built 2003	Remodeled 2005			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 3 1st Floor 1 2nd Floor 2 Bedrooms			(5) Floors Kitchen: Vinyl Other: Carpeted Other:				(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Hot Water Ground Area = 960 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 960 Total: 185,704 148,564 Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,830 1,464 Plumbing 3 Fixture Bath 1 4,547 3,638 Deck Treated Wood 96 2,452 1,962 Treated Wood 200 4,046 3,237 Water/Sewer Public Water 1 1,462 1,170 Public Sewer 1 1,462 1,170 Totals: 201,503 161,205 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 158,465				Cls C Blt 2003									
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				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				Totals: 201,503 161,205					
X	Insulation			(7) Excavation				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				Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,830 1,464 Plumbing 3 Fixture Bath 1 4,547 3,638 Deck Treated Wood 96 2,452 1,962 Treated Wood 200 4,046 3,237 Water/Sewer Public Water 1 1,462 1,170 Public Sewer 1 1,462 1,170 Totals: 201,503 161,205 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 158,465													
(2) Windows				(8) Basement				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Double Hung Horiz. Slide Casement			(10) Floor Support				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Double Glass Patio Doors			Joists: Unsupported Len: Cntr.Sup:				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Storms & Screens							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
(3) Roof								1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Gable Hip Flat		Gambrel Mansard Shed					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
X	Asphalt Shingle							1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													
Chimney: Brick								1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Totals: 201,503 161,205													

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						
47845 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
CRANE RICHARD L & KENLYN PO BOX 771 HOUGHTON MI 49931		2024 Est TCV 135,270 TCV/TFA: 80.61												
		X	Improved	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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA22-L-3 LOT 3 BLK L VILLAGE OF HURON.					0.00		120.00	1.0000	1.0000	0	100			0
Comments/Influences					NEW ACREAG 1 ACRE		0.23 Acres		13000	100				2,990
					0.23 Total Acres		Total Est. Land Value =						2,990	
		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	1,495	66,140	67,635				27,570C		
		JR	10/01/2010	INSPECTED	2023	1,106	59,583	60,689				26,258C		
		SC	10/20/2010	DATA ENTER	2022	1,106	52,198	53,304				25,008C		
					2021	1,380	52,291	53,671				24,210C		

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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	X	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 244 604 36	Type 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: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
		0 Front Overhang																			
		0 Other Overhang																			
		(4) Interior																			
X	Wood Frame		Drywall Paneled			Plaster Wood T&G															
Building Style: MINE HOUSE			Trim & Decoration																		
Yr Built 1890	Remodeled 0		Ex	X	Ord		Min														
Condition: Poor			Size of Closets																		
				Lg	X	Ord		Small													
Room List			Doors:			Solid	X	H.C.	X				Central Air Wood Furnace								
3 Basement 4 1st Floor 4 2nd Floor 4 Bedrooms			(5) Floors								(12) Electric										
			Kitchen: Hardwood Other: Hardwood 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			
Insulation											(13) Plumbing										
(2) Windows			(7) Excavation								1				Average Fixture(s)						
			Basement: 1494 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	Many Avg. Few	X	Large Avg. Small																		
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																		
(3) Roof			(9) Basement Finish																		
X	Gable Hip Flat		Gambrel Mansard Shed		1 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:																		
Cost Est. for Res. Bldg: 1 Single Family MINE HOUSE Cls CD Blt 1890 (11) Heating System: Forced Hot Water, Wood Furnace Add-On Ground Area = 890 SF Floor Area = 1678 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 788 1 Story Siding Basement 102 Total: 191,435 86,144 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 951 Porches WGEP (1 Story) 244 15,506 6,978 WGEP (1 Story) 604 35,050 15,772 Foundation: Basement 604 13,125 5,906 Deck Treated Wood 36 1,445 650 Water/Sewer Public Water 1 1,298 584 Public Sewer 1 1,298 584 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1200 37,776 16,999 Totals: 299,047 134,568 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 132,280																					

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.						
MILES NOLAN & ANGELA	WENDZEL AARON	347,000	01/13/2022	WD	03-ARM'S LENGTH	2022/00304	DEED	100.0						
KUNNEN KIRK & EMILY	MILES NOLAN & ANGELA	140,000	03/17/2017	WD	03-ARM'S LENGTH	2017/01600	DEED	100.0						
KROENKE DAVID E	KUNNEN KIRK & EMILY	90,000	07/09/2015	WD	03-ARM'S LENGTH	2015/03535	DEED	100.0						
STATLER JIM & MURPHY HEATH	KROENKE DAVID E	0	09/25/2013	LC	10-FORECLOSURE	2013/07141	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
47824 CARIBOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		04/17/2017		2017-010-021		COMPLETE				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WENDZEL AARON 47824 CARIBOU ST HOUGHTON MI 49931		2024 Est TCV 296,392 TCV/TFA: 121.62												
		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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
PA22-L-5 LOT 5 BLK L VILLAGE OF HURON.					INTERIOR	85.00	120.00	0.8993	0.8944	85	100		5,812	
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,812									
		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	2,906	145,290	148,196				141,971C		
		JR	01/04/2010	INSPECTED	2023	2,530	132,681	135,211				135,211S		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC	10/20/2010	DATA ENTER	2022	2,667	115,996	118,663				108,351C		
					2021	2,735	116,209	118,944				104,890C		

Building Type				(3) Roof (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: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 2000 % 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: 27 Floor Area: 2,437 Total Base New : 405,340 Total Depr Cost: 295,605 Estimated T.C.V: 290,580		WGEP (1 Story) Treated Wood Treated Wood												
				Drywall Paneled		Plaster Wood T&G																					
				Trim & Decoration																							
					Ex	X	Ord													Min							
Size of Closets																											
Yr Built 0		Remodeled 2017				X	Ord			Min																	
Condition: Good				Size of Closets																							
			Lg	X	Ord			Small																			
Room List				Doors:					Solid		X	H.C.															
3 Basement 4 1st Floor 2 2nd Floor 2 Bedrooms				(5) Floors																							
				Kitchen: Linoleum Other: Carpeted Other:				(12) Electric																			
								200 Amps Service																			
								No./Qual. of Fixtures																			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KUNNEN KIRK & EMILY	MILES JOLAN & ANGELA	140,000		03/17/2017	WD	03-ARM'S LENGTH		2017/01600	DEED	100.0		
KROENKE DAVID E	KUNNEN KIRK & EMILY	90,000		07/09/2015	WD	03-ARM'S LENGTH		2015/03535	DEED	100.0		
STATLER JIM & MURPHY HEATH	KROENKE DAVID E	0		09/25/2013	LC	10-FORECLOSURE		2013/07141	DEED	100.0		
KROENKE DAVID E	STATLER JIM & MURPHY HEATH	113,000		10/19/2012	PTA	19-MULTI PARCEL ARM'S LEN			DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CARIBOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WENDZEL AARON 47824 CARIBOU ST HOUGHTON MI 49931					2024 Est TCV 5,812							
			Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA22-L-6 LOT 6 BLK L VILLAGE OF HURON.					INTERIOR	85.00	120.00	0.8993	0.8944	85	100	5,812
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							5,812

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 1 Wood Stove Direct-Vented Gas	Area 80 192	Type Treated Wood Treated Wood	Year Built: 1978 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 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 Drywall Paneled		Plaster Wood T&G																																
Building Style: RANCH		Trim & Decoration																																			
Yr Built 1988	Remodeled 0	Ex	X Ord		Min																																
Condition: Good		Size of Closets																																			
		Lg	X Ord		Small																																
Room List		Doors:		Solid	X H.C.																																
3	Basement	(5) Floors																																			
5	1st Floor	Kitchen: Linoleum																																			
2	2nd Floor	Other: Carpeted																																			
3	Bedrooms	Other:																																			
(1) Exterior		(6) Ceilings																																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																		
X	Insulation																																				
(2) Windows		(7) Excavation																																			
Many		Large	Basement: 960 S.F.																																		
X Avg.	X Avg.	Small	Crawl: 0 S.F.																																		
Few			Slab: 192 S.F.																																		
			Height to Joists: 0.0																																		
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 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)																																		
X	Asphalt Shingle		(10) Floor Support																																		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																			
(12) Electric 400 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 1 Extra Sink 1 Separate Shower 1 Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																					
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=65/100/100/100/65 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>960</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>165,382</td> <td>107,498</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 400 14,036 9,123 Plumbing Extra Sink 1 929 604 Separate Shower 1 1,331 865 Ceramic Tile Floor 1 1,096 712 Deck Treated Wood 80 2,216 1,440 Treated Wood 192 3,942 2,562 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 21,470 13,955 Water/Sewer Public Water 1 1,462 950 Public Sewer 1 1,462 950 Fireplaces Wood Stove 1 2,497 1,623 Totals: 215,823 140,282														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	960			1 Story	Siding	Slab	192			Total:				165,382	107,498
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	960																																		
1 Story	Siding	Slab	192																																		
Total:				165,382	107,498																																
Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 137,897																																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		40,500	05/01/2004	WD	03-ARM'S LENGTH	164:940	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 09/18/2017									
Owner's Name/Address		MAP #:									
DEFORGE TINA MARIE PO BOX 534 SOUTH RANGE MI 49963		2024 Est TCV 18,376 TCV/TFA: 0.00									
		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
						0.00	120.00	1.0000	1.0000	0 100	0
PA22-M-1A LOT 2 BLK M VILLAGE OF HURON. 164/940		X	Dirt Road Gravel Road Paved Road			NEW ACREAG 1 ACRE			0.23 Acres	13000 100	2,990
Comments/Influences					0.23 Total Acres			Total Est. Land Value =			2,990

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1960 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % 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: 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 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					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost				624	25,659
Totals:				25,659	15,652

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 15,386

Cls CD Blt 0

6

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		45,000	10/01/2003	WD	03-ARM'S LENGTH	163:51	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47789 MANITOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		09/20/2017		2017-010-002		COMPLETE			
		P.R.E. 100% 02/11/2004		GARAGE		08/29/2012		12-182		COMPLETE			
Owner's Name/Address		MAP #:											
GERTCHER CHRISTINE		2024 Est TCV 85,444 TCV/TFA: 66.24											
47789 MANITOU ST													
HOUGHTON MI 49931		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		
						0.00	120.00	1.0000	1.0000	0 100	0		
Tax Description					NEW ACREAG 1 ACRE			0.23	Acres	13000 100	2,990		
PA22-M-2 LOT 3 BLK M VILLAGE OF HURON.								0.23	Total Acres	Total Est. Land Value =	2,990		
Comments/Influences													
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
		X	Sewer	D/W/P: Patio Blocks			15.28	116	81	1,435			
		X	Electric	D/W/P: Patio Blocks			15.28	45	81	557			
			Gas	D/W/P: 4in Ren. Conc.			8.00	18	81	117			
			Curb	Wood Frame			28.90	96	42	1,165			
					Total Estimated Land Improvements True Cash Value =						3,274		
		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	1,495	41,227	42,722				30,481C	
		LP	05/01/2009	DATA ENTER	2023	1,106	38,322	39,428				29,030C	
		JR	10/01/2010	INSPECTED	2022	1,106	33,608	34,714				27,648C	
		SC	10/20/2010	DATA ENTER	2021	1,380	33,572	34,952				26,765C	
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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	28	Treated Wood	28	Treated Wood	Year Built: 2012 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 92 Storage Area: 0 No Conc. Floor: 0	
	X	Wood Frame		(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										Class: Average Effec. Age: 20 Floor Area: Total Base New : 120,232 E.C.F. Total Depr Cost: 80,549 X 0.983 Estimated T.C.V: 79,180
Building Style: PARK MODEL		X Drywall Paneled Plaster Wood T&G		Trim & Decoration			Jacuzzi Tub Jacuzzi repl.Tub			E.C.F. X 0.983			Carport Area: Roof:				
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Central Air Wood Furnace								
Condition: Good		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL			Cls Average		Blt 1996			
Room List		Doors:		Solid		X	H.C.	(12) Electric			(11) Heating System: Forced Warm Air, Air Conditioning						
7	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Laminate Other: Carpeted Other:			100 Amps Service			Ground Area = 1290 SF Floor Area = 1290 SF.						
	(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		Many	X	Ave.	Few	(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost				
	Insulation			(7) Excavation			Average Fixture(s)			Main Home Siding Comp.Shingle 1170							
(2) Windows		(8) Basement		1 Separate Shower			Addition Siding Crawl 120			Other Additions/Adjustments							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 120 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing Separate Shower Vent Fan			1 1,023 563					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		2 Vent Fan			Deck Treated Wood Treated Wood			2 160 88								
X	Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 480 19,219		17,681					
	Storms & Screens			(9) Basement Finish			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1 Wall 1 -2,172		-1,998					
(3) Roof		(10) Floor Support		(14) Water/Sewer			Base Cost 480 19,219			Door Opener 2 1,070		18,258					
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 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Water Public Sewer			1 1,462 804						
	Asphalt Shingle		Lump Sum Items:			Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 79,180											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KANGAS JACQUELINE J	PALOSAARI HOLDINGS LLC	5,000	11/01/2022	WD	03-ARM'S LENGTH	2022/05780	PROPERTY TRANSFER	100.0						
		1	04/01/2002	WD	03-ARM'S LENGTH	157:616	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
CARIBOU & FREDERICK		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
		MAP #:												
PALOSAARI HOLDINGS LLC 22045 MARINETTE ST CHASSELL MI 49916		2024 Est TCV 2,990												
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA22-M-5 LOTS 5 & 6 BLK M VILLAGE OF HURON.					MAIN	0.00	120.00	1.0000	0.8944	98	100		0	
Comments/Influences					RATE 1					0.230	Acres	13,000	100	2,990
					0.23 Total Acres Total Est. Land Value = 2,990									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KUNNEN KIRK & EMILY	MILES JOLAN & ANGELA	140,000		03/17/2017	WD	03-ARM'S LENGTH		2017/01600	DEED	100.0		
KROENKE DAVID E	KUNNEN KIRK & EMILY	90,000		07/09/2015	WD	03-ARM'S LENGTH		2015/03535	DEED	100.0		
STATLER JIM & MURPHY HEATH	KROENKE DAVID E	0		09/25/2013	LC	10-FORECLOSURE		2013/07141	DEED	100.0		
KROENKE DAVID E	STATLER JIM & MURPHY HEATH	113,000		10/19/2012	PTA	19-MULTI PARCEL ARM'S LEN			DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
CARIBOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WENDZEL AARON 47824 CARIBOU ST HOUGHTON MI 49931		2024 Est TCV 5,812										
			Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
LOT 4, BLK M PLAT OF VILLAGE OF HURON 132/81					INTERIOR	85.00	120.00	0.8993	0.8944	85	100	5,812
Comments/Influences					85 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 5,812							

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
		1		06/01/2000	WD	03-ARM'S LENGTH		151:68	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
CARIBOU ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
WENDZEL AARON 47824 CARIBOU ST HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 21,913												
		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		
PA22-N-1 LOTS 1 TO 6 INCL BLK N VILLAGE OF HURON.		Gravel Road			MAIN	500.00	120.00	1.0000	0.8944	98	50	BEHIND POWER STATION	21,9	
Comments/Influences		Paved Road			500 Actual Front Feet, 1.38 Total Acres								Total Est. Land Value =	21,913
		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	10,957	0	10,957			10,957S			
					2023	9,839	0	9,839			2,526C			
					2022	9,392	0	9,392			2,406C			
					2021	9,504	0	9,504			2,330C			
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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-IMPROVE		Zoning:		Building Permit(s)			Date		Number	Status		
19807 HENRY ST				School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address				P.R.E. 0%												
UPPER PENINSULA POWER CORP TAX DEPT 1002 HARBOR HILLS DR MARQUETTE MI 49855				MAP #:												
				2024 Est TCV 34,563												
				Improved	X	Vacant		Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
				Public Improvements			* Factors *									
Tax Description				Dirt Road			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA22-O-1 LOTS 1 TO 6 INCL BLK O VILLAGE OF HURON.				Gravel Road			MIXED RES		240.00	252.00	0.5340	1.0000	188	100		24,092
Comments/Influences				Paved Road			240 Actual Front Feet, 1.39 Total Acres		Total Est. Land Value =			24,092				
				Storm Sewer			Land Improvement Cost Estimates									
				Sidewalk			Description		Rate			Size % Good		Cash Value		
				Water			Fencing: Wire Mesh, #9		3.71			3360 84		10,471		
				Sewer			Total Estimated Land Improvements True Cash Value = 10,471									
				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	12,046	5,236	17,282			5,125C			
							2023	12,046	4,998	17,044			4,881C			
							2022	12,046	4,498	16,544			4,649C			
							2021	12,046	0	12,046			4,501C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		12,000	06/01/1996	WD	03-ARM'S LENGTH	135:663	DEED	0.0					
Property Address		Class: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status					
47940 MADELEINE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
COPPER RIDGE RENTALS LLC		MAP #:											
47940 MADELINE ST		2024 Est TCV 24,092											
HOUGHTON MI 49931		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
Tax Description		Public Improvements			* Factors *								
PA22-P-1		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 1 TO 6 INCL BLK P VILLAGE OF HURON.		Gravel Road			MIXED RES	240.00	252.00	0.5340	1.0000	188	100		24,092
Comments/Influences		Paved Road			240 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 24,092								
		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	12,046	0	12,046			11,000C		
					2023	12,046	0	12,046			10,477C		
					2022	12,046	0	12,046			9,979C		
					2021	12,046	0	12,046			9,661C		
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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.							
		12,000	06/01/1996	WD	03-ARM'S LENGTH	135:665	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
47940 MADELEINE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		11/09/2015		15-0263		FOUNDATION					
Owner's Name/Address		P.R.E. 0%		COMMERCIAL		11/21/1996		96-580							
COPPER RIDGE RENTALS LLC 47940 MADELINE ST HOUGHTON MI 49931		MAP #:													
		2024 Est TCV 695,630 TCV/TFA: 64.70													
		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		
PA22-R-1					MIXED RES	240.00	252.00	0.5340	1.0000	188	100		24,092		
LOTS 1 TO 6 INCL BLK R VILLAGE OF HURON.					240 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 24,092										
Comments/Influences															
					Land Improvement Cost Estimates										
					Description	Rate		Size % Good		Cash Value					
					D/W/P: Asphalt Paving	3.10		24128 84		62,829					
					Commercial Local Cost Land Improvements										
					Description	Rate		Size % Good Arch Mult		Cash Value					
					ROLL OFF 40 FT	3,200.00		6 99 100		19,008					
					Total Estimated Land Improvements True Cash Value = 81,837										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	12,046	335,769	347,815				270,637C			
					2023	12,046	269,336	281,382				257,750C			
					2022	12,046	237,069	249,115				245,477C			
					2021	12,046	225,590	237,636				237,636S			
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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<<Calculator Cost Computations>>>>>>																			
Class: D Floor Area: 4,992 Gross Bldg Area: 10,752 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 9 Perimeter: 376 Overall Building Height: 10																			
					High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 124.85 (10) Heating system: Package Heating & Cooling Cost/SqFt: 24.97 100% Adjusted Square Foot Cost for Upper Floors = 149.82 Total Floor Area: 4,992 Base Cost New of Upper Floors = 747,901 Reproduction/Replacement Cost = 747,901 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 456,220 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 389,612 Replacement Cost/Floor Area= 149.82 Est. TCV/Floor Area= 78.05														
					** ** Calculator Cost Data ** **																								
					Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4992 Ave. Perimeter: 376 Has Elevators:																								
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling																								
1997 Year Built 2015 Remodeled																													
10 Overall Bldg Height																													
Comments:					* Mezzanine Info *																								
					Area #1: Type #1: Area #2: Type #2:																								
					* Sprinkler Info *																								
					Area: Type:																								
(1) Excavation/Site Prep: 3072 SqFt Excavation (in cubic feet) 3072 SqFt Site Prep					(7) Interior: 3072 SqFt, Frame, Offices Buildings, Class D					(11) Electric and Lighting: 3072 SqFt, Ave.# Outlets, Flexible					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
3072 SqFt, Class D, Masonry					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									
(3) Frame: 3072 SqFt, Wood, Mill Type Construction					3072 SqFt, Typical, Office Buildings																				(40) Exterior Wall:				
(4) Floor Structure: 3072 SqFt, Concrete, On Ground					(9) Sprinklers:										(13) Roof Structure: Slope=0										3072 SqFt, Wood Siding				
(5) Floor Cover: 3072 SqFt, Carpet and Pad					(10) Heating and Cooling:										(14) Roof Cover: 3072 SqFt, Composition Shingles, over														
X Gas Oil					Coal Stoker					Hand Fired Boiler																			
(6) Ceiling: 3072 SqFt, Acoustical Ceilings, Tile					3072 SqFt, Forced Air																								

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

Desc. of Bldg/Section: ESTIMATE PER OWNER REQUEST Calculator Occupancy: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>> Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 0														
Class: D Floor Area: 1,280 Gross Bldg Area: 10,752 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 63.55 Adjusted Square Foot Cost for Upper Floors = 63.55 Total Floor Area: 1,280 Base Cost New of Upper Floors = 81,344 Reproduction/Replacement Cost = 81,344 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 77,277 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 3 = 65,994 Replacement Cost/Floor Area= 63.55 Est. TCV/Floor Area= 51.56														
					High		Above Ave.		Ave.											X	Low			
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1280 Ave. Perimeter Has Elevators:																			
					*** Basement Info *** Area: Perimeter: Type: Heat:																			
Year Built Remodeled					Area: Perimeter: Type: Heat:																			
Overall Bldg Height																								
Comments:					* Mezzanine Info *																			
					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													
(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:										Thickness					Bsmnt Insul.				
					Gas Oil					Coal Stoker					Hand Fired Boiler									
(6) Ceiling:															(14) Roof Cover:									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SNOWSHOE LLC	RIVER VALLEY BANK	680,000	02/01/2012	QC	03-ARM'S LENGTH	2012/00573	DEED	100.0		
		1	09/01/2004	WD	03-ARM'S LENGTH	166:502	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
19795 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		REPLACEMENT/NO NEW		07/31/2019		2019-010-022		
Owner's Name/Address		P.R.E. 0%								
		MAP #:								
INCREDIBLE BANK PO BOX 777 327 N 17TH AVE WAUSAU WI 54402-0777		2024 Est TCV 834,921 TCV/TFA: 171.79								
		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
PA22-1-1 ENTIRE BLK 1 VILLAGE OF HURON.					HWY M 26	240.00	252.00	1.0000	1.0000	650 100 156,000
Comments/Influences					240 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 156,000					
					Land Improvement Cost Estimates					
					Description	Rate	Size	% Good	Cash Value	
					D/W/P: Asphalt Paving	3.12	20430	22	14,023	
					Total Estimated Land Improvements True Cash Value = 14,023					

Desc. of Bldg/Section: Calculator Occupancy: Banks - Branch										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 5,400 Gross Bldg Area: 5,400 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: C Quality: Average Stories: 1 Story Height: 12 Perimeter: 0									
										Base Rate for Upper Floors = 205.41									
Depr. Table : 3% Effective Age : 19 Physical %Good: 56 Func. %Good : 100 Economic %Good: 100										Construction Cost									
										High Above Ave. Ave. X Low									
Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 5400 Ave. Perimeter Has Elevators:										** ** Calculator Cost Data ** **									
										Quality: Average									
Area: Perimeter: Type: Heat: No Heating or Cooling										Total Floor Area: 5,400 Base Cost New of Upper Floors = 1,333,260									
										Reproduction/Replacement Cost = 1,333,260									
Comments:										Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0									
										Total Depreciated Cost = 746,626									
Year Built Remodeled										Weighting Factor (%): 90.00 Contribution to Total Building Cost = 671,963									
										Unit in Place Items									
Overall Bldg Height										Rate Quantity Arch %Good Depr.Cost									
										VAULT DOOR 6 HOUR 6930.95 1 1.00 57 3,951									
										NIGHT DEPOSIT 15890.48 1 1.00 57 9,058									
										DRIVE UP WINDOW 13422.38 1 1.00 57 7,651									
										PNEUMATIC SYSTEM 27723.81 2 1.00 57 31,605									
										CANOPY 27.39 1950 1.00 57 30,444									
										DRIVE UP ATM 41923.81 1 1.00 57 23,897									
										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 664,898									
										Replacement Cost/Floor Area= 281.53 Est. TCV/Floor Area= 123.13									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Average Few									
Brick/Stone Block										Above Ave. Typical None									
(3) Frame:										Total Fixtures Urinals									
										3-Piece Baths Wash Bowls									
										2-Piece Baths Water Heaters									
										Shower Stalls Wash Fountains									
										Toilets Water Softeners									
(4) Floor Structure:										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
										Gas Coal Hand Fired									
										Oil Stoker Boiler									
(6) Ceiling:										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										Few Few									
										Average Average									
										Many Many									
										Unfinished Unfinished									
										Typical Typical									
										Flex Conduit Incandescent									
										Rigid Conduit Fluorescent									
										Armored Cable Mercury									
										Non-Metalic Sodium Vapor									
										Bus Duct Transformer									
(13) Roof Structure: Slope=0										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									
(14) Roof Cover:																			

Parcel Number: 010-487-001-00

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.			
		199,500	01/01/2004	WD	03-ARM'S LENGTH	167:447	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
19865 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		COMMERCIAL		04/24/2008		08-019		FOUNDATION	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SHARON LLC 19825 SHARON AVE UNIT B HOUGHTON MI 49931		2024 Est TCV 337,193 TCV/TFA: 26.76									
		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL					
		Public Improvements			* Factors *						
Tax Description		Dirt Road Gravel Road X Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA22-2-1 ENTIRE BLK 2 VILLAGE OF HURON. 167/447					HWY N END	240.00	249.00	1.1362	1.0222	500	100
Comments/Influences					240 Actual Front Feet, 1.37 Total Acres Total Est. Land Value = 139,367						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Topography of Site									
		Level									
		X	Rolling								
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
Ravine											
Wetland											
Flood Plain											
		Who	When	What	2024	69,684	98,913	168,597			155,365C
		LP	06/13/2008	INSPECTED	2023	62,715	90,275	152,990			147,967C
					2022	62,715	79,640	142,355			140,921C
					2021	62,715	75,950	138,665			136,420C

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

Desc. of Bldg/Section: 55 X 120 Calculator Occupancy: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole Floor Area: 6,600 Gross Bldg Area: 12,600 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost									
										Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 12									
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 29.06									
										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.80 100% Adjusted Square Foot Cost for Upper Floors = 33.86									
1977 Year Built Remodeled										Total Floor Area: 6,600 Base Cost New of Upper Floors = 223,476									
										Reproduction/Replacement Cost = 223,476 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 120,677									
12 Overall Bldg Height										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 103,058 Replacement Cost/Floor Area= 33.86 Est. TCV/Floor Area= 15.61									
Comments:										*** Basement Info ***									
										Area: Perimeter: Type: Heat: No Heating or Cooling									
										* Mezzanine Info *									
										Area #1: Type #1: Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type:									
(1) Excavation/Site Prep: 6600 SqFt Excavation (in cubic feet) 6600 SqFt Site Prep										(7) Interior: 6600 SqFt, Frame, Warehouses, Storage									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
6600 SqFt, Class S										Average Typical									
(3) Frame: 6600 SqFt, Steel, Class S										Few None									
(4) Floor Structure: 6600 SqFt, Concrete, On Ground										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets									
(5) Floor Cover:										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(6) Ceiling:										(9) Sprinklers:									
										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting: 6600 SqFt, Ave.# Outlets, Flexible									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										Few Average Many Unfinished Typical									
										X Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
										X Incandescent Fluorescent Mercury Sodium Vapor Transformer									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									
										6600 SqFt, Aluminum or Steel, on Wo									
										(13) Roof Structure: Slope=0 6600 SqFt, Steel Joists, Steel Deck									
										(14) Roof Cover: 6600 SqFt, Alum./Steel Cold Storage									

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole										Class: D,Pole Quality: Low Cost									
Floor Area: 6,000										Stories: 1 Story Height: 12 Perimeter: 0									
Gross Bldg Area: 12,600										Overall Building Height: 12									
Stories Above Grd: 1										Base Rate for Upper Floors = 29.39									
Average Sty Hght : 12										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.86 100%									
Bsmnt Wall Hght										Adjusted Square Foot Cost for Upper Floors = 34.25									
Depr. Table : 3%										Total Floor Area: 6,000 Base Cost New of Upper Floors = 205,500									
Effective Age : 20										Reproduction/Replacement Cost = 205,500									
Physical %Good: 54										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0									
Func. %Good : 100										Total Depreciated Cost = 110,970									
Economic %Good: 100										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 94,768									
										Replacement Cost/Floor Area= 34.25 Est. TCV/Floor Area= 15.79									
2008 Year Built										Area:									
Remodeled										Perimeter:									
										Type:									
12 Overall Bldg Height										Heat: No Heating or Cooling									
Comments:										* Mezzanine Info *									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Sprinkler Info *									
										Area:									
										Type:									
(1) Excavation/Site Prep: 6000 SqFt Excavation (in cubic feet) 6000 SqFt Site Prep										(7) Interior: 6000 SqFt, Frame, Warehouses, Storage 960 SqFt, Frame, Warehouses, Distribution									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
6000 SqFt, Class D, Pole Frame Construction										Total Fixtures									
(3) Frame:										3-Piece Baths									
6000 SqFt, Wood, Mill Type Construction										2-Piece Baths									
960 SqFt, Wood, Mill Type Construction										Shower Stalls									
										Toilets									
(4) Floor Structure:										960 SqFt, Typical, Warehouses, Distribution									
6000 SqFt, Concrete, On Ground										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
960 SqFt, Hardwood										X Gas									
										Oil									
										Coal Stoker									
										Hand Fired Boiler									
(6) Ceiling:										960 SqFt, Forced Air									
960 SqFt, Acoustical Ceilings, Suspension										(11) Electric and Lighting: 6000 SqFt, Typical, Warehouses, Distribution									
										Outlets:									
										Fixtures:									
										Few Average									
										Many Average									
										Unfinished Typical									
										Unfinished Typical									
										X Flex Conduit									
										Rigid Conduit									
										X Armored Cable									
										Non-Metallic									
										Bus Duct									
										Incandescent									
										Fluorescent									
										Mercury									
										Sodium Vapor									
										Transformer									
										(40) Exterior Wall:									
										Thickness									
										Bsmnt Insul.									
										6000 SqFt, Aluminum or Steel, on Wood									
										960 SqFt, Aluminum or Steel Siding									
										(13) Roof Structure: Slope=0									
										6000 SqFt, Steel Joists, Steel Deck									
										(14) Roof Cover:									
										6000 SqFt, Alum./Steel Corrugated or									
										960 SqFt, Alum./Steel Corrugated or									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		75,000	10/01/2002	WD	03-ARM'S LENGTH	159:558	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
19899 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BHK CHILD DEVELOPMENT BOARD 700 PARK AVE HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 0 TCV/TFA: 0.00										
		X	Improved		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 X Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA22-3-1 W 1/2 OF BLK 3 VILLAGE OF HURON.					STANDARD COMMERCIAL			0.505 Acres		50,000	100	25,250
Comments/Influences					0.51 Total Acres			Total Est. Land Value =		25,250		
		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	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 - Storage										<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses										
Class: S Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100				Construction Cost						Item Description (1) Excavation/Site Preparation: Excavation (in cubic feet) 1 Up 0.42 3360 1.000 1.000 1,411 Site Prep 1 Up 0.33 3360 1.000 1.000 1,109 (2) Foundation: Class S 1 Up 2.36 3360 0.720 1.000 5,709 (3) Frame: Steel, Class S 1 Up 6.90 3360 0.440 1.000 10,201 (4) Floor Structure: Concrete, On Ground 1 Up 4.75 3360 1.000 1.000 15,960 (7) Interior: Frame, Warehouses, Storage 1 Up 0.53 3360 0.300 1.000 534 (11) Electric & Lighting: Ave.# Outlets, Flexible Conduit 1 Up 6.35 3360 1.000 1.000 21,336 (13) Roof Structure: Steel Joists, Steel Deck 1 Up 7.36 3360 1.000 1.000 24,730 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>										
				High	Above Ave.		Ave.		X											Low
				** ** Calculator Cost Data ** **																
				Quality: Good																
				Heat#1: Space Heaters, Gas with Fan 0%																
1960Year Built Remodeled				Heat#2: Space Heaters, Gas with Fan 0%																
				Ave. SqFt/Story																
				Ave. Perimeter																
				Has Elevators:																
				*** Basement Info ***																
12Overall Bldg Height				Area:																
				Perimeter:																
				Type:																
				Heat: Hot Water, Radiant Floor																
				* Mezzanine Info *																
Comments:				Area #1:																
				Type #1:																
				Area #2:																
				Type #2:																
				* Sprinkler Info *																
				Area:																
				Type:																
(1) Excavation/Site Prep: 3360 SqFt Excavation (in cubic feet) 3360 SqFt Site Prep				(7) Interior: 3360 SqFt, Frame, Warehouses, Storage				(11) Electric and Lighting: 3360 SqFt, Ave.# Outlets, Flexible				(39) Miscellaneous:								
(2) Foundation:				Footings				(8) Plumbing:												
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Outlets: Fixtures:							
3360 SqFt, Class S								Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical						
(3) Frame: 3360 SqFt, Steel, Class S												X Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		X Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(4) Floor Structure: 3360 SqFt, Concrete, On Ground														(40) Exterior Wall:						
(5) Floor Cover:														Thickness Bsmnt Insul.						
														3360 SqFt, Aluminum or Steel, on Wo						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SPEAR DONALD & HELEN TRUST	GUTSHALL GARY L & DIANE E	175,000	12/02/2005	WD	03-ARM'S LENGTH	168/481	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
19923 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		07/28/2008		08-204		FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
GUTSHALL GARY L & DIANE E 15248 LIMINGA RD ATLANTIC MINE MI 49905		2024 Est TCV 218,351 TCV/TFA: 35.22									
		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	
PA22-3-2 E 1/2 OF BLK 3 ALSO THE W 40' OF THAT PORTION OF HURON ST VACATED BY THE HOUGHTON CO RD COMMISSION BETW THE N R/W OF WILLIAM ST & TH S R/W OF SHARON AVE ON 6-1-82 VILLAGE OF HURON		X		Dirt Road							
				Gravel Road	125.00	252.00	1.2478	1.0234	500 100	79,811	
				Paved Road	40.00	125.00	1.2478	0.9541	500 100	23,810	
Comments/Influences				Storm Sewer	165 Actual Front Feet, 0.84 Total Acres					Total Est. Land Value =	103,621
				Sidewalk							
				X Water							
				X 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	51,811	57,365	109,176		101,712C	
					2023	46,630	51,716	98,346		96,869C	
					2022	46,630	45,627	92,257		92,257S	
					2021	46,630	43,517	90,147		90,147S	
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<<Calculator Cost Computations>>>>>>									
Class: D Floor Area: 6,200 Gross Bldg Area: 6,200 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D Quality: Low Cost									
										Stories: 1 Story Height: 12 Perimeter: 0 Overall Building Height: 12									
Depr. Table : 4% Effective Age : 22 Physical %Good: 41 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 44.34									
										(10) Heating system: Forced Air Furnace Cost/SqFt: 8.51 100% Adjusted Square Foot Cost for Upper Floors = 52.85									
1980 Year Built Remodeled										Total Floor Area: 6,200 Base Cost New of Upper Floors = 327,670									
										Reproduction/Replacement Cost = 327,670 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0 Total Depreciated Cost = 134,345									
12 Overall Bldg Height										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 114,730 Replacement Cost/Floor Area= 52.85 Est. TCV/Floor Area= 18.50									
Comments:										*** Basement Info ***									
										Area: Perimeter: Type: Heat: No Heating or Cooling									
										* Mezzanine Info *									
										Area #1: Type #1: Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type:									
(1) Excavation/Site Prep: 6200 SqFt Excavation (in cubic feet) 6200 SqFt Site Prep										(7) Interior: 6200 SqFt, Frame, Warehouses, Storage									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
6200 SqFt, Class S										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets									
(3) Frame: 6200 SqFt, Steel, Class S										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: 6200 SqFt, Ave.# Outlets, Flexible									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										Few Average Few Average Many Unfinished Many Unfinished Typical Typical									
										X Flex Conduit X Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									
										6200 SqFt, Aluminum or Steel, on Wo									
										(13) Roof Structure: Slope=0 6200 SqFt, Steel Joists, Steel Deck									
										(14) Roof Cover: 6200 SqFt, Alum./Steel Cold Storage									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SHARON AVENUE CONVENIENCE	SILVER LINING LLC	500,000	12/26/2023	WD	03-ARM'S LENGTH	20235368	PROPERTY TRANSFER	100.0					
		92,000	09/01/1997	WD	03-ARM'S LENGTH	141:125	DEED	0.0					
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
19975 SHARON AVE		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SILVER LINING LLC 46736 PILGRIM RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 155,121											
		Improved	X	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA22-4-1 ENTIRE BLK 4 & THE E 20' OF THAT PORTIONOF HURON ST VACATED BY THE HOUGHTON CO RD COMMISSION BTW THE N R/W OF WILLIAM ST & THE S R/W OF SHARON AVE ON 6-1-82 VILLAGE OF HURON					HWY N END	240.00	252.00	1.0933	1.0234	500	100		134,259
Comments/Influences					HWY N END	40.00	125.00	1.0933	0.9541	500	100		20,861
					280 Actual Front Feet, 1.50 Total Acres			Total Est. Land Value =			155,121		

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 70 WGEP (1 Story) 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 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		X Drywall Paneled Plaster Wood T&G											
Yr Built 1900		Remodeled 0		Ex X Ord Min									
Condition: Poor		Trim & Decoration											
Room List		Size of Closets											
Basement 3 1st Floor 2 2nd Floor Bedrooms		Lg X Ord Small		Doors: Solid X H.C.									
(1) Exterior		(5) Floors		(12) Electric									
Wood/Shingle Aluminum/Vinyl Brick X Stucco Insulation		Kitchen: Linoleum Other: Other:		30 Amps Service									
		(6) Ceilings		No./Qual. of Fixtures									
				Ex. X Ord. Min									
				No. of Elec. Outlets									
				Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing									
Many Avg. X Avg. Large Small		Basement: 336 S.F. Crawl: 140 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 X 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 COLONIAL

(11) Heating System: Space Heater

Ground Area = 476 SF Floor Area = 644 SF.

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

Functional Depreciation because of: ROOF COLLAPSE FOR 2021

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	336		
1 Story	Siding	Crawl Space	140		
Total:				76,174	8,570

Other Additions/Adjustments

Porches			
WGEP (1 Story)	70	6,281	707
WGEP (1 Story)	40	4,599	517
Totals:	87,054		9,794

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 10,049

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		17,900	06/01/1994	WD	03-ARM'S LENGTH	126:617	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19606 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 02/01/1995											
Owner's Name/Address		MAP #:											
MATTHEWS LEE D & DEBRA S		2024 Est TCV 62,346 TCV/TFA: 55.27											
19606 DODGE ST		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
DODGEVILLE MI 49921		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road Gravel Road X Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
MATTHEWS LEE D & DEBRA S					INTERIOR	50.00	75.00	1.0000	0.7071	85	100	3,005	
19606 DODGE ST					50 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 3,005								
DODGEVILLE MI 49921													
Tax Description		Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
PA23-1-4 LOT 4 BLK 1 TOWN OF DODGEVILLE.													
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	1,503	29,670	31,173			17,919C		
		LP	07/15/2009	DATA ENTER	2023	1,308	25,965	27,273			17,066C		
		RVB	09/29/2010	INSPECTED	2022	1,379	21,776	23,155			16,254C		
		TH	11/01/2010	DATA ENTER	2021	1,414	22,133	23,547			15,735C		
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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 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 96 WGEF (1 Story) 96 4in Concrete				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																							
Building Style: MINE HOUSE				Trim & Decoration																											
Yr Built 1907		Remodeled 1920		Ex		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 2 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Vinyl				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				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 1 Vent Fan																							
(2) Windows				(7) Excavation																											
Many Avg.		X Large Avg.		Basement: 416 S.F. Crawl: 0 S.F. Slab: 192 S.F. Height to Joists: 0.0																											
X Few		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																											
X Storms & Screens				(9) Basement Finish																											
(3) Roof																															
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																											
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.						
TOMASIC LINDSAY & TRONCALE	STEVENS OLIVIA	56,500	10/15/2018	WD	03-ARM'S LENGTH	2018/05068	DEED	100.0						
		35,000	10/01/2000	WD	03-ARM'S LENGTH	152:475	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
19618 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS				06/01/2020		2018-999-013		FOUNDATION				
		P.R.E. 100% 01/28/2019												
Owner's Name/Address		MAP #:												
STEVENS OLIVIA 19618 DODGE ST DODGEVILLE MI 49921		2024 Est TCV 84,573 TCV/TFA: 84.83												
		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	
					INTERIOR	200.00	75.00	0.7579	0.7071	85	100		9,110	
PA23-1-5 LOTS 5, 6, 7 & 8 BLK 1 TOWN OF DODGEVILLE.					200 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	9,110
PARCELS 010-501-007-00 AND 010-501-008-00 COMBINED INTO THIS PARCEL FOR 2019 ROLL					Land Improvement Cost Estimates									
Comments/Influences					Description	Rate		Size % Good		Cash Value				
		X	Water	D/W/P: 4in Ren. Conc.			8.00		120 74		710			
		X	Sewer	D/W/P: 4in Concrete			6.82		24 74		121			
		X	Electric	Wood Frame			23.73		240 84		4,784			
		X	Gas	Wood Frame			26.02		154 64		2,564			
					Residential Local Cost Land Improvements									
					Description	Rate		Size % Good		Cash Value				
					UNPLATED TAGALONG					20.00		128 95		2,432
					OLDER SHED					10.00		128 95		1,216
					Total Estimated Land Improvements True Cash Value =									11,827
		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	4,555	37,732	42,287				35,290C		
		RVB	09/29/2010	INSPECTED	2023	3,966	34,169	38,135				33,610C		
		TH	11/01/2010	DATA ENTER	2022	4,180	29,190	33,370				32,010C		
					2021	4,287	29,343	33,630				30,988C		
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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 80 WCP (1 Story) 148 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 1909		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 3 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Vinyl Other: Hardwood Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation				Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 577 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		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)		1 Public Water 1 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: Block													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 577 SF Floor Area = 997 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	384		
1 Story	Siding	Basement	32		
1.5 Story	Siding	Basement	72		
1 Story	Siding	Basement	24		
1 Story	Siding	Basement	65		
Total:				119,622	57,418

Other Additions/Adjustments

Porches					
WCP (1 Story)	80	3,747	1,799		
Deck					
Treated Wood	148	3,250	1,560		
Water/Sewer					
Public Water	1	1,298	623		
Public Sewer	1	1,298	623		
Totals:		129,215	62,023		

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 63,636

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LALLAMAN JOSHUA J	FLETCHER SHANNON	43,500	08/30/2005	WD	03-ARM'S LENGTH	167/2383	DEED	100.0						
		38,500	05/01/2005	WD	03-ARM'S LENGTH	164:807	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
19650 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 01/02/2003												
Owner's Name/Address		MAP #:												
FLETCHER SHANNON 19650 DODGE ST DODGEVILLE MI 49921		2024 Est TCV 111,093 TCV/TFA: 100.54												
		X Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *									
Taxpayer's Name/Address		Dirt Road Gravel Road X Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric X Gas Curb X 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		
FLETCHER SHANNON PO BOX 792 HOUGHTON MI 49931					INTERIOR	50.00	75.00	1.0000	0.7071	85	100		3,005	
Tax Description					50 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 3,005									
PA23-1-9 LOT 9 BLK 1 TOWN OF DODGEVILLE. 164/807														
Comments/Influences														
		Who When What			2024	1,503	54,044	55,547			17,983C			
		RVB 09/29/2010 INSPECTED			2023	1,308	47,976	49,284			17,127C			
		TH 11/01/2010 DATA ENTER			2022	1,379	40,234	41,613			16,312C			
					2021	1,414	40,900	42,314			15,791C			
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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	06/01/2003	WD	03-ARM'S LENGTH	161:462	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
19672 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
OLSON JAY A		MAP #:													
401 CALVERLEY AVE		2024 Est TCV 56,649 TCV/TFA: 46.59													
HOUGHTON MI 49931		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		
PA23-1-10 LOTS 10 & 11 BLK 1 TOWN OF DODGEVILLE.					INTERIOR	100.00	75.00	0.8706	0.7071	85	100		5,232		
Comments/Influences					100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 5,232										
					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
		X	Water	D/W/P: Asphalt Paving			2.83				556	39	613		
		X	Sewer	Metal Prefab/Conc.			23.36				77	10	180		
		X	Electric	Wood Frame			29.32				72	84	1,773		
		X	Gas	Total Estimated Land Improvements True Cash Value =									2,566		
		X	Curb												
		X	Street Lights												
		X	Standard Utilities												
		X	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	2,616	25,709	28,325				23,622C			
		RVB	09/29/2010	INSPECTED	2023	2,278	22,600	24,878				22,498C			
		TH	11/01/2010	DATA ENTER	2022	2,401	19,026	21,427				21,427S			
					2021	2,463	19,249	21,712				15,614C			
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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		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 56 152 120	Type CCP (1 Story) WGEP (1 Story) WCP (1 Story)	Year Built: 1990 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 400					
X	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 : 136,036 Total Depr Cost: 47,613 Estimated T.C.V: 48,851	E.C.F. X 1.026	Bsmnt Garage:							
Building Style: PARK MODEL			Drywall Paneled		Plaster Wood T&G														
Yr Built Remodeled 1975 CARP 2004			Trim & Decoration											Ex X Ord Min					
Condition: Fair			Size of Closets											Lg X Ord Small					
Room List			Doors: Solid X H.C.											Central Air Wood Furnace					
			(5) Floors											(12) Electric					
5	Basement 1st Floor 2nd Floor 1 Bedrooms		Kitchen: Other: Other:			50 Amps Service													
	(1) Exterior						No./Qual. of Fixtures												
				(6) Ceilings			Ex. X Ord. Min												
X	Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets													
	Insulation					Many X Ave. Few			(13) Plumbing										
						Average Fixture(s)													
(2) Windows			(7) Excavation			1	3 Fixture Bath												
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 320 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												
				(8) Basement															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement						Conc. Block Poured Conc. Stone												
	Double Glass						X Treated Wood Concrete Floor												
	Patio Doors 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 Water Well 1000 Gal Septic 2000 Gal Septic												
	Asphalt Shingle Metal			(10) Floor Support															
	Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												

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 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 24 CPP 24 4in Concrete		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: 720 % 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 Remodeled 2009 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									
		Kitchen: Other: Other:		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									
				Many X Ave. Few									
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
		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. X Large Avg. Few 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				(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

(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			720	25,603	22,787
Door Opener			2	1,070	952
Porches					
CPP			24	656	584
4in Concrete			24	192	171
Totals:				27,521	24,494

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 25,131

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		16,061	02/01/1999	WD	03-ARM'S LENGTH	146:115	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19575 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER		06/04/2018		2018-031-077		FOUNDATION		
		P.R.E. 100% 05/19/1994			ADDITION		06/02/2015		15-0079		COMPLETE		
Owner's Name/Address		MAP #:											
BELANGER DALE 19575 DODGE ST DODGEVILLE MI 49921		2024 Est TCV 181,918 TCV/TFA: 93.34											
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
		Public Improvements			* Factors *								
Taxpayer's Name/Address			Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
BELANGER DALE 19575 DODGE ST DODGEVILLE MI 49921		X	Gravel Road	INTERIOR		107.00	77.00	0.8588	0.7165	85	100	5,597	
			Paved Road	107 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	5,597
			Storm Sewer	Land Improvement Cost Estimates									
			Sidewalk	Description		Rate		Size % Good		Cash Value			
		X	Water	D/W/P: 4in Ren. Conc.		8.00		94 89		669			
Tax Description		X	Sewer	D/W/P: 4in Concrete		6.82		190 74		959			
		X	Electric	D/W/P: 4in Ren. Conc.		8.00		110 84		739			
PA23-2-1 LOTS 1 & 2 BLK 2 TOWN OF DODGEVILLE.		X	Gas	D/W/P: 4in Ren. Conc.		8.00		56 94		421			
			Curb	Wood Frame		23.73		240 46		2,620			
Comments/Influences		X	Street Lights	Wood Frame		26.42		144 46		1,750			
			Standard Utilities	Total Estimated Land Improvements True Cash Value =								7,158	
			Underground Utils.										
		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	2,799	88,160	90,959				28,350C	
		LP	05/05/2009	DATA ENTER	2023	2,436	78,695	81,131				27,000C	
The Equalizer. Copyright (c) 1999 - 2009.		RVB	09/29/2010	INSPECTED	2022	2,568	66,205	68,773				25,715C	
Licensed To: Township of Portage, County of Houghton, Michigan		TH	11/01/2010	DATA ENTER	2021	2,634	67,042	69,676				24,894C	

Building Type			(3) Roof (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 2 Wood Stove Direct-Vented Gas		Area 150 24	CCP (1 Story) WGEP (1 Story)		Year Built: 1977 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: 766 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame			(4) Interior																				
Building Style: COLONIAL				X Drywall Paneled		X	Plaster Wood T&G																	
Yr Built 1890			Remodeled 2015				Ex	X	Ord		Min													
Condition: Average							Size of Closets																	
				Lg	X	Ord			Small															
Room List			Doors: X Solid				H.C.					Central Air Wood Furnace												
	Basement		(5) Floors									(12) Electric												
	5 1st Floor											100 Amps Service												
	4 2nd Floor													No./Qual. of Fixtures										
	3 Bedrooms																							
(1) Exterior																								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings									No. of Elec. Outlets												
			X	Drywall																				
X	Insulation		X	Plaster																				
(2) Windows			(7) Excavation									(13) Plumbing												
	Many		Large		Basement: 1048 S.F.			1	3 Fixture Bath			Average Fixture(s)												
X	Avg.	X	Avg.		Crawl: 0 S.F.			1	2 Fixture Bath			Softener, Auto												
	Few		Small		Slab: 0 S.F.				Softener, Manual			Solar Water Heat												
X	Wood Sash Metal Sash Vinyl Sash					Height to Joists: 0.0				No Plumbing			Extra Toilet											
										Extra Sink			Separate Shower											
X	Double Hung Horiz. Slide Casement									Ceramic Tile Floor			Ceramic Tile Wains											
										Ceramic Tub Alcove			1 Vent Fan											
X	Double Glass Patio Doors																							
X	Storms & Screens																							
(3) Roof																								
X	Gable		Gambrel		Recreation SF			1	Public Water															
	Hip		Mansard		Living SF			1	Public Sewer															
X	Flat		Shed		Walkout Doors (B)				Water Well															
					No Floor SF				1000 Gal Septic															
Asphalt Shingle						Walkout Doors (A)				2000 Gal Septic														
Chimney: Block																								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JARVI ERIC W & CHRISTINA J	RYYANEN TYLER T, EDEN C &	87,300	03/22/2022	WD	03-ARM'S LENGTH	2022/01764	DEED	100.0			
GAJEWSKI TAMMY L	JARVI ERIC W & CHRISTINA J	55,560	08/27/2015	WD	03-ARM'S LENGTH	2015/04522	PROPERTY TRANSFER	100.0			
		34,000	01/01/2001	WD	03-ARM'S LENGTH	153:429	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19607 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		PORCH		07/26/2006	06-212	FOUNDATION			
		P.R.E. 100% 05/16/2022									
Owner's Name/Address		MAP #:									
RYYANEN TYLER T, EDEN C & LAURA A 19607 DODGE ST DODGEVILLE MI 49921		2024 Est TCV 80,437 TCV/TFA: 65.72									
		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	
PA23-2-2 LOTS 3 & 4 BLK 2 TOWN OF DODGEVILLE.				INTERIOR	100.00	87.12	0.8706	0.7621	85 100	5,639	
Comments/Influences				100 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	5,639
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: Patio Blocks	13.97		160 84		1,877		
				Wood Frame	24.36		120 46		1,345		
				Total Estimated Land Improvements True Cash Value =							3,222
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	2,820	37,399	40,219			37,083C
		RVB	09/29/2010	INSPECTED	2023	2,455	32,863	35,318			35,318S
		TH	11/01/2010	DATA ENTER	2022	2,588	27,649	30,237			26,005C
					2021	2,654	27,376	30,030			24,535C
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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 Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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) 63 WCP (1 Story) 18 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 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									
Building Style: COLONIAL		X 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 4 1st Floor 4 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 Large Avg. Small		Basement: 612 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) 2 3 Fixture Bath 2 3 Fixture Bath Softener, Auto 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 X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof				Lump Sum Items:									
X Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											
X Asphalt Shingle Metal		(10) Floor Support											
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 = 612 SF Floor Area = 1224 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	Mich Bsmnt.	612		
Total:				135,104	63,018

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	951	
Plumbing				
3 Fixture Bath	1	3,778	1,700	
Porches				
WGEP (1 Story)	80	7,435	3,346	
WCP (1 Story)	63	3,216	1,447	
Water/Sewer				
Public Water	1	1,298	584	
Public Sewer	1	1,298	584	
Deck				
Treated Wood	18	788	355	
Totals:			155,031	69,762

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 71,576

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			
DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HERLEVICH JON ANTHONY 18269 ELSIE RD ATLANTIC MINE MI 49905		2024 Est TCV 7,861											
		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. 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	
HERLEVICH FRANK 4629 BROOKLYN AVE SE GRAND RAPIDS MI 49508					MAIN	100.00	96.52	1.0000	0.8022	98	100		7,861
Tax Description					100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 7,861								
PA23-2-3 LOTS 5 & 6 BLK 2 TOWN OF DODGEVILLE.													
Comments/Influences													
		Who When What			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	3,931	0	3,931			1,536C		
					2023	3,530	0	3,530			1,463C		
					2022	3,369	0	3,369			1,394C		
					2021	3,409	0	3,409			1,350C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KIEFER CURTIS & ANN	LOGAN JEFFREY A & KAREN M	116,000	02/22/2023	WD	03-ARM'S LENGTH	2023/00684	DEED	100.0		
YOUNG NIGEL J & MICHELLE L	KIEFER CURTIS & ANN	80,000	06/01/2021	WD	03-ARM'S LENGTH	2021/03630	PROPERTY TRANSFER	100.0		
TOMASIC LINDSAY ANN	YOUNG NIGEL J & MICHELLE L	68,900	11/28/2017	WD	03-ARM'S LENGTH	2017/06358	DEED	100.0		
TOMASIC HELEN & LINDSAY ANN	TOMASIC LINDSAY ANN	1	01/27/2015	QC	03-ARM'S LENGTH	2015/00484	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
19633 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LOGAN JEFFREY A & KAREN M 3190 PURDY LN OXFORD MI 48371		2024 Est TCV 100,059 TCV/TFA: 66.88								
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				INTERIOR	50.00	159.57	1.0000	1.0314	85	100 4,383
				RATE 1			0.033	Acres	13,000	100 429
				50 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value = 4,812	
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				D/W/P: 4in Ren. Conc.	7.19		850 49		2,995	
				D/W/P: Asphalt Paving	2.83		565 49		784	
				D/W/P: 4in Ren. Conc.	7.19		48 74		255	
				Total Estimated Land Improvements					True Cash Value = 4,034	
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	2,406	47,624	50,030		50,030S
		RVB	09/30/2010	INSPECTED	2023	2,067	41,846	43,913		39,250C
		TH	11/01/2010	DATA ENTER	2022	2,170	35,211	37,381		37,381S
					2021	2,063	35,644	37,707		33,167C
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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.						
		60,900	02/01/2002	WD	03-ARM'S LENGTH	157:224	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status					
46675 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		08/31/2006	06-257						
Owner's Name/Address		P.R.E. 0%												
MANDERFIELD MICHAEL & CYNTHIA PO BOX 610 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 230,843 TCV/TFA: 47.85												
		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	
PA23-2-5 LOTS 8, 9 & 10 BLK 2 TOWN OF DODGEVILLE.		X	Dirt Road		MIXED RES	100.00	85.00	0.6168	1.0000	188	100		11,596	
Comments/Influences			Gravel Road		MIXED RES	67.33	85.00	0.6168	1.0000	188	100		7,808	
			Paved Road		200 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			19,404	
		Storm Sewer												
		Sidewalk												
		X	Water	Land Improvement Cost Estimates										
		X	Sewer	Description										
		X	Electric	Wood Frame										
			Gas	Total Estimated Land Improvements True Cash Value =										
			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	9,702	105,720	115,422			101,523C			
					2023	9,702	92,959	102,661			96,689C			
					2022	9,702	82,868	92,570			92,085C			
					2021	9,702	79,442	89,144			89,144S			
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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		20	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 1975		Trim & Decoration												
		Ex	X											
Condition: Average		Size of Closets												
		Lg	X											
Room List		Doors:	Solid											
	Basement	(5) Floors		(12) Electric		Bsmnt Garage:								
	1st Floor	Kitchen: Other: Other:		0 Amps Service		Carport Area:								
	2nd Floor			No./Qual. of Fixtures		Roof:								
				Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL (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 Public Water 1 1,462 512 Public Sewer 1 1,462 512 Porches WGEP (1 Story) 20 2,012 704 Deck Treated Wood 21 938 328 Totals: 49,359 17,276 Notes: ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV: 14,754					
				Many		X	Ave.	Few						
(1) Exterior		(6) Ceilings		(13) Plumbing										
X	Wood/Shingle			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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								
	Aluminum/Vinyl													
	Brick													
	Insulation													
(2) Windows		(7) Excavation												
X	Many	X	Large	Basement: 0 S.F.										
	Avg.		Avg.	Crawl: 0 S.F.										
	Few		Small	Slab: 0 S.F.										
	Wood Sash	(8) Basement		Height to Joists: 0.0										
	Metal Sash													
	Vinyl Sash													
	Double Hung													
	Horiz. Slide													
	Casement													
	Double Glass													
	Patio Doors													
	Storms & Screens													
(3) Roof		(9) Basement Finish												
X	Gable		Recreation	SF	1 Public Water									
	Hip		Living	SF	1 Public Sewer									
	Mansard		Walkout Doors (B)		Water Well									
	Flat		No Floor	SF	1000 Gal Septic									
	Asphalt Shingle		Walkout Doors (A)		2000 Gal Septic									
	Chimney: Brick	(10) Floor Support				Lump Sum Items:								
		Joists:												
		Unsupported Len:												
		Cntr.Sup:												

Desc. of Bldg/Section: 4 UNITS Calculator Occupancy: Apartment										<<<<<<Calculator Cost Computations>>>>>>																																							
Class: D,Siding Floor Area: 4,152 Gross Bldg Area: 4,152 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght : 6										Construction Cost										Class: D,Siding Quality: Average Stories: 2 Story Height: 10 Perimeter: 0 Overall Building Height: 20																													
										High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 112.80																													
Depr. Table : 3% Effective Age : 51 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100										*** Calculator Cost Data ** ** Quality: Average Heat#1: Complete H.V.A.C. 100% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 2076 Ave. Perimeter Has Elevators:										(10) Heating system: Complete H.V.A.C. Cost/SqFt: 45.40 100% Adjusted Square Foot Cost for Upper Floors = 158.20																													
1908 Year Built Remodeled										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Total Floor Area: 4,152 Base Cost New of Upper Floors = 656,846																													
20 Overall Bldg Height										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										Reproduction/Replacement Cost = 656,846 Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 229,896																													
Comments:										* Sprinkler Info * Area: Type:										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 196,331 Replacement Cost/Floor Area= 158.20 Est. TCV/Floor Area= 47.29																													
(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																			
(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									
(4) Floor Structure:										(9) Sprinklers:										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct										Incandescent Fluorescent Mercury Sodium Vapor Transformer																			
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:										Thickness Bsmnt Insul.																			

Parcel Number: 010-503-001-00

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.				
GASPERICH MARGARET & ET AL	SAARI DARLENE F	57,960	06/21/2016	WD	03-ARM'S LENGTH	2016/03049	PROPERTY TRANSFER	100.0				
		1	05/01/2000	WD	03-ARM'S LENGTH	150:563	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46602 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/21/2017										
Owner's Name/Address		MAP #:										
SAARI DARLENE F 46602 MAIN ST HOUGHTON MI 49931		2024 Est TCV 94,296 TCV/TFA: 109.14										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					INTERIOR	59.00	118.23	0.9674	0.8878	85	100	4,307
					59 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =	4,307
Tax Description					Land Improvement Cost Estimates							
PA23-3-1 LOT 1 BLK 3 TOWN OF DODGEVILLE.		X			Description	Rate		Size % Good		Cash Value		
Comments/Influences					Wood Frame	31.62		80 74		1,872		
					Total Estimated Land Improvements True Cash Value = 1,872							

*** 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-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status							
46614 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
STIMAC FAMILY TRUST 46614 MAIN ST DODGEVILLE MI 49921		2024 Est TCV 94,744 TCV/TFA: 67.67													
		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 X Water X Sewer X Electric X Gas X Curb X 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		
PA23-3-2 LOTS 2 & 3 BLK 3 TOWN OF DODGEVILLE.					INTERIOR	118.00	118.23	0.8422	0.8878	85	100				7,500
Comments/Influences					118 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,500										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	3,750	43,622	47,372			22,902C				
		RVB 09/30/2010 INSPECTED			2023	3,265	38,170	41,435			21,812C				
		TH 11/01/2010 DATA ENTER			2022	3,441	32,008	35,449			20,774C				
					2021	3,529	32,538	36,067			20,111C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 98 WGEP (1 Story) 20 CPP 96 Treated Wood		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: 384 % 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 X 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 4 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: 616 S.F. Crawl: 168 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 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 1 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									
(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)		1 Public Water 1 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:											
Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 784 SF Floor Area = 1400 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 Mich Bsmnt. 616 1 Story Siding Crawl Space 168 Total: 153,156 70,913 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,541 1,143 Separate Shower 1 1,163 523 Porches WGEP (1 Story) 98 8,536 3,841 CPP 20 516 232 Deck Treated Wood 96 2,391 1,076 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,595 5,668 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 252 9,848 2,462 *2 Water/Sewer Public Water 1 1,298 584 Public Sewer 1 1,298 584 Totals: 193,342 85,033 Notes: ECF (OLD PLATTED) 1.026 => TCV: 87,244													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
GASPERICH CAROLYN T	CONNELL BRIAN & AMY	5,000		12/12/2014	QC	03-ARM'S LENGTH		2014/06311	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 #:											
GASPERICH CAROLYN T 310 E JACKER AVE HOUGHTON MI 49931		2024 Est TCV 4,303											
		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	
PA23-3-3 LOTS 4 BLK 3 TOWN OF DODGEVILLE. SPLIT LOT 5 BLOCK 3 TO 010-503-006-00 FOR 2015.					INTERIOR	59.00	118.00	0.9674	0.8869	85	100		4,303
Comments/Influences					59 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =		4,303
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	2,152	0	2,152			1,335C		
					2023	1,873	0	1,873			1,272C		
					2022	1,975	0	1,975			1,212C		
					2021	2,025	0	2,025			1,174C		
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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 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 32 WGEP (1 Story) 50 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				Central Air Wood Furnace				Class: CD Effec. Age: 56 Floor Area: 1,280 Total Base New : 154,387 Total Depr Cost: 69,473 Estimated T.C.V: 71,279				E.C.F. X 1.026				Bsmnt Garage:																			
X Drywall PaneledPlaster Wood T&G				(12) Electric																																			
Trim & Decoration				100 Amps Service																																			
ExXOrdMin				No./Qual. of Fixtures																																			
Size of Closets				ExXOrdMin																																			
Yr Built 1900Remodeled 2009				LgXOrdSmall				No. of Elec. Outlets				StoriesExteriorFoundation 2 StorySidingCrawl Space 1 StorySidingCrawl Space				Size 576 128 Total: 136,438				Cost NewDepr. Cost 4,3781,970 5,4042,432 5,5712,507 1,298584 1,298584 Totals: 154,38769,473																			
Condition: Average				(5) Floors																																			
Room List				Doors:SolidXH.C.																				(13) Plumbing															
Basement				(6) Ceilings																				Average Fixture(s)															
4 1st Floor				Kitchen: Laminate																				1 3 Fixture Bath															
4 2nd Floor				Other: Laminate				2 Fixture Bath				Other Additions/Adjustments																											
4 Bedrooms				Other: Laminate				Softener, Auto																															
(1) Exterior				X Drywall				ManyX Ave.Few												Porches WGEP (1 Story) WGEP (1 Story)				Deck Treated Wood															
																												(2) Windows				(7) Excavation				Extra Toilet Extra Sink			
Wood/Shingle				(6) Ceilings				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Water/Sewer Public Water Public Sewer				Totals: 154,38769,473																							
Aluminum/Vinyl				X Drywall																(8) Basement																			
Brick																								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Insulation																																Basement: 0 S.F. Crawl: 704 S.F. Slab: 0 S.F. Height to Joists: 0.0				No Plumbing			
(2) Windows				(7) Excavation				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes: ECF (OLD PLATTED) 1.026 => TCV: 71,279																											
Many Avg. X Avg. Few Small				Basement: 0 S.F. Crawl: 704 S.F. Slab: 0 S.F. Height to Joists: 0.0												Lump Sum Items:																							
Wood Sash				(8) Basement																																			
Metal Sash				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
Vinyl Sash																												(9) Basement Finish											
Double Hung								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																															
Horiz. Slide				(10) Floor Support																																			
Casement												Joists: Unsupported Len: Cntr.Sup:																											
Double Glass																																							
Patio Doors																																							
Storms & Screens																																							
(3) Roof																																							
Gable				Gambrel Mansard Shed																																			
Hip																																							
Flat																																							
Asphalt Shingle																																							
Metal																																							
Chimney: Brick																																							

*** 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			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 75 WGEP (1 Story) 48 WGEP (1 Story) 37 Treated Wood 36 Treated Wood			Year Built: 1985 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: 576 % Good: 64 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																												
Building Style: COLONIAL				X Drywall		X Plaster																										
				Paneled		Wood T&G																										
Yr Built 1906		Remodeled 0		Ex		X Ord				Min																						
Condition: Fair				Trim & Decoration																												
				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: Linoleum																														
		Other: Carpeted																														
		Other:																														
(1) Exterior																																
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																												
				X Plaster																												
				X Tile																												
(2) Windows				(7) Excavation																												
X	Many Avg.		X Large Avg.		Basement: 512 S.F.																											
	Few		Small		Crawl: 120 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			Conc. Block Poured Conc.		Stone																										
X	Casement Double Glass			Treated Wood		Concrete Floor																										
X	Patio Doors Storms & Screens			(9) Basement Finish																												
(3) Roof																																
X	Gable		Gambrel		Recreation SF																											
	Hip		Mansard		Living SF																											
				Flat		Shed		1 Walkout Doors (B)																								
								No Floor SF																								
								Walkout Doors (A)																								
Asphalt Shingle				(10) Floor Support																												
X	Clay Tile			Joists:																												
				Unsupported Len:																												
Chimney: Block				Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family COLONIAL																Cls CD				Blt 1906												
(11) Heating System: Forced Air w/ Ducts																																
Ground Area = 632 SF Floor Area = 1016 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		Mich Bsmnt.		384																										
1 Story		Siding		Mich Bsmnt.		128																										
1 Story		Siding		Crawl Space		120																										
				Total:		118,086		55,111																								
Other Additions/Adjustments																																
Basement, Outside Entrance, Below Grade																1		2,114		951												
Porches																																
WGEP (1 Story)				75		7,092		3,191																								
Foundation: Shallow				75		-758		-341																								
WGEP (1 Story)				48		5,340		2,403																								
Foundation: Shallow				48		-599		-270																								
Deck																																
Treated Wood				37		1,467		660																								
Treated Wood				36		1,445		650																								
Garages																																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																																
Base Cost				576		19,371		12,397																								
Water/Sewer																																
Public Water				1		1,298		584																								
Public Sewer				1		1,298		584																								
				Totals:		156,154		73,948																								
Notes:																																
ECF (OLD PLATTED) 1.026 => TCV:																		75,871														

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
ERSHOV ALEXANDER & ELENE	HILL HUNTER	120,000		06/09/2017	WD	03-ARM'S LENGTH		2017/03052	DEED	100.0		
DAVIS GREGORY A	ERSHOV ALEXANDER & ELENE	104,000		09/02/2011	WD	03-ARM'S LENGTH		2011/04550	DEED	100.0		
BASTO CINDY R	DAVIS GREGORY A	63,000		07/10/2006	WD	03-ARM'S LENGTH		168/2223	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
46567 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		08/04/2006		06-226	FOUNDATION		
		P.R.E. 100% 09/15/2017										
Owner's Name/Address		MAP #:										
HILL HUNTER 46567 HILDEBRANT ST DODGEVILLE MI 49921		2024 Est TCV 145,135 TCV/TFA: 141.73										
		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
PA23-3-7 LOTS 9 AND 10 BLOCK 3 TOWN OF DODGEVILLE					MAIN	100.00	100.00	1.0000	0.8165	98	100	8,002
Comments/Influences					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 8,002							
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	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	4,001	68,567	72,568			60,057C	
		RVB 09/30/2010 INSPECTED			2023	3,593	60,868	64,461			57,198C	
		TH 11/02/2010 DATA ENTER			2022	3,430	51,045	54,475			54,475S	
					2021	3,470	51,891	55,361			54,333C	
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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 132 160	Treated Wood Treated Wood		Year Built: 2006 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: 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				Class: C Effec. Age: 31 Floor Area: 1,024 Total Base New : 193,708 Total Depr Cost: 133,658 Estimated T.C.V: 137,133				E.C.F. X 1.026				Bsmnt Garage: Carport Area: Roof:							
X Drywall		Plaster																									
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 = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,024 Total: 152,111 104,956				Other Additions/Adjustments Deck Treated Wood 132 3,087 2,130 Treated Wood 160 3,501 2,416 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 720 31,550 21,769 Door Opener 1 535 369 Water/Sewer Public Water 1 1,462 1,009 Public Sewer 1 1,462 1,009 Totals: 193,708 133,658				Notes: ECF (OLD PLATTED) 1.026 => TCv: 137,133							
Ex		X Ord		Min																							
Size of Closets																											
Lg		X Ord		Small																							
Condition: Good				Doors: Solid X H.C.				(12) Electric				100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few							
Room List				(5) Floors				(13) Plumbing																			
Basement 5 1st Floor 2nd Floor 2 Bedrooms				Kitchen: Vinyl Other: Carpeted Other:				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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																							
Wood/Shingle Aluminum/Vinyl Brick				X Drywall				No. of Elec. Outlets																			
X Insulation								(13) Plumbing																			
(2) Windows				(7) Excavation				1																			
X Many Avg. X Large Few Avg. Small				Basement: 1024 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 Gambrel Flat Mansard Flat Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 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:																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
BEAUCHAMP FRANK E & SANDRA	HJERSTEDT AMY & MICHAEL	269,000	07/07/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0											
LIMBACK OCTAVE A & CAROL M	BEAUCHAMP FRANK & SANDRA	79,000	08/26/2013	LC	09-FAMILY	2013/05033	DEED	100.0											
LIMBACK OCTAVE & CAROL	BEAUCHAMP FRANK E & SANDRA	79,000	08/26/2013	WD	03-ARM'S LENGTH	2014/04686	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status										
46545 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		10/01/2015	15-0229	COMPLETE										
		P.R.E. 100% 10/16/2023																	
Owner's Name/Address		MAP #:																	
HJERSTEDT AMY & MICHAEL 6916 FAIRFAX DR ARLINGTON VA 22213		2024 Est TCV 297,592 TCV/TFA: 163.15																	
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN													
		Public Improvements			* Factors *														
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
Tax Description					INTERIOR	50.00	100.00	0.7571	0.8165	85	100		2,627						
					INTERIOR	51.00	100.00	0.7571	0.8165	85	100		2,680						
LOTS 11, 12, 17 & 18 BLOCK 3 TOWN OF DODGEVILLE		X	Paved Road			INTERIOR	100.00	100.00	0.7571	0.8165	85	100	5,254						
010-503-009-50 AND 010-503-017-00		Storm Sewer			201 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	10,561					
COMBINED FOR 2024		Sidewalk																	
		X	Water			Land Improvement Cost Estimates													
		X	Sewer																
		X	Electric																
		X	Gas																
		X	Curb																
Comments/Influences		X	Street Lights			Total Estimated Land Improvements True Cash Value =								7,736					
		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																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Who	When	What	2024	5,281	143,515	148,796					148,796S						
			08/10/2009	DATA ENTER	2023	0	0	0					0						
		RVB	09/30/2010	INSPECTED	2022	0	0	0					0						
		TH	11/02/2010	DATA ENTER	2021	0	0	0					0						
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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 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 Class: C Effec. Age: 25 Floor Area: 1,824 Total Base New : 362,959 Total Depr Cost: 272,217 Estimated T.C.V: 279,295				Area 190 72		WGEP (1 Story) Treated Wood		Year Built: 1972 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: 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				1				E.C.F. X 1.026				Bsmnt Garage:					
X Drywall Paneled				Plaster Wood T&G																						
Trim & Decoration																										
Ex				X	Ord		Min																			
Building Style: RANCH				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 Average Fixture(s) 2 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 (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 864 1 Story Siding Basement 960 Total: 256,547 192,410 Other Additions/Adjustments Basement Living Area 1200 42,108 31,581 Basement, Outside Entrance, Below Grade 1 2,505 1,879 Plumbing 3 Fixture Bath 1 4,547 3,410 Separate Shower 1 1,331 998 Porches WGEP (1 Story) 190 14,320 10,740 Deck Treated Wood 72 2,094 1,570 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,220 21,915 Common Wall: 1 Wall 1 -2,628 -1,971 Door Opener 1 535 401 Water/Sewer Public Water 1 1,462 1,096 Public Sewer 1 1,462 1,096 Built-Ins Sauna 1 6,499 4,874 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Carport Area: Roof:										
Yr Built Remodeled 1972 2020				Ex X Ord Min																						
Condition: Very Good				Lg X Ord Small																						
Room List				Doors: Solid X H.C.																						
5	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				No. of Elec. Outlets				1				Cls C Blt 1972										
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				1				Cls C Blt 1972										
X Drywall																										
(7) Excavation																										
Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				No. of Elec. Outlets				1				Cls C Blt 1972										
X Insulation																										
(2) Windows																										
Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
Many Avg. X Large Avg. Small				(8) Basement				No. of Elec. Outlets				1				Cls C Blt 1972										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																										
(9) Basement Finish																										
Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
(3) Roof				(10) Floor Support				No. of Elec. Outlets				1				Cls C Blt 1972										
X Gable Hip Flat																										
X Asphalt Shingle																										
Chimney: Metal																										

*** 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.						
HOULMONT SUSAN K	ROTHENBERGER MARGARET	20,000	09/16/2014	WD	03-ARM'S LENGTH	2014/04988	DEED	100.0						
PANKE DAVID & LYNN	HOULMONT SUSAN K	19,000	03/06/2006	WD	03-ARM'S LENGTH	168/1125	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
19528 FIRST ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HARSH CHRISTOPER, JASON & KYLE & ROTHENBERGER PADEN PO BOX 412 HOUGHTON MI 49931		2024 Est TCV 22,274 TCV/TFA: 30.60												
		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA23-3-10A LOT 14 BLK 3 TOWN OF DODGEVILLE.					MAIN	50.00	100.00	1.0000	0.8165	98	100		4,001	
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,001									
		X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
					Description	Rate		Size % Good		Cash Value				
					Wood Frame	24.36		120 43		1,257				
					Total Estimated Land Improvements True Cash Value = 1,257									
		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	2,001	9,136	11,137			10,339C
		RBB				09/30/2010	INSPECTED	2023	1,797	8,050	9,847			9,847S
		TH				11/02/2010	DATA ENTER	2022	1,715	6,787	8,502			8,502S
								2021	1,735	6,855	8,590			8,590S
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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		Gas	X	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		49 140		WGEP (1 Story) WPP		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	
		X															Paneled	Wood T&G
Yr Built 1970		Trim & Decoration																
		Ex	X														Ord	
Condition: Average		Size of Closets																
		Lg	X														Ord	
Room List		Doors:															Solid	X
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors				(12) Electric												
		Kitchen: Vinyl Other: Carpeted Other:				100 Amps Service												
(1) Exterior		No./Qual. of Fixtures				No. of Elec. Outlets												
		Ex.	X	Ord.		Min	Many		X	Ave.		Few						
X Wood/Shingle		(6) Ceilings				(13) Plumbing												
						Average Fixture(s)												
X Aluminum/Vinyl						1 3 Fixture Bath												
						2 Fixture Bath												
X Insulation						Softener, Auto												
						Softener, Manual												
(2) Windows		(7) Excavation				Solar Water Heat												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				No Plumbing												
X Many						Extra Toilet												
						Extra Sink												
X Avg.						Separate Shower												
						Ceramic Tile Floor												
X Large						Ceramic Tile Wains												
						Ceramic Tub Alcove												
X Small						Vent Fan												
X Wood Sash		(8) Basement				(14) Water/Sewer												
						1 Public Water												
X Metal Sash						1 Public Sewer												
						Water Well												
X Vinyl Sash						1000 Gal Septic												
						2000 Gal Septic												
X Double Hung						Lump Sum Items:												
X Horiz. Slide																		
X Casement																		
X Double Glass																		
X Patio Doors																		
X Storms & Screens																		
(3) Roof																		
X Gable																		
X Hip																		
X Mansard																		
X Flat																		
X Asphalt Shingle																		
X Other																		
Chimney: Metal																		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		10,000	06/01/2004	WD	03-ARM'S LENGTH	165:45	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19552 FIRST ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
O'CONNELL BRIAN W & MCLEAN AMY		MAP #:									
46599 HILDEBRANT ST		2024 Est TCV 38,134 TCV/TFA: 69.08									
DODGEVILLE MI 49921		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	
LOT 15 & 16 BLK 3 TOWN OF DODGEVILLE.		X	Dirt Road	INTERIOR	50.00	100.00	0.8706	0.8165	85 100	3,021	
COMBIEND FOR 2024			Gravel Road	INTERIOR	50.00	100.00	0.8706	0.8165	85 100	3,021	
Comments/Influences			Paved Road	100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	6,042
			Storm Sewer								
			Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	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	3,021	16,046	19,067		10,041C	
		RVB	09/30/2010	INSPECTED	2023	1,511	14,131	15,642		8,649C	
		TH	11/02/2010	DATA ENTER	2022	1,592	11,849	13,441		8,238C	
					2021	1,633	12,049	13,682		7,975C	
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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: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930		MAP #:													
		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. 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		
HOUGHTON CO RD COMMISSION ROYCE RD HANCOCK MI 49930					SECONDARY RD	75.00	100.25	1.1220	1.0000	188	100			15,820	
Tax Description					75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 15,820										
PA23-3-14 LOT 19 BLK 3 TOWN OF DODGEVILLE.															
Comments/Influences															
		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-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46640 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS				06/02/2024		2023-031-121		FOUNDATION	
		P.R.E. 100% 05/19/1994		GARAGE		05/30/2019		2019-010-004		FOUNDATION	
Owner's Name/Address		MAP #:									
JAKOVIC MARK 46640 MAIN ST DODGEVILLE MI 49921		2024 Est TCV 211,373 TCV/TFA: 146.79									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
JAKOVIC MARK 615 COPPER ST DODGEVILLE MI 49921		X			Dirt Road	118.00	118.00	0.8422	0.8869	85 100	7,492
					Gravel Road	118 Actual Front Feet, 0.32 Total Acres					7,492
		X			Paved Road						
		X			Storm Sewer						
		X			Sidewalk						
		X			Water						
		X			Sewer						
Tax Description		X			Electric						
PA23-4-1 LOTS 1 & 2 BLK 4 TOWN OF DODGEVILLE.		X			Gas						
		X			Curb						
Comments/Influences		X			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	3,746	101,941	105,687		56,451C	
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		TH 11/02/2010 DATA ENTER			2022	3,438	75,828	79,266		51,203C	
					2021	3,526	77,092	80,618		49,568C	

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

Parcel Number: 010-504-003-00

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				
MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 07/15/2009												
Owner's Name/Address		MAP #:												
STIMAC FAMILY TRUST 46614 MAIN ST DODGEVILLE MI 49921		2024 Est TCV 4,307												
		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	
PA23-4-2 LOT 3 BLK 4 TOWN OF DODGEVILLE.					INTERIOR 59.00 118.23 0.9674 0.8878 85 100									
Comments/Influences					59 Actual Front Feet, 0.16 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	2,154	0	2,154			1,335C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2023	1,875	0	1,875			1,272C			
					2022	1,977	0	1,977			1,212C			
					2021	2,027	0	2,027			1,174C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STIMAC MARK W	MAKI ROSE F & ETAL	99	01/29/2010	QC	03-ARM'S LENGTH	2010/00820	DEED	100.0
		1	10/01/1996	WD	03-ARM'S LENGTH	137:719	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
46659 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 100% 07/23/2018						
Owner's Name/Address		MAP #:						
STIMAC MARK W HUUKI LISA, STIMAC NR, RJ, WC; LB 46659 HEALY ST DODGEVILLE MI 49921		2024 Est TCV 66,533 TCV/TFA: 76.04						
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN		
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				INTERIOR	59.00	118.00	0.9674	0.8869
				59 Actual Front Feet, 0.16 Total Acres			Rate	%Adj. Reason
							85	100
							Total Est. Land Value =	
							4,303	
				Land Improvement Cost Estimates				
				Description		Rate	Size	% Good
				Wood Frame		32.95	48	36
				Total Estimated Land Improvements			True Cash Value =	
							570	
		</						

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 CPP 36 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																							
Building Style: RANCH				X Drywall Paneled				Plaster Wood T&G																			
				Trim & Decoration																							
				Ex X Ord Min																							
Yr Built 1958				Remodeled 0																							
Condition: Average				Size of Closets																							
				Lg X Ord Small																							
Room List				Doors: Solid X H.C.				Central Air Wood Furnace																			
Basement 5 1st Floor 2nd Floor 2 Bedrooms				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				100 Amps Service																			
				No./Qual. of Fixtures																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls CD				Blt 1958							
X Wood/Shingle Aluminum/Vinyl Brick								Ex. X Ord. Min				(11) Heating System: Forced Air w/ Ducts															
								Many X Ave. Few				Ground Area = 875 SF Floor Area = 875 SF.															
								(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49															
Insulation												Building Areas															
(2) Windows				(7) Excavation				Average Fixture(s)				Stories Exterior Foundation Size Cost New Depr. Cost															
X Many Avg. X Avg. Few Small				Basement: 875 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath				1 Story Siding Basement 875				Total: 118,281 57,959											
								2 Fixture Bath																			
X Wood Sash Metal Sash Vinyl Sash				(8) Basement				Softener, Auto				Other Additions/Adjustments															
								Softener, Manual				Porches															
X Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone				Solar Water Heat				CPP 36 883 433															
								No Plumbing				CPP 36 883 433															
X Double Glass Patio Doors				X Concrete Floor				Extra Toilet				Water/Sewer															
								Extra Sink				Public Water 1 1,298 636															
X Storms & Screens				(9) Basement Finish				Separate Shower				Public Sewer 1 1,298 636															
								Ceramic Tile Floor				Totals: 122,643 60,097															
								Ceramic Tile Wains				Notes:															
								Ceramic Tub Alcove				ECF (OLD PLATTED) 1.026 => TCV: 61,660															
								Vent Fan																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOSKI JEFFREY & JENNIFER	ADAMS AMANDA	60,000	06/29/2021	WD	03-ARM'S LENGTH	2021/04213	DEED	100.0				
VERRAN JENNIFER L	KOSKI JEFFREY P	55,000	04/14/2009	WD	03-ARM'S LENGTH	2009/02301	DEED	100.0				
KOSKI JEFFREY P	KOSKI JEFFREY P & VERRAN JENNIFER L	0	04/14/2009	QC	21-NOT USED/OTHER	2009/02363	DEED	0.0				
LISHINSKI JOSEPH C	VERRAN JENNIFER L	53,000	07/20/2007	WD	03-ARM'S LENGTH	207/03961	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46639 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/09/2021										
Owner's Name/Address		MAP #:										
ADAMS AMANDA 46639 HEALY ST HOUGHTON MI 49931		2024 Est TCV 83,723 TCV/TFA: 86.49										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INTERIOR	55.33	100.00	0.9799	0.8165	85 100	3,763	
					77 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	3,763
Tax Description												
PA23-4-4 LOT 5 BLK 4 TOWN OF DODGEVILLE.		X	Dirt Road									
Comments/Influences		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	1,882	39,980	41,862			35,003C	
		RVB	10/04/2010	INSPECTED	2023	1,638	35,424	37,062			33,337C	
		TH	11/02/2010	DATA ENTER	2022	1,727	30,023	31,750			31,750S	
					2021	1,771	30,131	31,902		31,902W	29,591C	
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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: 1955 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 336 % 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.							
		45,858	11/01/2003	WD	03-ARM'S LENGTH	163:323	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
46621 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
STATLER JOHN P & BEAUCHAMP CHR		2024 Est TCV 117,887 TCV/TFA: 106.98													
46621 HEALY ST															
DODGEVILLE MI 49921		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		
PA23-4-5 LOTS 6 & 7 BLOCK 4 TOWN OF DODGEVILLE.					INTERIOR	100.00	100.00	0.8706	0.8165	85	100		6,042		
Comments/Influences					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 6,042										
					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
		X	Water				Wood Frame					30.53	64	46	899
		X	Sewer				Wood Frame					25.69	96	84	2,071
		X	Electric				Total Estimated Land Improvements True Cash Value =								2,970
		X	Gas												
		X	Curb												
		X	Street Lights												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 42 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									
Building Style: RANCH		X Drywall Paneled Plaster Wood T&G											
Yr Built Remodeled 2003 HABI0		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 5 1st Floor 2nd Floor 3 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 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 2 Fixture Bath Softener, Auto 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: 1102 S.F. Height to Joists: 0.0											
		(8) Basement											
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		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		1008 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 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: Radiant (in-floor)

Ground Area = 1102 SF Floor Area = 1102 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	Slab	1,102		
Total:				125,634	103,020

Other Additions/Adjustments

Porches					
CCP (1 Story)			42	1,181	968
Water/Sewer					
Public Water			1	1,298	1,064
Public Sewer			1	1,298	1,064
Totals:				129,411	106,116

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 108,875

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		15,000	06/01/2004	WD	03-ARM'S LENGTH	164:948	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
46593 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
COPPER RANGE HOLDINGS LLC		MAP #:											
609 ARBOR ST		2024 Est TCV 59,413 TCV/TFA: 65.36											
LOMPOC CA 93437		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
Tax Description		Public Improvements			* Factors *								
PA23-4-7 LOTS 8 & 9 BLK 4 TOWN OF DODGEVILLE. 164/948		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					INTERIOR	100.00	100.00	0.8706	0.8165	85	100		6,042
					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 6,042								
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
		X	Water		Metal Prefab	14.56		130		46	871		
		X	Sewer		Total Estimated Land Improvements True Cash Value = 871								
		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	3,021	26,686	29,707			24,460C		
					2023	2,630	35,604	38,234			34,310C		
					2022	2,772	29,905	32,677			32,677S		
					2021	2,843	30,382	33,225			33,225S		
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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.				
CHIRINOS JOHANA M	BERNER-KORBUS MARY C	85,000	10/23/2020	WD	03-ARM'S LENGTH	2020/06074	DEED	100.0				
JRG DEVELOPMENT LTD	CHIRINOS JOHANA M	18,000	10/05/2012	WD	03-ARM'S LENGTH	2012/05606	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46565 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		COMMERCIAL		07/25/2017		2017-010-008		FOUNDATION		
		P.R.E. 100% 02/14/2022		MANUFACTURED HOUSE		10/11/2012		12-230		COMPLETE		
Owner's Name/Address		MAP #:										
BERNER-KORBUS MARY C & GARY J		2024 Est TCV 91,728 TCV/TFA: 74.45										
46565 HEALY ST		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN							
HOUGHTON MI 49931		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				INTERIOR	50.00	100.00	0.9014	0.8165	85	100		3,128
PA23-4-9 LOTS 12 AND THE NORTH 34' OF LOT 13, BLK 4 TOWN OF DODGEVILLE.				INTERIOR	34.00	100.00	0.9014	0.8165	85	100		2,127
SPLIT ON 06/25/2012 INTO 010-504-014-00;				84 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =
Comments/Influences		Topography of Site										
Split/Comb. on 06/25/2012 completed		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
06/25/2012 LISA OWNER'S REQUEST;												
Parent Parcel(s): 010-504-012-00;												
Child Parcel(s): 010-504-014-00;				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
-----		Who When What		2024	2,628	43,236	45,864			38,533C		
				2023	2,288	38,796	41,084			36,699C		
				2022	2,411	32,541	34,952			34,952S		
				2021	2,473	33,081	35,554		35,554A	35,554S		
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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 12	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:				
	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 9 Floor Area: Total Base New : 108,053 Total Depr Cost: 84,282 Estimated T.C.V: 86,473		E.C.F. X 1.026									
X	Wood Frame			Drywall Paneled	Plaster Wood T&G													
Building Style: DBL WIDE			Trim & Decoration															
Yr Built 2012	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 3 Bedrooms		(5) Floors						(12) Electric									
			Kitchen: Other: Other:						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									
									Many	X	Ave.			Few				
	Insulation								(13) Plumbing									
(2) Windows			(7) Excavation						Average Fixture(s)									
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						1 3 Fixture Bath									
X	Many Avg. Few	X	Large Avg. Small						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														
(3) Roof			(9) Basement Finish						(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation Living Walkout Doors (B) No Floor Walkout Doors (A)					1 Public Water 1 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.						
KEMPPAINEN MARK	CHEN LI	146,500	08/22/2012	WD	03-ARM'S LENGTH	2012/04552	DEED	100.0						
JRG DEVELOPMENT LTD	KEMPPAINEN MARK	9,150	05/22/2012	WD	03-ARM'S LENGTH	2012/03220	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
46551 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		05/31/2012	12-94	COMPLETE					
		P.R.E. 100% 09/06/2023												
Owner's Name/Address		MAP #:												
CHEN LI 924 OHIO ST, APT 3 HANCOCK MI 49930		2024 Est TCV 230,509 TCV/TFA: 158.32												
		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	
					INTERIOR	37.00	100.00	0.8654	0.8165	85	100		2,222	
PA23-4-9 LOTS 14 AND 15 AND THE S 16' OF LOT 13 BLK 4 TOWN OF DODGEVILLE.					INTERIOR	50.00	100.00	0.8654	0.8165	85	100		3,003	
SPLIT/COMBINED ON 06/25/2012 FROM 010-504-012-00;					INTERIOR	16.00	100.00	0.8654	0.8165	85	100		961	
Comments/Influences					101 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 6,186									
Split/Comb. on 06/25/2012 completed 06/25/2012 LISA OWNER'S REQUEST; Parent Parcel(s): 010-504-012-00; Child Parcel(s): 010-504-014-00; -----					Land Improvement Cost Estimates									
					Description					Rate		Size	% Good	Cash Value
					D/W/P: Asphalt Paving					3.04		960	79	2,305
					D/W/P: 5in Ren. Conc.					8.75		192	84	1,411
					D/W/P: 4in Ren. Conc.					8.00		66	84	444
					Total Estimated Land Improvements True Cash Value = 4,160									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	3,093	112,162	115,255				80,323C		
					2023	2,693	99,370	102,063			102,063A	76,499C		
					2022	2,839	83,447	86,286				72,857C		
					2021	2,911	84,691	87,602				70,530C		
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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	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: 2012 Car Capacity: 2 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: 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									Bsmnt Garage:									
Building Style: RANCH		Drywall Paneled																					
Yr Built 2012		Remodeled 0		Trim & Decoration										Carport Area: Roof:									
Condition: Good		Ex		X Ord																			
Room List		Size of Closets		Lg										Roof:									
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Doors:		Solid																			
(1) Exterior		(5) Floors		X										Roof:									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(12) Electric																			
Insulation		Kitchen: Other: Other:		0 Amps Service										Roof:									
(2) Windows		(7) Excavation		No./Qual. of Fixtures										Roof:									
Many Avg. Few		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.										Roof:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets										Roof:									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many										Roof:									
X Gable Hip Flat		(9) Basement Finish		(13) Plumbing										Roof:									
X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)										Roof:									
Chimney:		(10) Floor Support		1 Public Water										Roof:									
		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer										Roof:									
				Water Well										Roof:									
				1000 Gal Septic										Roof:									
				2000 Gal Septic										Roof:									
				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				
46624 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
JAKOVIC MARK 46640 MAIN ST DODGEVILLE MI 49921		2024 Est TCV 5,701										
		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	
PA23-4-10 LOTS 16 & 17 BLK 4 TOWN OF DODGEVILLE.		Gravel Road		INTERIOR	43.00	100.00	0.8833	0.8165	85	100	2,636	
Comments/Influences		Paved Road		INTERIOR	50.00	100.00	0.8833	0.8165	85	100	3,065	
		Storm Sewer		114 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 5,701								
		Sidewalk										
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
		X	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	2,851	0	2,851			1,923C	
		RVB 10/04/2010 INSPECTED			2023	2,482	0	2,482			1,832C	
		TH 11/02/2010 DATA ENTER			2022	2,616	0	2,616			1,745C	
					2021	2,683	0	2,683			1,690C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEMPPAINEN MARK	KEMPPAINEN ELLEN	105,978	08/25/2015	QC	09-FAMILY		PROPERTY TRANSFER	0.0			
KEMPPAINEN ELLEN	E.J.K. RENTALS LLC	105,978	08/25/2015	QC	09-FAMILY		PROPERTY TRANSFER	0.0			
SUPERIOR NATIONAL BANK	KEMPPAINEN MARK & ELLEN	5,600	03/28/2012	CD	10-FORECLOSURE	2012/01827	DEED	100.0			
GARDNER GARY	SUPERIOR NATIONAL BANK	14,480	12/30/2011	QC	10-FORECLOSURE	2012/0048	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46608 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE		04/16/2012	12-31	COMPLETE		
Owner's Name/Address		P.R.E. 0%									
SANCHEZ HOLDINGS LLC PO BOX 492 DOLLAR BAY MI 49922		MAP #:									
		2024 Est TCV 222,876 TCV/TFA: 153.07									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					INTERIOR	100.00	100.00	0.8706	0.8165	85 100 6,042	
					100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	6,042
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
PA23-4-11 LOT 18 AND LOT 19 BLK 4 TOWN OF DODGEVILLE.		X			Dirt Road		D/W/P: Asphalt Paving		3.04	720 94 2,058	
COMBINED W 010-504-018-00 FOR 2013		X			Gravel Road		D/W/P: 5in Ren. Conc.		8.75	192 94 1,579	
Comments/Influences		X			Paved Road		Total Estimated Land Improvements True Cash Value =				3,637
		X			Storm Sewer						
		X			Sidewalk						
		X			Water						
		X			Sewer						
		X			Electric						
		X			Gas						
		X			Curb						
		X			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	3,021	108,417	111,438			71,538C
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2024	3,021	108,417	111,438			71,538C
		RVB	10/04/2010	INSPECTED	2023	2,630	96,037	98,667			68,132C
		TH	11/02/2010	DATA ENTER	2022	2,772	80,639	83,411			64,888C
					2021	2,843	81,855	84,698			62,816C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JRG DEVELOPMENT LTD	MKEMP LLC	21,300	06/04/2008	WD	03-ARM'S LENGTH	2008/03317	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46560 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/03/2008		08-101		PART COMPL		
Owner's Name/Address		P.R.E. 0%										
SANCHEZ HOLDINGS LLC		MAP #:										
PO BOX 492		2024 Est TCV 178,478 TCV/TFA: 132.01										
DOLLAR BAY MI 49922		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	
PA23-4-13 LOTS E 1/2 OF 21 & ENTIRE 22					INTERIOR	50.00	150.00	1.0000	1.0000	85 100	4,250	
BLK 4 TOWN OF DODGEVILLE.					50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						4,250	
Comments/Influences					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
		X	Water			D/W/P: Patio Blocks		15.28 100 96		1,467		
		X	Sewer			Total Estimated Land Improvements True Cash Value =					1,467	
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									

Building Type			(3) Roof (cont.)			(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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 1 Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72 120	Type WCP (1 Story) 4in Concrete	Year Built: 2008 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: 552 % 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	Central Air Wood Furnace	(12) Electric	200	Amps Service	Class: C Effec. Age: 13 Floor Area: 1,352 Total Base New : 193,545 Total Depr Cost: 168,383 Estimated T.C.V: 172,761	E.C.F. X 1.026	Bsmnt Garage:						
			X Drywall Paneled														Plaster Wood T&G			
Building Style: COLONIAL			Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family COLONIAL			Cls C			Blt 2008					
Yr Built 2008	Remodeled 0		Ex	X	Ord		Min													
Condition: Average			Size of Closets			No. of Elec. Outlets			Ground Area = 676 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87											
			Lg	X	Ord		Small													
Room List			Doors:				Solid	X	H.C.											
	Basement 3 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
			Kitchen: Laminate			Average Fixture(s)			2 Story Siding Crawl Space 676			Total: 158,087			137,535					
			Other: Carpeted			2 3 Fixture Bath			Other Additions/Adjustments											
			Other: Laminate			2 Fixture Bath			Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Plumbing			3 Fixture Bath 1 4,547 3,956								
			X Drywall			Many X Ave. Few			Porches			WCP (1 Story) 72 3,897 3,390								
X	Insulation					(14) Water/Sewer			Built-Ins			4in Concrete 120 960 835								
(2) Windows			(7) Excavation			1 Public Water			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Many Avg. Few	Large X Avg. Small	Basement: 0 S.F.			2 3 Fixture Bath			Plumbing			Base Cost 552 23,604 20,535								
			Crawl: 676 S.F.			2 Fixture Bath			Porches			Common Wall: 1 Wall 1 -2,628 -2,286								
X	Wood Sash Metal Sash Vinyl Sash		Slab: 0 S.F.			Softener, Auto			2 Story			Door Opener 2 1,070 931								
			Height to Joists: 0.0			Softener, Manual			Exterior			Water/Sewer								
X	Double Hung Horiz. Slide Casement		(8) Basement			Solar Water Heat			Foundation			Public Water 1 1,462 1,272								
						No Plumbing			Crawl Space			Public Sewer 1 1,462 1,272								
X	Double Glass Patio Doors		Conc. Block			Extra Toilet			Garages			Water/Sewer								
			Poured Conc.			Extra Sink			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Public Water 1 1,462 1,272								
X	Storms & Screens		Stone			Separate Shower			Built-Ins			Dishwasher 1 762 663								
			Treated Wood			Ceramic Tile Floor			Unvented Hood 1 322 280			Notes: MODERN								
(3) Roof			Concrete Floor			Ceramic Tile Wains			Totals: 193,545 168,383			ECF (OLD PLATTED) 1.026 => TCV: 172,761								
X	Asphalt Shingle		(9) Basement Finish			Ceramic Tub Alcove														
			Walkout Doors (A)			Vent Fan														
Chimney: Block			(10) Floor Support			2000 Gal Septic														
			Joists:			Lump Sum Items:														
			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	
46578 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		07/08/2008		08-179		FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
SANCHEZ HOLDINGS LLC PO BOX 492 DOLLAR BAY MI 49922		MAP #:		2024 Est TCV 176,950 TCV/TFA: 130.88							
		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
PA23-4-13A LOT 20 AND W 1/2 LOT 21					INTERIOR	50.00	50.00	0.8706	0.5774	85 100	2,136
BLK 4 TOWN OF DODGEVILLE					INTERIOR	50.00	100.00	0.8706	0.8165	85 100	3,021
Comments/Influences					100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 5,157						
					Land Improvement Cost Estimates						
		X	Water	Description			Rate	Size	% Good	Cash Value	
		X	Sewer	D/W/P: Patio Blocks			15.28	100	0	0	
		X	Electric	Total Estimated Land Improvements True Cash Value = 0							
		X	Gas								
			Curb								
		X	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	2,579	85,896	88,475		62,093C	
		LP	07/24/2008	INSPECTED	2023	2,245	76,024	78,269		59,137C	
		RVB	10/04/2010	INSPECTED	2022	2,366	63,755	66,121		56,321C	
		TH	11/02/2010	DATA ENTER	2021	2,427	64,814	67,241		54,522C	
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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: 2008 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: 552 % 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: 13 Floor Area: 1,352 Total Base New : 192,461 Total Depr Cost: 167,440 Estimated T.C.V: 171,793			72 WCP (1 Story) 120 4in Concrete			E.C.F. X 1.026						
			X Drywall																Plaster			
			Paneled																Wood T&G			
			Trim & Decoration																			
Building Style: COLONIAL																						
Yr Built 2008	Remodeled 0																					
Condition: Average																						
Room List			Doors:																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LIMBACK OCTAVE A & CAROL M	BEAUCHAMP STACI M & JEFFREY	20,700	08/02/2013	WD	09-FAMILY	2013/04587	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46550 HILDEBRANT ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		09/17/2013		13-0001		COMPLETE	
		P.R.E. 100% 08/07/2013		MOBILE HOME		07/26/2006		06-211		FOUNDATION	
Owner's Name/Address		MAP #:									
BEAUCHAMP STACI M & JEFFREY		2024 Est TCV 59,555 TCV/TFA: 48.98									
46550 HILDEBRANT ST		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
DODGEVILLE MI 49921		Public Improvements		* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description					INTERIOR	46.33	100.00	0.8067	0.8165	85 100	2,594
PA-23-4-14 LOTS 23, 24 & 25 BLK 4 TOWN OF DODGEVILLE. 168/34					INTERIOR	100.00	100.00	0.8067	0.8165	85 100	5,599
Comments/Influences		X			Paved Road	149 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =	8,193
					Storm Sewer						
					Sidewalk						
		X			Water						
		X			Sewer						
		X			Electric						
		X			Gas						
					Curb						
		X			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	4,097	25,681	29,778			26,066C
		LP	07/08/2009	DATA ENTER	2023	3,567	23,604	27,171			24,825C
		RVB	09/30/2010	INSPECTED	2022	3,759	19,884	23,643			23,643S
		TH	11/02/2010	DATA ENTER	2021	3,856	20,102	23,958			23,958S
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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		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		169	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		X	Drywall													Plaster
		Paneled													Wood T&G	
Yr Built Remodeled 2006 SCHU0		Trim & Decoration														
		Ex	X												Ord	Min
Condition: Average		Size of Closets														
		Lg	X												Ord	Small
Room List		Doors:	Solid												X	H.C.
Basement 5 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric												
		Kitchen: Vinyl Other: Carpeted Other:		100 Amps Service												
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min												
X	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets												
	Aluminum/Vinyl Brick	X	Drywall		Many X Ave. Few											
X	Insulation			(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)												
X	Many	X	Large	2 3 Fixture Bath												
	Avg.			Avg.	2 Fixture Bath											
	Few		Small	Softener, Auto 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	(8) Basement		(14) Water/Sewer												
	Metal Sash															
X	Vinyl Sash	Conc. Block		1 Public Water												
X	Double Hung	Poured Conc.		1 Public Sewer												
	Horiz. Slide	Stone		Water Well												
	Casement	Treated Wood		1000 Gal Septic												
X	Double Glass	Concrete Floor		2000 Gal Septic												
X	Patio Doors	(9) Basement Finish		Lump Sum Items:												
X	Storms & Screens															
(3) Roof																
X	Gable		Gambrel	Recreation SF												
	Hip			Living SF												
	Flat		Mansard	Walkout Doors (B)												
			Shed	No Floor SF												
X	Asphalt Shingle			Walkout Doors (A)												
Chimney: 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.							
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
DODGEVILLE PROPERTIES 46640 HEALY ST DODGEVILLE MI 49921		MAP #:		2024 Est TCV 9,980											
		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		
DODGEVILLE PROPERTIES 46640 HEALY ST DODGEVILLE MI 49921					MIXED RES	55.25	118.23	0.9608	1.0000	188	100				9,980
Tax Description					55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 9,980										
PA23-5-1 LOT 1 BLK 5 TOWN OF DODGEVILLE.															
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	4,990	0	4,990				1,038C			
					2023	4,990	0	4,990				989C			
					2022	4,990	0	4,990				942C			
					2021	3,600	0	3,600				912C			
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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			
MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TARAK JOHN & ANNE 46615 MAIN ST DODGEVILLE MI 49921		MAP #:		2024 Est TCV 4,807									
		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	
TARAK JOHN HERLEVICH JOHN 46629 MAIN ST DODGEVILLE MI 49921					MAIN	55.25	118.23	1.0000	0.8878	98	100		4,807
Tax Description					55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 4,807								
PA23-5-2 LOT 2 BLK 5 TOWN OF DODGEVILLE.													
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	2,404	0	2,404			784C		
					2023	2,159	0	2,159			747C		
					2022	2,060	0	2,060			712C		
					2021	690	0	690			690S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JOHNSON MARCUS G & ANNIKA	WENGLIKOWSKI ZACHARY A & JANEL K	70,500	05/15/2015	WD	03-ARM'S LENGTH	2015/02467	DEED	100.00				
COPONEN DUANE & JANET	JOHNSON MARCUS G & ANNIKA	41,000	04/14/2010	WD	03-ARM'S LENGTH	2010/01924	DEED	100.00				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46694 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/31/2015										
Owner's Name/Address		MAP #:										
WENGLIKOWSKI ZACHARY A & JANEL K		2024 Est TCV 90,732 TCV/TFA: 74.13										
46694 MAIN ST												
DODGEVILLE MI 49921		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
				MAIN	55.25	118.35	1.0000	0.8883	98	100	4,809	
				55 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	4,809
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				D/W/P: 4in Concrete					6.35	18	79	90
				D/W/P: 4in Ren. Conc.					7.19	192	89	1,228
				Wood Frame					24.36	120	89	2,601
				Total Estimated Land Improvements True Cash Value =								3,919

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
CARLSON MICHAEL L	ERDODY JEAN PIERRE	64,000		07/13/2009	WD	03-ARM'S LENGTH		2009/04388	DEED	100.0						
		29,000		10/01/2001	WD	03-ARM'S LENGTH		156:90	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status					
46679 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		04/28/2010		10-060	COMPLETE						
		P.R.E. 100% 07/13/2009														
Owner's Name/Address		MAP #:														
ERDODY JEAN PIERRE & PIROSHKA		2024 Est TCV 90,965 TCV/TFA: 83.45														
46679 HURON ST		X Improved			Vacant		Land Value Estimates for Land Table 23.NORTHERN									
DODGEVILLE MI 49921		Public Improvements			* Factors *											
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
Tax Description					MAIN	55.25	118.35	1.0000	0.8883	98	100		4,809			
PA23-5-4 LOT 4 BLK 5 TOWN OF DODGEVILLE.		X Paved Road			55 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	4,809		
Comments/Influences		Storm Sewer			Land Improvement Cost Estimates											
		Sidewalk			Description								Rate	Size	% Good	Cash Value
		X Water			D/W/P: 4in Concrete								6.82	128	79	690
		X Sewer			Wood Frame/Conc.								29.68	288	89	7,608
		X Electric			Total Estimated Land Improvements								True Cash Value =		8,298	
		X Gas														
		Curb														
		X 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	2,405	43,078	45,483			38,302C					
		LP	07/17/2009	DATA ENTER	2023	2,160	38,659	40,819			36,479C					
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Licensed To: Township of Portage, County of Houghton, Michigan		TH	11/02/2010	DATA ENTER	2021	690	37,210	37,900			33,994C					

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 WGEP (1 Story) 95 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 0		Remodeled 2010		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
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: 520 S.F. Crawl: 0 S.F. Slab: 50 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 X 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)		1 Public Water 1 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 COLONIAL

(11) Heating System: Forced Air w/ Ducts

Ground Area = 570 SF Floor Area = 1090 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	520		
1 Story	Siding	Slab	50		
Total:				127,409	68,801

Other Additions/Adjustments

Porches					
WGEP (1 Story)	95	8,367		4,518	
WGEP (1 Story)	16	1,406		759	
Water/Sewer					
Public Water	1	1,298		701	
Public Sewer	1	1,298		701	
Local Cost Items					
BSMT ENTR SHELTER	25	750		405	
Totals:		140,528		75,885	

Notes:

ECF (OLD PLATTED) 1.026 => TCv:

77,858

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BURICH FLORENCE & JEAN C	HERMANN JESSICA	122,000	12/19/2022	WD	03-ARM'S LENGTH	2022/06542	PROPERTY TRANSFER	100.0		
BURICH FLORENCE	BURICH FLORENCE & JEAN C.	0	06/03/2009	QC	09-FAMILY	2009/03866	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
46657 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 03/13/2023								
Owner's Name/Address		MAP #:								
HERMANN JESSICA 46657 HURON ST DODGEVILLE MI 49921		2024 Est TCV 109,496 TCV/TFA: 80.57								
		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		
PA23-5-5 LOTS 5 & 6 BLK 5 TOWN OF DODGEVILLE.		X		MAIN	102.31	98.66	1.0000 0.8110	98 100 8,132		
Comments/Influences				121 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 8,132						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good	Cash Value		
		X	Water	D/W/P: 4in Concrete		6.35	40 64	163		
		X	Sewer	Wood Frame		22.91	160 74	2,713		
		X	Electric	Total Estimated Land Improvements True Cash Value = 2,876						
		X	Gas							
			Curb							
		X	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	4,066	50,682	54,748		51,361C
		RVB	10/04/2010	INSPECTED	2023	3,651	45,265	48,916		48,916S
		TH	11/02/2010	DATA ENTER	2022	3,485	38,041	41,526		21,214C
					2021	1,380	42,194	43,574		20,537C
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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 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 64 WGEP (1 Story) 40 CCP (1 Story) 198 Treated Wood 16 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		X Drywall Paneled		Plaster Wood T&G									
Yr Built 1920		Remodeled 2010		Trim & Decoration									
Condition: Good		Ex X Ord		Min									
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:		100 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. Large Few Small		Basement: 783 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 X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable X Hip Flat		Gambrel Mansard Shed		Lump Sum Items:									
X Asphalt Shingle		(10) Floor Support											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family FOUR SQUARE Cls CD Blt 1920 (11) Heating System: Forced Hot Water Ground Area = 783 SF Floor Area = 1359 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 576 1 Story Siding Basement 207 Total: 160,433 86,634 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,541 1,372 Porches WGEP (1 Story) 64 6,432 3,473 CCP (1 Story) 40 1,136 613 Deck Treated Wood 198 3,926 2,120 Treated Wood 16 700 378 Water/Sewer Public Water 1 1,298 701 Public Sewer 1 1,298 701 Totals: 177,764 95,992 Notes: ECF (OLD PLATTED) 1.026 => TCV: 98,488													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		32,750	11/01/2001	WD	03-ARM'S LENGTH	156:434	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
46641 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/12/2021											
Owner's Name/Address		MAP #:											
WOLF CODY		2024 Est TCV 105,829 TCV/TFA: 82.68											
46641 HURON ST		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
DODGEVILLE MI 49921		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA23-5-6 LOT 7 BLK 5 TOWN OF DODGEVILLE.					MAIN	50.00	98.66	1.0000	0.8110	98	100		3,974
Comments/Influences		X Water X Sewer X Electric X Gas Curb X Street Lights Standard Utilities Underground Utils.			50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 3,974								
					Land Improvement Cost Estimates								
		Topography of Site			Description	Rate		Size % Good		Cash Value			
					D/W/P: 4in Concrete	6.82		122 89		740			
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 740								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	1,987	50,928	52,915			43,835C		
		RVB	10/04/2010	INSPECTED	2023	1,784	45,360	47,144	0M		0		
The Equalizer. Copyright (c) 1999 - 2009.		TH	11/02/2010	DATA ENTER	2022	1,703	38,057	39,760	0D		0		
Licensed To: Township of Portage, County of Houghton, Michigan					2021	690	39,315	40,005	16,669J		15,895C		

*** 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 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 20 WGEP (1 Story) 112 WGEP (1 Story) 20 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									
		Trim & Decoration											
		Ex X Ord Min											
Yr Built 1912		Remodeled 0		Size of Closets									
Condition: Average		Lg X Ord Small											
Room List		Doors: Solid X H.C.		Central Air Wood Furnace									
Basement 2 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Carpeted Other: Hardwood 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									
Insulation				(13) Plumbing									
(2) Windows		(7) Excavation		Average Fixture(s)									
Many X Avg. Few		Large X Avg. Small		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 X Double Hung Horiz. Slide X 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									
Gable X Hip Flat		Gambrel Mansard Shed		1 Public Water 1 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 CAPE

(11) Heating System: Forced Hot Water

Ground Area = 504 SF Floor Area = 716 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	424		
1 Story	Siding	Basement	80		
Total:				91,030	41,872

Other Additions/Adjustments

Plumbing					
2 Fixture Bath	1	2,541	1,169		
Porches					
WGEP (1 Story)	112	9,354	4,303		
Foundation: Basement	112	2,597	1,195		
WGEP (1 Story)	20	2,236	1,029		
Water/Sewer					
Public Water	1	1,298	597		
Public Sewer	1	1,298	597		
Deck					
Treated Wood	20	875	402		
Totals:			111,229	51,164	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 52,494

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 2 Area: 824 % Good: 25 Storage Area: 0 No Conc. Floor: 400	
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: D Effec. Age: 56 Floor Area: 0 Total Base New : 19,911 Total Depr Cost: 4,978 Estimated T.C.V: 5,107				E.C.F. X 1.026 Bsmnt Garage: Carport Area: Roof:	
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) 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.					
		21,000	10/01/1995	WD	03-ARM'S LENGTH	133:469	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
46623 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 06/14/2011											
Owner's Name/Address		MAP #:											
CARLSON TIMOTHY G 46623 HURON ST DODGEVILLE MI 49921		2024 Est TCV 69,829 TCV/TFA: 60.62											
		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		
PA23-5-8 LOT 9 BLK 5 TOWN OF DODGEVILLE.						0.00	100.00	1.0000	1.0000	0 100	0		
Comments/Influences					NEW ACREAG 1 ACRE			0.12	Acres	13000 100	1,495		
		X	Paved Road					0.12	Total Acres	Total Est. Land Value =	1,495		
			Storm Sewer										
			Sidewalk										
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description					Rate	Size % Good	Cash Value	
		X	Electric		D/W/P: 4in Concrete					6.35	32 74	150	
		X	Gas		Wood Frame					29.32	72 46	971	
			Curb							Total Estimated Land Improvements True Cash Value =			1,121
		X	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	748	34,167	34,915			18,695C		
		RVB	10/05/2010	INSPECTED	2023	553	29,988	30,541			17,805C		
		TH	11/02/2010	DATA ENTER	2022	553	25,180	25,733			16,958C		
					2021	690	26,534	27,224			16,838C		

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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 110 WGEP (1 Story) 16 Treated Wood 15 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		X 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 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Vinyl Other: Carpeted Other:		60 Amps Service									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures									
X Insulation		X Plaster		Ex. X Ord. Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets									
Many Avg. X Avg. Large Few Small		Basement: 576 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 X Horiz. Slide Casement X Double Glass 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 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 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 FOUR SQUARE Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 576 SF Floor Area = 1152 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	576		
Total:				133,206	59,943

Other Additions/Adjustments

Porches					
WGEP (1 Story)	110	9,241		3,789	*4
Water/Sewer					
Public Water	1	1,298		584	
Public Sewer	1	1,298		584	
Deck					
Treated Wood	16	700		315	
Treated Wood	15	656		295	
Totals:			146,399	65,510	

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 67,213

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
LANCTOT NICHOLAS	MAYER BENJAMIN J	155,000	09/16/2022	WD	03-ARM'S LENGTH	2022/04986	PROPERTY TRANSFER	100.0								
LANCTOT DENNIS F & KAREN S	LANCTOT NICHOLAS	108,000	11/28/2018	QC	09-FAMILY	2018/05858	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status							
46611 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
MAYER BENJAMIN J 46611 HURON ST DODGEVILLE MI 49921		2024 Est TCV 128,123 TCV/TFA: 95.33														
		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				
PA23-5-9 LOT 10 & N 1/2 OF LOT 11 BLK 5 TOWN OF DODGEVILLE.				MAIN	75.00	98.66	1.0000	0.8110	98	100		5,961				
Comments/Influences				75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	5,961			
				Land Improvement Cost Estimates												
				Description									Rate	Size	% Good	Cash Value
		X	Water	D/W/P: 4in Ren. Conc.									8.00	448	74	2,652
		X	Sewer	D/W/P: Asphalt Paving									3.04	480	20	292
		X	Electric	Total Estimated Land Improvements									True Cash Value =		2,944	
		X	Gas													
		X	Curb													
		X	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	2,981	61,081	64,062			59,987C					
		RVB	10/05/2010	INSPECTED	2023	2,677	54,454	57,131			57,131S					
		TH	11/02/2010	DATA ENTER	2022	2,555	45,746	48,301			31,290C					
					2021	1,032	54,899	55,931			30,291C					
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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		
46595 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
LEFEBVRE CARL P & IRENE 46595 HURON ST DODGEVILLE MI 49921		2024 Est TCV 68,728 TCV/TFA: 104.29										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					MAIN	75.00	98.66	1.0000	0.8110	98 100	5,961	
					MAIN	0.00	50.00	1.0000	0.5774	98 100	0	
					75 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	5,961
Tax Description												
PA23-5-10 LOT 12 & S 1/2 OF LOT 11 BLK 5 TOWN OF DODGEVILLE.		X	Dirt Road									
			Gravel Road									
Comments/Influences			Paved Road									
			Storm Sewer									
			Sidewalk									
		X	Water			Land Improvement Cost Estimates						
		X	Sewer			Description						
		X	Electric			Rate						
		X	Gas			Size % Good						
			Curb			Cash Value						
		X	Street Lights			Wood Frame						
			Standard Utilities			21.60						
			Underground Utils.			196 46						
			Topography of Site			Total Estimated Land Improvements True Cash Value =						
		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	2,981	31,383	34,364		17,919C		
		RVB	10/05/2010	INSPECTED	2023	2,677	28,038	30,715		17,066C		
		TH	11/02/2010	DATA ENTER	2022	2,555	23,573	26,128		16,254C		
					2021	1,032	26,163	27,195		15,735C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 24 182	Type CGEP (1 Story) CSEP (1 Story)	Year Built: 1961 Car Capacity: 1 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: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 513
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									
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1961	Remodeled 0	Ex	X	Ord	Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Condition: Average			Lg	X	Ord	Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 3 1st Floor 2nd Floor 1 Bedrooms	(5) Floors					(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min							
(1) Exterior		Kitchen: Tile Other: Carpeted Other:					No. of Elec. Outlets Many X Ave. Few							
X	Wood/Shingle Aluminum/Vinyl Brick	(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	Insulation													
(2) Windows		(7) Excavation												
Many Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 659 S.F. Height to Joists: 0.0												
X	Few	X	Small											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement												
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							(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Gable Hip		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Flat	Gambrel Mansard Shed												
Asphalt Shingle X Other		(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls CD		Blt 1961	
(11) Heating System: Wall/Floor Furnace					
Ground Area = 659 SF Floor Area = 659 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	Slab	659		
Total:				76,139	41,116
Other Additions/Adjustments					
Porches					
CSEP (1 Story)			182	6,820	3,683
Foundation: Shallow			182	-1,229	-664
CGEP (1 Story)			24	2,115	1,142
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			919	24,161	13,047
Common Wall: 1 Wall			1	-1,804	-974
No Concrete Floor			513	-2,796	-1,510
Water/Sewer					
Public Water			1	1,298	701
Public Sewer			1	1,298	701
Fireplaces					
Wood Stove			1	2,103	1,136
Totals:				108,105	58,378
Notes:					
ECF (OLD PLATTED) 1.026 => TCV:					59,896

Building Type	Equestrian Lean-Tos				
Year Built	1970				
Class/Construction	D,Pole				
Quality/Exterior	Cheap				
# of Walls, Perimeter	4 Wall, 50				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	12 x 13 = 156				
Cost New	\$ 1,607				
Phy./Func./Econ. %Good	56/100/100 56.0				
Depreciated Cost	\$ 900				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.026				
% Good	56				
Est. True Cash Value	\$ 923				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 923 / All Cards: 923					

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				
46595 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
LEFEBVRE CARL P & IRENE 46595 HURON ST DODGEVILLE MI 49921		2024 Est TCV 3,974												
		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		
LEFEBVRE CARL P & IRENE 46595 HURON ST DODGEVILLE MI 49921					MAIN	50.00	98.66	1.0000	0.8110	98	100			3,974
					50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 3,974									
Tax Description														
PA23-5-10B LOT 13 BLK 5 TOWN OF DODGEVILLE														
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	1,987	0	1,987			784C			
					2023	1,784	0	1,784			747C			
					2022	1,703	0	1,703			712C			
					2021	690	0	690			690S			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LEFEBVRE KEVIN CARL	BEAUDOIN TYLER	36,000		11/01/2019	WD	03-ARM'S LENGTH		2019/05772	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
46577 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/13/2019												
Owner's Name/Address		MAP #:												
BEAUDOIN TYLER 43690 PARADISE RD CHASSELL MI 49916		2024 Est TCV 79,704 TCV/TFA: 103.78												
		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA23-5-12 LOT 14 BLK 5 TOWN OF DODGEVILLE.					MAIN	50.00	98.66	1.0000	0.8110	98	100		3,974	
Comments/Influences					50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 3,974									
		X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
					Description	Rate						Size	% Good	Cash Value
					Residential Local Cost Land Improvements									
					Description	Rate						Size	% Good	Cash Value
					ROLL OFF / SF	10.00						160	95	1,520
		X Street Lights Standard Utilities Underground Utils.			Total Estimated Land Improvements True Cash Value = 1,520									
		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	1,987	37,865	39,852			33,080C
		RVB				10/05/2010	INSPECTED	2023	1,784	33,646	35,430			31,505C
		TH				11/02/2010	DATA ENTER	2022	1,703	27,571	29,274			29,274S
								2021	690	30,144	30,834			29,328C
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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							
46640 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
DODGEVILLE PROPERTIES 46640 HEALY ST DODGEVILLE MI 49921		MAP #:		2024 Est TCV 76,780 TCV/TFA: 20.63											
Taxpayer's Name/Address		X	Improved		Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL									
		Public Improvements				* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
DODGEVILLE PROPERTIES 46640 HEALY ST DODGEVILLE MI 49921		X	Dirt Road					MIXED RES	72.28	93.46	0.8630	1.0000	188	100	11,726
Tax Description		X	Gravel Road					53 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 11,726							
PA23-5-13 LOT 19 & LOT 20, BLK 5 TOWN OF DODGEVILLE.		X	Paved Road					Land Improvement Cost Estimates							
Comments/Influences		X	Storm Sewer					Description				Rate	Size	% Good	Cash Value
		X	Sidewalk					D/W/P: 5in Ren. Conc.				9.13	500	97	4,428
		X	Water					Total Estimated Land Improvements True Cash Value = 4,428							
		X	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												
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
					2024	5,863	32,527	38,390			27,729C				
					2023	5,863	28,634	34,497			26,409C				
					2022	5,863	24,435	30,298			25,152C				
					2021	5,768	18,824	24,592			22,725C				

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair										<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<&									
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*** Information herein deemed reliable but not guaranteed***

03/26/2024

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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.				
		28,000	09/01/1994	WD	03-ARM'S LENGTH	128:25	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46608 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		05/01/1989		89-154		FOUNDATION		
Owner's Name/Address		P.R.E. 100% 08/20/1998										
PELISSERO PETER J & KIM M 46608 HEALY ST DODGEVILLE MI 49921		MAP #:										
		2024 Est TCV 35,545 TCV/TFA: 29.23										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PELISSERO PETER J & KIM M 46608 HEALY ST DODGEVILLE MI 49921		X	Dirt Road	MAIN			100.00	93.46	1.0000	0.7893	98 100	7,736
			Gravel Road	100 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =			7,736		
			Paved Road									
			Storm Sewer									
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description								
		X	Sewer	Rate								
		X	Electric	Size % Good								
		X	Gas	Cash Value								
		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	3,868	13,905	17,773			14,977C	
		RVB	10/05/2010	INSPECTED	2023	3,473	12,211	15,684			14,264C	
		TH	11/02/2010	DATA ENTER	2022	3,316	10,269	13,585			13,585S	
					2021	1,380	16,714	18,094			15,296C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		33,900	09/01/2003	WD	03-ARM'S LENGTH	162:480	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status						
HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/18/2021												
Owner's Name/Address		MAP #:												
DUNSTAN BRADLEY J 46588 HEALY ST DODGEVILLE MI 49921		2024 Est TCV 3,868												
		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. 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		
PA23-5-17 LOT 25 BLK 5 TOWN OF					MAIN	50.00	93.46	1.0000	0.7893	98	100		3,868	
DODGEVILLE. 162/480 133MS/786					50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 3,868									
Comments/Influences														
		Who When What			2024	1,934	0	1,934			1,823C			
					2023	1,737	0	1,737			1,737S			
					2022	1,658	0	1,658			1,658S			
					2021	642	0	642			642S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RUOHO MATTHEW	DUNSTAN BRADLEY J	60,000	11/09/2021	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0						
		33,900	09/01/2003	WD	03-ARM'S LENGTH	162:480	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
46588 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 11/18/2021												
Owner's Name/Address		MAP #:												
DUNSTAN BRADLEY J 46588 HEALY ST DODGEVILLE MI 49921		2024 Est TCV 63,178 TCV/TFA: 70.51												
		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA23-5-18 LOT 26 BLK 5 TOWN OF					MAIN	50.00	93.46	1.0000	0.7893	98	100		3,868	
DODGEVILLE. 162/480 133MS/786					50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =									3,868
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	29.32		72 54		1,140				
					Wood Frame	29.32		72 54		1,140				
					Total Estimated Land Improvements True Cash Value =									2,280
		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	1,934	29,655	31,589				25,980C		
		RVB	10/05/2010	INSPECTED	2023	1,737	26,045	27,782				24,743C		
		TH	11/02/2010	DATA ENTER	2022	1,658	21,907	23,565				23,565S		
					2021	690	22,066	22,756				17,528C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1	07/01/1999	WD	03-ARM'S LENGTH	147:840	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
46576 HEALY ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
STOPEL ASHLEY SUSAN		MAP #:											
46576 HEALY ST		2024 Est TCV 61,284 TCV/TFA: 63.84											
DODGEVILLE MI 49921		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
Tax Description		Public Improvements			* Factors *								
PA23-5-19 LOTS 27 & 28 BLK 5 TOWN OF DODGEVILLE.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					MAIN	100.00	93.46	1.0000	0.7893	98	100		7,736
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 7,736								
					Land Improvement Cost Estimates								
		X	Topography of Site		Description	Rate		Size % Good		Cash Value			
					Wood Frame	25.69		96 49		1,208			
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value = 1,208								
		X	Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2024	3,868	26,774	30,642			24,193C		
		RVB	10/05/2010 INSPECTED		2023	3,473	23,979	27,452			23,041C		
					2022	3,316	20,141	23,457			21,944C		
		TH	11/02/2010 DATA ENTER		2021	1,380	22,207	23,587			21,243C		
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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 12 4in Concrete 51 Treated Wood 6 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: COLONIAL		X Drywall		Plaster									
		X Paneled		Wood T&G									
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.		Central Air Wood Furnace									
Basement 4 1st Floor 2 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Vinyl Other: Carpeted Other:		60 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures									
X Wood/Shingle Aluminum/Vinyl Brick		X Plaster		No. of Elec. Outlets									
				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: 416 S.F. Slab: 128 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 X 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		1 Public Water									
				1 Public Sewer									
X Asphalt Shingle				Water Well									
				1000 Gal Septic									
				2000 Gal Septic									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 544 SF Floor Area = 960 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	Crawl Space	416		
1 Story	Siding	Slab	128		
Total:				106,261	48,878

Other Additions/Adjustments

Deck					
Treated Wood	51	1,697		781	
Treated Wood	6	263		121	
Water/Sewer					
Public Water	1	1,298		597	
Public Sewer	1	1,298		597	
Porches					
4in Concrete	12	86		40	
Totals:				110,903	51,014

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 52,340

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					
19680 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
RAFFAELLI MARTIN & GAIL 19680 FRUE ST DODGEVILLE MI 49921		2024 Est TCV 221,416 TCV/TFA: 202.76											
		X	Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RAFFAELLI MARTIN & GAIL 19680 FRUE ST DODGEVILLE MI 49921		X	Gravel Road		MAIN	186.66	175.37	1.0000	1.0813	98	100		19,779
			Paved Road		187 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 19,779								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description					Rate	Size	% Good	Cash Value
		X	Water		D/W/P: Asphalt Paving					3.04	1125	79	2,702
		X	Sewer		D/W/P: Patio Blocks					15.28	180	97	2,667
Tax Description		X	Electric		Wood Frame					28.90	96	64	1,775
PA23-5-20 LOTS 15-18 INCL & 29-31 INCL BLOCK 5 TOWN OF DODGEVILLE		X	Gas		Total Estimated Land Improvements True Cash Value = 7,144								
			Curb										
Comments/Influences		X	Street Lights										
			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	9,890	100,818	110,708			66,456C		
The Equalizer. Copyright (c) 1999 - 2009.		LP	12/03/1996	INSPECTED	2023	8,881	89,585	98,466			63,292C		
Licensed To: Township of Portage, County		RVB	10/05/2010	INSPECTED	2022	8,477	75,327	83,804			60,279C		
of Houghton, Michigan		TH	11/02/2010	DATA ENTER	2021	5,100	77,352	82,452			56,518C		

Building Type				(3) Roof (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 Wood Stove Direct-Vented Gas				Area Type 96 111		Treated Wood Treated Wood		Year Built: 1996 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X Wood Frame			(4) Interior				X Drywall Paneled				Plaster Wood T&G																		
Building Style: RANCH			Trim & Decoration																										
Yr Built 1996		Remodeled 0		Ex		X Ord				Min																			
Condition: Average				Size of Closets																									
		Lg		X Ord				Small																					
Room List				Doors:				Solid		X		H.C.																	
6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Vinyl Other: Carpeted Other:				(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																											
X Insulation								(13) Plumbing																					
(2) Windows				(7) Excavation																									
X Many Avg. Few		X Large Avg. Small		Basement: 1092 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 2 Vent Fan																					
X Wood Sash Metal Sash				(8) Basement																									
X Vinyl Sash Double Hung																													
X Horiz. Slide Casement																													
X Double Glass Patio Doors																													
X Storms & Screens				(9) Basement Finish																									
(3) Roof																													
X Gable Hip Flat		Gambrel Mansard Shed		1092		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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 RANCH										Cls C		Blt 1996	
(11) Heating System: Forced Hot Water													
Ground Area = 1092 SF Floor Area = 1092 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		Basement		1,092							
						Total:		164,912		130,280			
Other Additions/Adjustments													
Basement Living Area						1092		38,318		30,271			
Plumbing													
2 Fixture Bath		1		3,042		2,403							
Vent Fan		2		495		391							
Deck													
Treated Wood		96		2,452		1,937							
Treated Wood		111		2,716		2,146							
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost						676		27,189		21,479			
Common Wall: 1 Wall						1		-2,628		-2,076			
Door Opener						1		535		423			
Water/Sewer													
Public Water						1		1,462		1,155			
Public Sewer						1		1,462		1,155			
Totals:						239,955		189,564					
Notes:													
ECF (OLD PLATTED) 1.026 => TCV: 194,493													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
E.L. WRIGHT OFFICE PLAZA,	BUGNI JERREY J & SHELLEY J	75,000	10/01/2004	WD	03-ARM'S LENGTH	166:687	DEED	0.0			
DONNA M. BEELS	E.L. WRIGHT OFFICE PLAZA,	40,000	12/14/1993	WD	03-ARM'S LENGTH		DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status		
46706 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOUGHTON QUALITY HOUSING LLC		MAP #:									
46844 MAIN ST		2024 Est TCV 149,196 TCV/TFA: 49.90									
DODGEVILLE MI 49921		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL						
Tax Description		Public Improvements		* Factors *							
PA24-6-1 LOT 1, 2 & 3, BLK 6 FIRST		Dirt Road		MIXED RES	100.00	100.00	0.5794	1.0000	188 100	10,893	
ADDITION TO TOWN OF DODGEVILLE. 166/687		Gravel Road		MIXED RES	95.67	71.00	0.5794	1.0000	188 100	10,421	
Comments/Influences		Paved Road		243 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	21,314
		Storm Sewer									
		Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X 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	10,657	63,941	74,598		74,598S	
		RVB	10/05/2010	INSPECTED	2023	10,657	80,083	90,740		90,740S	
		TH	11/02/2010	DATA ENTER	2022	10,657	81,560	92,217		92,217S	
					2021	10,657	82,928	93,585		90,162C	
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Desc. of Bldg/Section: Calculator Occupancy: Multiple Residences										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 2,990 Gross Bldg Area: 2,990 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght										Class: D,Siding Quality: Fair Total Floor Area: 2990 # of Units: 0									
										Base Rate for Upper Floors = 89.16									
Depr. Table : 2.25% Effective Age : 30 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100										(10) Heating system: Forced Air Furnace Cost/SqFt: 9.04 100% Adjusted Square Foot Cost for Upper Floors = 98.20									
										Total Floor Area: 2,990 Base Cost New of Upper Floors = 293,618									
Year Built Remodeled										Reproduction/Replacement Cost = 293,618									
										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 149,745									
Overall Bldg Height										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 127,882 Replacement Cost/Floor Area= 98.20 Est. TCV/Floor Area= 42.77									
Comments:										*** 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:									
(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:									

Parcel Number: 010-506-005-00

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.							
		1	10/01/2003	WD	03-ARM'S LENGTH	163:68	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
19762 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 03/28/1995													
Owner's Name/Address		MAP #:													
DEFORGE DONALD J & JULIE 19762 DODGE ST HOUGHTON MI 49931		2024 Est TCV 116,947 TCV/TFA: 162.43													
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN									
		Public Improvements			* Factors *										
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description						INTERIOR	100.00	100.00	0.8027	0.8165	85	100		5,571	
PA24-6-4 LOTS 4, 5 & 6 BLK 6 FIRST ADDITION TO TOWN OF DODGEVILLE		X				INTERIOR	50.00	100.00	0.8027	0.8165	85	100		2,786	
010-506-004-00 COMBINED INTO THIS PARCEL FOR 2021						150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 8,357									
Comments/Influences						Land Improvement Cost Estimates									
		X				Description	Rate		Size % Good		Cash Value				
		X				D/W/P: Patio Blocks	15.28		140 69		1,476				
		X				D/W/P: Asphalt Paving	3.04		200 59		359				
		X				D/W/P: 4in Concrete	6.82		200 59		805				
						Wood Frame	34.33		64 74		1,626				
		X				Wood Frame	28.90		96 64		1,775				
					Total Estimated Land Improvements True Cash Value = 6,041										
		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	4,179	54,295	58,474			33,350C				
		RVB	10/05/2010	INSPECTED	2023	3,638	48,356	51,994			31,762C				
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					2021	3,933	41,188	45,121			29,284C				

*** 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 48 WCP (1 Story) 48 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: RANCH		X Drywall Paneled Plaster Wood T&G											
Yr Built 1995		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									
2 Basement 4 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
		Kitchen: Vinyl 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 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 Double Glass Patio Doors Storms & Screens		(8) Basement											
		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
		(9) Basement Finish		(14) Water/Sewer									
(3) Roof		Recreation SF 720 Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support									
X Asphalt Shingle													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 720 SF Floor Area = 720 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 432 1 Story Siding Basement 288 Total: 102,968 76,197 Other Additions/Adjustments Basement Living Area 720 23,558 17,433 Basement, Outside Entrance, Above Grade 1 1,620 1,199 Porches WCP (1 Story) 48 2,669 1,975 Deck Treated Wood 48 1,654 1,224 Water/Sewer Public Water 1 1,298 961 Public Sewer 1 1,298 961 Totals: 135,065 99,950 Notes: ECF (OLD PLATTED) 1.026 => TCV: 102,549												Cls CD Blt 1995	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CRESSWELL GARY, JOSEPHINE	SKOOG JEFFREY & ASHLEY	111,350	06/11/2021	WD	03-ARM'S LENGTH	2021/03887	DEED	100.0						
		47,000	10/01/2004	WD	03-ARM'S LENGTH	166:633	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
19784 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS				04/05/2021	2021-999-228	FOUNDATION						
		P.R.E. 100% 06/21/2021			GARAGE	10/09/2002	02-946	FOUNDATION						
Owner's Name/Address		MAP #:												
SKOOG JEFFREY & ASHLEY 19784 DODGEVILLE MI 49921		2024 Est TCV 128,206 TCV/TFA: 124.23												
		X	Improved	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		
PA24-6-6 LOTS 7 & 8 BLK 6 FIRST ADDITION TO TOWN OF DODGEVILLE. 166/633					INTERIOR	100.00	100.00	0.8706	0.8165	85	100		6,042	
Comments/Influences					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 6,042									
					Land Improvement Cost Estimates									
					Description	Rate		Size % Good		Cash Value				
					D/W/P: 4in Ren. Conc.	7.19		92 84		555				
					Sewer	7.82		416 84		2,733				
					Electric	30.53		64 46		899				
					Wood Frame Total Estimated Land Improvements True Cash Value = 4,187									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	3,021	61,082	64,103			53,352C			
		RVB	10/05/2010	INSPECTED	2023	2,630	54,253	56,883			50,812C			
		TH	11/02/2010	DATA ENTER	2022	2,772	45,621	48,393			48,393S			
					2021	2,843	46,228	49,071	27,480J		22,583C			
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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	Type	Year Built: 2002 Car Capacity: 1 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: 384 % 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: 19 Floor Area: 1,032 Total Base New : 141,958 Total Depr Cost: 114,987 Estimated T.C.V: 117,977			20	CCP (1 Story) WCP (1 Story)	E.C.F. X 1.026	Bsmnt Garage:			
X Drywall PaneledPlaster Wood T&G			Trim & Decoration																
Trim & Decoration																			
Yr Built Remodeled 2002 0				Ex	X												Ord	Min	
Building Style: RANCH			Size of Closets																
Condition: Average			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: Vinyl Other: Carpeted Other:			100 Amps Service													
						No./Qual. of Fixtures													
						Ex.			X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets													
X	Insulation		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			
(2) Windows			(7) Excavation																
X	Many Avg. Few		X	Large Avg. Small		Basement: 0 S.F. Crawl: 1032 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			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
(3) Roof			(10) Floor Support																
X	Gable Hip Flat		X	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
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.
JACKOVICH FRANK C & BARBAR	JACKOVICH FRANK E & BARBAR	0	05/22/2008	QC	21-NOT USED/OTHER	2008/02926	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
19798 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 100% 05/19/1994						
Owner's Name/Address		MAP #:						
JACKOVICH BARBARA, FRANK J & GERALD		2024 Est TCV 81,921 TCV/TFA: 53.58						
19798 DODGE ST								
DODGEVILLE MI 49921		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN		
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				INTERIOR	50.49	100.00	0.9980	0.8165
				54 Actual Front Feet, 0.11 Total Acres	Rate		%Adj.	Reason
					85		100	Value
				Land Improvement Cost Estimates		3,497		
				Description	Rate		Size % Good	Cash Value
				Wood Frame	20.36		162 46	1,517
				Total Estimated Land Improvements		True Cash Value =		1,517

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	Cook Top	Interior 2 Story	48	WGEP (1 Story)	Car Capacity:
	Town Home		Front Overhang												Dishwasher	2nd/Same Stack			
	Duplex	Other Overhang				Garbage Disposal	Two Sided	Exterior 1 Story	Exterior:										
	A-Frame					Bath Heater	Exterior 2 Story	Vent Fan	Brick Ven.:										
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts	Electric Baseboard		Unvented Hood	Prefab 1 Story			Stone Ven.:							
		X	Drywall		Forced Air w/ Ducts	Elec. Ceil. Radiant		Vented Hood	Prefab 2 Story			Common Wall:							
Building Style:			Paneled			Electric Wall Heat		Intercom	Heat Circulator			Foundation:							
COLONIAL		Trim & Decoration				Space Heater		Jacuzzi Tub	Raised Hearth			Finished ?:							
Yr Built	Remodeled		Ex	X	Ord		Min	Jacuzzi repl.Tub	1 Wood Stove			Auto. Doors:							
1900	0							Oven	Direct-Vented Gas			Mech. Doors:							
Condition: Fair		Size of Closets				No Heating/Cooling		Microwave	Class: D			% Good:							
			Lg	X	Ord		Small	Standard Range	Effec. Age: 66			Storage Area:							
Room List		Doors:		Solid	X	H.C.		Self Clean Range	Floor Area: 1,529			No Conc. Floor:							
	Basement	(5) Floors						Sauna	Total Base New : 166,576	E.C.F.		Bsmnt Garage:							
	5 1st Floor	Kitchen: Vinyl				(12) Electric		Trash Compactor	Total Depr Cost: 74,958	X 1.026		Carport Area:							
	3 2nd Floor	Other: Carpeted				100 Amps Service		Central Vacuum	Estimated T.C.V: 76,907			Roof:							
	3 Bedrooms	Other:				No./Qual. of Fixtures		Security System											
(1) Exterior			Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls D Blt 1900											
X	Wood/Shingle	(6) Ceilings				No. of Elec. Outlets		(11) Heating System: Forced Hot Water											
X	Aluminum/Vinyl	X	Drywall			Many		X	Ave.			Ground Area = 1097 SF Floor Area = 1529 SF.							
	Brick					Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45											
X	Insulation					(13) Plumbing		Building Areas											
(2) Windows		(7) Excavation				Average Fixture(s)		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost						
	Many		Basement: 432 S.F.			1 3 Fixture Bath		2 Story	Siding	Basement	432								
	Avg.		Crawl: 520 S.F.			2 Fixture Bath		1 Story	Siding	Crawl Space	180								
X	Few	X	Slab: 0 S.F.			Softener, Auto		1 Story	Siding	Crawl Space	340								
			Height to Joists: 0.0			Softener, Manual		1 Story	Siding	Piers	145								
X	Wood Sash	(8) Basement				Solar Water Heat		Other Additions/Adjustments		Total:	157,842	71,029							
	Metal Sash					No Plumbing		Porches											
X	Vinyl Sash					Extra Toilet		WGEP (1 Story)		48	4,942	2,224							
X	Double Hung					Extra Sink		Foundation: Shallow		48	-592	-266							
X	Horiz. Slide		Conc. Block			Separate Shower		Water/Sewer											
	Casement		Poured Conc.			Ceramic Tile Floor		Public Water		1	1,150	517							
X	Double Glass		Stone			Ceramic Tile Wains		Public Sewer		1	1,150	517							
X	Patio Doors		Treated Wood			Ceramic Tub Alcove		Fireplaces											
X	Storms & Screens		Concrete Floor			Vent Fan		Wood Stove		1	1,741	783							
(3) Roof		(9) Basement Finish				(14) Water/Sewer		Deck											
			Recreation SF			1 Public Water		Treated Wood		8	343	154							
X	Gable		Living SF			1 Public Sewer		Notes:		Totals:	166,576	74,958							
	Hip		Walkout Doors (B)			Water Well		ECF (OLD PLATTED) 1.026 => TCV:				76,907							
	Flat		No Floor SF			1000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support				2000 Gal Septic													
		Joists:				Lump Sum Items:													
Chimney: Block		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: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 3,631											
		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	
PA24-7-2 LOT 3 BLK 7 FIRST ADDITION TO TOWN OF DODGEVILLE.					INTERIOR	50.00	109.49	1.0000	0.8544	85	100		3,631
Comments/Influences					50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =		3,631
		Topography of Site											
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	1,816	0	1,816			859C		
					2023	1,581	0	1,581			819C		
					2022	1,666	0	1,666			780C		
					2021	756	0	756			756S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STIMAC JO ANNE	HUPP SHANE P	76,000	11/12/2015	WD	03-ARM'S LENGTH	2015/05968	DEED	100.0
STIMAC JO ANNE	SALO MARK	5,000	06/12/2014	WD	03-ARM'S LENGTH	2014/02982	DEED	0.0
		40,000	07/01/1999	WD	03-ARM'S LENGTH	147:566	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
19733 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS						
		P.R.E. 100% 11/12/2015						
Owner's Name/Address		MAP #:						
HUPP SHANE P 19733 DODGE ST HOUGHTON MI 49931		2024 Est TCV 125,744 TCV/TFA: 112.27						
		X Improved	Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *				
Tax Description				Description	Frontage	Depth	Front	Depth
LOTS 4 & 5 BLK 7 FIRST ADDITION TO TOWN OF DODGEVILLE.				MAIN	100.00	109.49	1.0000	0.8544
Comments/Influences				100 Actual Front Feet, 0.25 Total Acres	Total Est. Land Value =		Value	
				8,373				
				8,373				

Building Type				(3) Roof (cont.)				(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 60 WGEP (1 Story) 60 WGEP (1 Story)			Year Built: 2002 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 91 Storage Area: 0 No Conc. Floor: 0						
				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: CD Effec. Age: 39 Floor Area: 1,120 Total Base New : 175,068 Total Depr Cost: 114,397 Estimated T.C.V: 117,371				E.C.F. X 1.026				Bsmnt Garage:													
																				Drywall		Plaster									
																				Paneled		Wood T&G									
																				Trim & Decoration											
X				Ex		X	Ord		Min	Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/ Ducts Ground Area = 560 SF Floor Area = 1120 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 Basement 560 Total: 130,149 79,390 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Plumbing 2 Fixture Bath 1 2,541 1,550 Porches WGEP (1 Story) 60 6,160 3,758 WGEP (1 Story) 60 6,160 3,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 22,093 *5 Door Opener 2 1,070 974 Water/Sewer Public Water 1 1,298 792 Public Sewer 1 1,298 792 Totals: 175,068 114,397 Notes: ECF (OLD PLATTED) 1.026 => TCV: 117,371				Roof:																	
Size of Closets																															
Lg	X	Ord		Small																											
Doors: Solid X H.C.																															
Room List				(5) Floors				(12) Electric																							
Basement 3 1st Floor 3 2nd Floor 3 Bedrooms				Kitchen: Vinyl Other: Carpeted Other:				100 Amps Service				No./Qual. of Fixtures				Cls CD Blt 1900															
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X				Wood/Shingle Aluminum/Vinyl Brick				X				Drywall																			
X				Insulation								(13) Plumbing																			
(2) Windows				(7) Excavation				1				Average Fixture(s)																			
X				Many Avg. X Large Avg. Small				Basement: 560 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				2 Story Siding Basement 560 Total: 130,149 79,390 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,114 1,290 Plumbing 2 Fixture Bath 1 2,541 1,550 Porches WGEP (1 Story) 60 6,160 3,758 WGEP (1 Story) 60 6,160 3,758 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,278 22,093 *5 Door Opener 2 1,070 974 Water/Sewer Public Water 1 1,298 792 Public Sewer 1 1,298 792 Totals: 175,068 114,397 Notes: ECF (OLD PLATTED) 1.026 => TCV: 117,371											
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				Storms & Screens								X Concrete Floor																			
(3) Roof				(9) Basement Finish				(14) Water/Sewer																							
X				Gable Hip Flat				Gambrel Mansard Shed				1				Public Water															
X				Asphalt Shingle				(10) Floor Support								1				Public Sewer											
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.					
STIMAC JO ANNE	SALO MARK	5,000	06/12/2014	WD	03-ARM'S LENGTH	2014/02982	DEED	0.0					
		37,500	12/01/2001	WD	03-ARM'S LENGTH	156:774	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19769 DODGE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			SAUNA		02/16/2010	10-006	COMPLETE				
		P.R.E. 100% 12/16/2005											
Owner's Name/Address		MAP #:											
SALO MARK 19769 DODGE ST DODGEVILLE MI 49921		2024 Est TCV 124,770 TCV/TFA: 100.14											
		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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 6 & 7 & 8 BLK 7 FIRST ADDITION TO TOWN OF DODGEVILLE.					MAIN	150.00	109.49	1.0000	0.8544	98	100		12,559
Comments/Influences					150 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 12,559								
		X Water X Sewer X Electric X Gas Curb			Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Sauna	6,499.14		1 70		4,549			
		X Street Lights Standard Utilities Underground Utils.			Wood Frame	28.90		96 46		1,276			
					Total Estimated Land Improvements True Cash Value = 5,825								
		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	6,280	56,105	62,385				21,763C	
		RVB	10/05/2010	INSPECTED	2023	5,639	50,118	55,757				20,727C	
		TH	11/02/2010	DATA ENTER	2022	5,383	42,195	47,578				19,740C	
					2021	2,280	42,689	44,969				19,110C	
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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		Eavestrough		Gas	X	Oil		Elec.		Interior 1 Story	Area	Type	Year Built: 1920 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: 544 % Good: 66 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home	X	Insulation		Wood		Coal		Steam		Interior 2 Story				130	WGEP (1 Story)	
	Town Home	0	Front Overhang								2nd/Same Stack						
	Duplex	0	Other Overhang		X	Forced Air w/o Ducts					Two Sided						
	A-Frame					Forced Air w/ Ducts					Exterior 1 Story						
X	Wood Frame	(4) Interior				Forced Hot Water					Vent Fan						
			Drywall	X	Plaster	Electric Baseboard					Prefab 1 Story						
Building Style:		X	Paneled		Wood T&G	Elec. Ceil. Radiant					Prefab 2 Story						
2 1/4		Trim & Decoration				Electric (in-floor)					Heat Circulator						
Yr Built	Remodeled		Ex	X	Ord	Space Heater					Raised Hearth						
1900	0				Min	Wall/Floor Furnace					Wood Stove						
Condition: Good		Size of Closets				Forced Heat & Cool					Direct-Vented Gas						
			Lg	X	Ord	Heat Pump											
					Small	No Heating/Cooling											
Room List		Doors:		Solid	X	H.C.	Central Air										
	Basement	(5) Floors					Wood Furnace										
	3 1st Floor						(12) Electric										
	3 2nd Floor	Kitchen: Hardwood					100 Amps Service										
	3 Bedrooms	Other: Carpeted					No./Qual. of Fixtures										
(1) Exterior		Other:					Ex.		X	Ord.							
X	Wood/Shingle	(6) Ceilings					No. of Elec. Outlets										
	Aluminum/Vinyl	X	Plaster				Many		X	Ave.							
	Brick						(13) Plumbing										
X	Insulation						Average Fixture(s)										
(2) Windows		(7) Excavation					1 3 Fixture Bath										
	Many		Basement: 668 S.F.				2 Fixture Bath										
X	Avg.	X	Crawl: 0 S.F.				Softener, Auto										
	Few		Slab: 0 S.F.				Softener, Manual										
			Height to Joists: 0.0				Solar Water Heat										
X	Wood Sash	(8) Basement					No Plumbing										
	Metal Sash		Conc. Block				Extra Toilet										
X	Vinyl Sash		Poured Conc.				Extra Sink										
X	Double Hung		Stone				Separate Shower										
X	Horiz. Slide		Treated Wood				Ceramic Tile Floor										
X	Casement		X Concrete Floor				Ceramic Tile Wains										
X	Double Glass		(9) Basement Finish				Ceramic Tub Alcove										
X	Patio Doors						Vent Fan										
X	Storms & Screens						(14) Water/Sewer										
(3) Roof			Recreation SF				1 Public Water										
X	Gable		Living SF				1 Public Sewer										
	Hip		1 Walkout Doors (B)				Water Well										
	Flat		No Floor SF				1000 Gal Septic										
X	Asphalt Shingle		Walkout Doors (A)				2000 Gal Septic										
		(10) Floor Support						Lump Sum Items:									
Chimney: Block		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

Cost Est. for Res. Bldg: 1 Single Family 2 1/4

(11) Heating System: Forced Air w/ Ducts

Ground Area = 668 SF Floor Area = 1246 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	578		
1 Story	Siding	Basement	90		
Total:				143,490	80,355

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	1,184	
Porches				
WGEP (1 Story)	130	10,288	5,761	
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	544	18,213	12,021	
Water/Sewer				
Public Water	1	1,298	727	
Public Sewer	1	1,298	727	
Built-Ins				
Sauna	1	5,205	2,915	
Totals:			181,906	103,690

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 106,386

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		
46691 CONNECTOR ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 03/27/1996										
Owner's Name/Address		MAP #:										
MARINO MICHAEL 46691 CONNECTOR ST DODGEVILLE MI 49921		2024 Est TCV 87,381 TCV/TFA: 87.91										
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
MARINO MICHAEL 46691 CONNECTOR ST DODGEVILLE MI 49921		X	Dirt Road		MAIN	100.00	109.49	1.0000	0.8544	98 100	8,373	
			Gravel Road		100 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	8,373
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	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	4,187	39,504	43,691			12,140C		
RVB 10/05/2010 INSPECTED				2023	3,759	34,706	38,465			11,562C		
TH 11/02/2010 DATA ENTER				2022	3,589	29,104	32,693			11,012C		
				2021	1,506	29,586	31,092			10,661C		

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 200Type Treated Wood				Year Built: 1990 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																											
Building Style: 1 1/2				Drywall X Plaster Paneled Wood T&G																											
				Trim & Decoration																											
				Ex X Ord Min																											
Yr Built Remodeled 1910 0				Size of Closets																											
Condition: Good				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: Vinyl Other: Carpeted Other:				60 Amps Service																							
(1) Exterior								No./Qual. of Fixtures																							
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				1 Average Fixture(s)																							
Many Large X Avg. X Avg. Few Small				Basement: 416 S.F. Crawl: 370 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 X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																											
(3) Roof				(9) Basement Finish				(14) Water/Sewer																							
X Gable Gambrel Hip Mansard Flat Shed				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 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:																											

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 Cls CD Blt 1910											
(11) Heating System: Forced Air w/ Ducts											
Ground Area = 786 SF Floor Area = 994 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	416								
1 Story	Siding	Crawl Space	98								
1 Story	Siding	Crawl Space	128								
1 Story	Siding	Crawl Space	144								
			Total:	117,505	52,877						
Other Additions/Adjustments											
Basement, Outside Entrance, Below Grade			1	2,114	951						
Deck											
Treated Wood			200	3,950	1,619						
Garages											
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
Base Cost			672	27,075	20,577						
Common Wall: 1/2 Wall			1	-1,314	-999						
Door Opener			2	1,070	813						
Water/Sewer											
Public Water			1	1,298	584						
Public Sewer			1	1,298	584						
			Totals:	152,996	77,006						
Notes:											
ECF (OLD PLATTED) 1.026 => TCV: 79,008											

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
BURICH FLORENCE & JEAN C	HERMANN JESSICA	122,000		12/19/2022	WD	03-ARM'S LENGTH			PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 03/13/2023											
Owner's Name/Address		MAP #:											
HERMANN JESSICA 46657 HURON ST DODGEVILLE MI 49921		2024 Est TCV 4,001											
		Improved	X	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
PA24-8-1 LOTS 1 & 2 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.					MAIN	50.00	100.00	1.0000	0.8165	98	100		4,001
Comments/Influences					MAIN	0.00	100.00	1.0000	0.8165	98	100		0
					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,001								
		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	2,001	0	2,001				1,886C	
					2023	1,797	0	1,797				1,797S	
					2022	1,715	0	1,715				1,425C	
					2021	1,380	0	1,380				1,380S	
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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 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 90 WGEP (1 Story) 40 WGEP (1 Story)				Year Built: 1999 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				Central Air Wood Furnace				Class: CD Effec. Age: 46 Floor Area: 1,310 Total Base New : 197,579 Total Depr Cost: 106,694 Estimated T.C.V: 109,468				E.C.F. X 1.026				Bsmnt Garage:											
X Drywall PaneledPlaster Wood T&G																															
Trim & Decoration																															
ExXOrdMin																															
Building Style: COLONIAL				Size of Closets				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex.XOrdMin				Cost Est. for Res. Bldg: 1 Single Family COLONIAL (11) Heating System: Forced Air w/ Ducts Ground Area = 948 SF Floor Area = 1310 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas				Cls CD Blt 1910															
Yr Built 1910Remodeled 0				ExXOrdMin																											
Condition: Average				LgXOrdSmall																											
Room List				Doors:SolidXH.C.																											
Basement 2 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				No. of Elec. Outlets ManyXAve.Few				StoriesExteriorFoundationSize 1.5 StorySidingBasement723 1 StorySidingSlab225 Total:147,14879,460				Other Additions/Adjustments Basement, Outside Entrance, Below Grade12,1141,142 PorchesWGEP (1 Story)908,0724,359 WGEP (1 Story)404,9612,679 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost84031,61817,074 Door Opener21,070578 Water/Sewer Public Water11,298701 Public Sewer11,298701 Totals:197,579106,694				Notes: ECF (OLD PLATTED) 1.026 => TCV:109,468											
				Kitchen: Other: Carpeted Other:																											
				(6) Ceilings																											
				X Drywall																											
X 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				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:															
(2) Windows																															
Many Avg.X FewLarge Avg.Small				Basement: 723 S.F. Crawl: 0 S.F. Slab: 225 S.F. Height to Joists: 0.0																											
(8) Basement																															
X Wood Sash Metal Sash Vinyl Sash				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer																							
X Double Hung Horiz. Slide Casement																															
X Double Glass Patio Doors																															
X Storms & Screens																															
(3) Roof				(9) Basement Finish				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																							
X Gable Hip FlatGambrel Mansard Shed				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:																											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OHTONEN (PARSONS) SHANNON	PARSONS KEVIN	1	02/24/2012	QC	09-FAMILY	2012/00875	DEED	0.0						
PARSONS KEVIN R	PARSONS KEVIN R & SHANNON	1	10/03/2011	QC	09-FAMILY	2011/05022	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
19747 EPIDOTE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		11/30/2011	11-263	COMPLETE					
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
PARSONS KEVIN 19747 EPIDOTE ST DODGEVILLE MI 49921		2024 Est TCV 131,947 TCV/TFA: 85.46												
		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	
PA24-8-4					MAIN	100.00	100.00	1.0000	0.8165	98	100		8,002	
LOTS 5, 6, 7, 15, 16 & 17 BLK 8 FIRST					MAIN	50.00	100.00	1.0000	0.8165	98	100		4,001	
ADDITION TO TOWN OF DODGEVILLE.		X			MAIN	150.00	100.00	1.0000	0.8165	98	100		12,003	
508-014-00, 508-007-00 COMBINED INTO					300 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value =	24,005
508-005-00 FOR 2023		X												
		X			Land Improvement Cost Estimates									
		X			Description					Rate		Size % Good	Cash Value	
		X			Wood Frame					27.89		108 46	1,386	
Comments/Influences		X			Wood Frame					25.77		160 64	2,639	
					Total Estimated Land Improvements True Cash Value =									4,025
			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	12,003	53,971	65,974			43,594C			
		JR	10/05/2010	INSPECTED	2023	10,778	47,395	58,173			41,519C			
		SC	10/22/2010	DATA ENTER	2022	3,430	43,975	47,405			36,698C			
					2021	1,380	44,568	45,948			35,526C			
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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		Area	Type		Year Built:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts		X	Forced Air w/ Ducts		X	Forced Heat & Cool		X	Heat Pump		X	No Heating/Cooling		Class: CD Effec. Age: 56 Floor Area: 1,544 Total Base New : 225,078 Total Depr Cost: 101,283 Estimated T.C.V: 103,917		E.C.F.		X	1.026		Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Size of Closets				(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		Solar Water Heat		No Plumbing				Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
	WALTANEN ROBERT & YAGEMAN	1	07/01/2003	WD	03-ARM'S LENGTH	161:648	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19773 EPIDOTE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
YAGEMAN MARY 21330 ROBINWOOD FARMINGTON MI 48336		MAP #:											
		2024 Est TCV 51,711 TCV/TFA: 71.82											
		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
PA24-8-6 LOT 8 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.					MAIN	50.00	100.00	1.0000	0.8165	98	100		4,001
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,001								
		X	Water										
		X	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	2,001	23,855	25,856			8,150C		
		KH	10/05/2010	INSPECTED	2023	1,797	20,929	22,726			7,762C		
		TH	11/02/2010	DATA ENTER	2022	1,715	17,550	19,265			7,393C		
					2021	690	17,842	18,532			7,157C		

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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	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 54 WGEP (1 Story) 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: 1 1/2		Drywall Paneled		X Plaster Wood T&G									
Yr Built 1913		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 4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Linoleum Other: Hardwood Other:		125 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: 480 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		X Concrete Floor		(14) Water/Sewer									
X Storms & Screens		(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Recreation SF Living SF 1 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 1 1/2

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 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
1.5 Story	Siding	Basement	480		
Total:				87,494	39,373

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,114	951
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Porches

WGEP (1 Story)	54	5,719	2,345	*4
WGEP (1 Story)	65	6,497	2,664	*4

Water/Sewer

Public Water	1	1,298	584
Public Sewer	1	1,298	584
Totals:		104,420	46,501

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 47,710

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GORCZEWICZ JOHN	SZIBER NICOLE A & ISON COE	82,000	08/13/2019	WD	03-ARM'S LENGTH	2019/04151	PROPERTY TRANSFER	100.0				
HANSEN BRANDON C & RANDALL	GORCZEWICZ JOHN	59,500	10/29/2011	WD	03-ARM'S LENGTH	2011/05593	DEED	100.0				
FEDERAL NATIONAL MORTGAGE	HANSEN BRANDON C & RANDALL	64,900	08/17/2006	WD	03-ARM'S LENGTH	169/225	DEED	0.0				
		1	08/01/2004	WD	03-ARM'S LENGTH	166:12	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19789 EPIDOTE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/09/2019										
Owner's Name/Address		MAP #:										
SZIBER NICOLE A & ISON CORY A 19789 EPIDOTE ST DODGEVILLE MI 49921		2024 Est TCV 166,666 TCV/TFA: 102.88										
		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	
PA24-8-7 LOTS 9 & 10 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.					MAIN	50.00	100.00	1.0000	0.8165	98 100	4,001	
Comments/Influences					MAIN	68.82	100.00	1.0000	0.8165	98 100	5,507	
		X	Paved Road	119 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 9,508
		X	Storm Sewer									
			Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	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	4,754	78,579	83,333		54,275C		
		LP	07/08/2009	DATA ENTER	2023	4,269	69,703	73,972		51,691C		
		KH	10/05/2010	INSPECTED	2022	4,075	58,451	62,526		49,230C		
		TH	11/02/2010	DATA ENTER	2021	1,380	59,420	60,800		47,658C		
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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 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 180 37		Type Treated Wood 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				Drywall X Paneled				Plaster Wood T&G																	
				Trim & Decoration																					
				Ex X Ord Min																					
Yr Built Remodeled 1998 MANU 0				Size of Closets																					
Condition: Average				Lg X Ord Small																					
Room List				Doors: Solid X H.C.				Central Air Wood Furnace																	
6 Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																	
				Kitchen: Vinyl Other: Carpeted Other:				100 Amps Service																	
								No./Qual. of Fixtures																	
								Ex. X Ord. Min																	
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X Wood/Shingle Aluminum/Vinyl Brick				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: 1620 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 2 Vent Fan																	
X Wood Sash Metal Sash X 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																					
X Asphalt Shingle				(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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
X Chimney: Metal				(10) Floor Support																					
				Joists: Unsupported Len: Cntr.Sup:																					

Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls CD		Blt 1998	
(11) Heating System: Forced Air w/ Ducts													
Ground Area = 1620 SF Floor Area = 1620 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		Siding		Basement		1,620							
						Total:		197,891		144,460			
Other Additions/Adjustments													
Plumbing													
3 Fixture Bath						1		3,778		2,758			
Vent Fan						2		401		293			
Deck													
Treated Wood						180		3,695		2,697			
Treated Wood						37		1,467		1,071			
Water/Sewer													
Public Water						1		1,298		948			
Public Sewer						1		1,298		948			
						Totals:		209,828		153,175			
Notes:													
ECF (OLD PLATTED) 1.026 => TCV:												157,158	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MAKI MELISSA A	SAYEN TYLER	60,000	12/05/2022	WD	03-ARM'S LENGTH	2022/06283	PROPERTY TRANSFER	100.0				
MAKI MELISSA A		0	08/27/2018	QC	04-BUYERS INTEREST IN A L	2022/3590	DEED	0.0				
VENIS TIMOTHY & CAROLINE &	PINTAR JAMES R	25,000	05/31/2016	WD	03-ARM'S LENGTH	2016/02697	PROPERTY TRANSFER	100.0				
BREITMOSER SCOTT	VENIS TIMOTHY & CAROLINE &	25,000	08/30/2013	WD	03-ARM'S LENGTH	2013/05244	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
46636 HURON ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		01/27/2010		10-001		COMPLETE		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SAYEN TYLER 46636 HURON ST HOUGHTON MI 49931		2024 Est TCV 36,351 TCV/TFA: 37.09										
		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	
PA24-8-8 LOT 11 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.				INTERIOR	50.00	100.00	1.0000	0.8165	85	100	3,470	
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,470
				Land Improvement Cost Estimates								
				Description					Rate	Size % Good	Cash Value	
				Wood Frame					33.81	144	45	2,191
				Total Estimated Land Improvements							True Cash Value =	2,191
											</	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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							48 WGE (1 Story) 72 WGE (1 Story)				
Building Style: PARK MODEL			Drywall X Paneled					Plaster Wood T&G								
Yr Built 1972	Remodeled 0		Ex	X				Ord		Min						
Condition: Average			Trim & Decoration													
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 Insulation		(6) Ceilings				No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL					Cls Good	Blt 1972	
							Ex.	X	Ord.		Min	(11) Heating System: Wall Furnace				
							No. of Elec. Outlets			Ground Area = 980 SF Floor Area = 980 SF.						
							Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35				
(2) Windows			(7) Excavation				(13) Plumbing			Building Areas						
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)			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(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			Main Home Ribbed Comp.Shingle 980						
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							Other Additions/Adjustments						
			(9) Basement Finish							Porches						
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							WGE (1 Story) 48 4,878 1,707 WGE (1 Story) 72 6,484 2,269						
X	Gable Hip Flat		Gambrel Mansard Shed								Water/Sewer					
X	Asphalt Shingle		(10) Floor Support							Public Water 1 1,873 656 Public Sewer 1 1,873 656						
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:							Totals: 85,463 29,912						
										Notes: ECF (OLD PLATTED) 1.026 => TCV: 30,690						

*** 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									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336-5080				2024 Est TCV 8,002							
		Improved	X	Vacant		Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements		* Factors *							
Tax Description				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA24-8-9 LOTS 12 & 13 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.				MAIN		100.00	100.00	1.0000	0.8165	98 100	8,002
Comments/Influences				100 Actual Front Feet,		0.23 Total Acres		Total Est. Land Value =		8,002	

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								
Owner's Name/Address		P.R.E. 0%								
		MAP #:								
MERMELL MILTON & TOBY 24844 PIERCE SOUTHFIELD MI 48075				2024 Est TCV 4,001						
		Improved	X	Vacant		Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				MAIN	50.00	100.00	1.0000	0.8165	98 100	4,001
PA24-8-11 LOT 18 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE. LOT 20 SPLIT TO ITI'S OWN PARCEL FOR 2022 NOT CONTIGUOUS				MAIN	0.00	99.77	1.0000	0.8156	98 100	0
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		4,001		

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 #:											
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 4,001											
			Improved	X	Vacant		Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements				* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						MAIN	50.00	100.00	1.0000	0.8165	98	100	4,001
						50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 4,001							
Topography of Site													
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
Who When What				2024	2,001	0	2,001			784C			
WK 10/12/2010 INSPECTED				2023	1,797	0	1,797			747C			
TH 11/16/2010 DATA ENTER				2022	1,715	0	1,715			712C			
				2021	690	0	690			690S			
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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									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
MERMELL MILTON & TOBY 24844 PIERCE SOUTHFIELD MI 48075		2024 Est TCV 6,699									
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA24-8-11 LOT 20 BLK 8 FIRST ADDITION TO TOWN OF DODGEVILLE.					MAIN	83.72	100.00	1.0000	0.8165	98 100	6,699
Comments/Influences					87 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =						6,699
		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded 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			1,337C
		WK	10/12/2010	INSPECTED	2023	3,008	0	3,008			1,274C
		TH	11/16/2010	DATA ENTER	2022	2,871	0	2,871			1,214C
					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 #:												
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 28,788												
		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	
PA24-9-1 LOTS 1 TO 22 INCL BLK 9 FIRST ADDITION TO TOWN OF DODGEVILLE.					INTERIOR	220.00	550.00	0.7435	1.9149	85	100			26,625
Comments/Influences					220 Actual Front Feet, 2.78 Total Acres Total Est. Land Value = 26,625									
					Land Improvement Cost Estimates									
					Description					Rate		Size % Good	Cash Value	
					Wood Frame					24.36		120 74	2,163	
					Total Estimated Land Improvements True Cash Value = 2,163									
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What		2024	13,313	1,081	14,394			6,913C						
WK 11/30/2010 INSPECTED		2023	11,590	1,032	12,622			6,584C						
TH 12/01/2010 DATA ENTER		2022	12,216	930	13,146			6,271C						
		2021	12,530	0	12,530			5,233C						

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 #:									
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 27,105									
		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
PA24-10-1 LOTS 1 TO 22 INCL BLK 10 FIRST ADDITION TO TOWN OF DODGEVILLE.		Gravel Road		INTERIOR	220.00	570.00	0.7435	1.9494	85	100	27,105
Comments/Influences		Paved Road		220 Actual Front Feet, 2.88 Total Acres Total Est. Land Value = 27,105							
		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	13,553	0	13,553		5,958C	
		WK	11/30/2010	INSPECTED	2023	11,799	0	11,799		5,675C	
		TH	12/01/2010	DATA ENTER	2022	12,436	0	12,436		5,405C	
					2021	12,755	0	12,755		5,233C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BEAUCHAMP FRANK E & SANDRA	BEAUCHAMP CYNTHIA & O'CONN	0	01/08/2024	WD	03-ARM'S LENGTH	2024/00135	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19723 FRUE ST & 19713		School: HOUGHTON-PORTAGE TWP SCHOOLS				08/30/2022		2021-999-034		FOUNDATION		
		P.R.E. 0%		ALTER		11/08/2012		12-259		COMPLETE		
Owner's Name/Address		MAP #:		ALTER		08/30/2011		11-176		COMPLETE		
BEAUCHAMP CYNTHIA & O'CONNEL BRIAN 19731 FRUE ST DODGEVILLE MI 49921		2024 Est TCV 237,163 TCV/TFA: 158.11										
		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	
					INTERIOR	150.00	115.00	0.8027	0.8756	85 100	8,962	
LOTS 1 & 2 AND PART OF LOT 3 INCL BLK 11 FIRST ADDITION TO TOWN OF DODGEVILLE ILLEGAL SPLIT FOR 2024. MCL 560.263					MAIN	0.00	115.00	1.0000	0.8756	98 100	0	
Comments/Influences					150 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value =	8,962
					Land Improvement Cost Estimates							
					Description		Rate		Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.		8.12		120 84		818	
					Electric		8.88		1000 94		8,347	
					Gas		26.97		140 79		2,983	
					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	4,481	114,101	118,582			39,293C	
		LRK 09/15/2011 INSPECTED			2023	3,901	100,687	104,588			37,422C	
					2022	4,112	36,418	40,530			31,881C	
					2021	2,376	34,904	37,280			30,863C	
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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 144 144	Type Treated Wood 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:			
	Duplex													
	A-Frame													
	Wood Frame													
Building Style: RANCH		(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: 11 Floor Area: 750 Total Base New : 236,602 Total Depr Cost: 210,578 Estimated T.C.V: 216,053		E.C.F. X 1.026		Bsmnt Garage: Carport Area: Roof:			
Drywall Paneled		Plaster Wood T&G												
Trim & Decoration														
Yr Built 2012	Remodeled 0	Ex	X									Ord	Min	
Condition: Good		Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Duplex RANCH Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 750 SF Floor Area = 750 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 Block Basement 750 Total: 217,790 96,917		Clas C Blt 2012					
Lg		X	Ord									Small		
Doors:		Solid	X									H.C.		
(5) Floors		(12) Electric												
Room List	Basement	(6) Ceilings		0 Amps Service			Other Additions/Adjustments Deck Treated Wood 144 3,220 2,866 Treated Wood 144 3,220 2,866 Water/Sewer Public Water 1 1,483 1,320 Public Sewer 1 1,483 1,320 Totals: 236,602 210,578		Notes: ECF (OLD PLATTED) 1.026 => TCV: 216,053					
	1st Floor	Kitchen:		No./Qual. of Fixtures										
	2nd Floor	Other:		Ex. X Ord. Min										
	Bedrooms	Other:		No. of Elec. Outlets										
(1) Exterior	Insulation			Many X Ave. Few			(13) Plumbing							
(2) Windows		(7) Excavation		Average Fixture(s)										
X	Many	Large	Basement: 750 S.F.		1 3 Fixture Bath									
	Avg.		Crawl: 0 S.F.		2 Fixture Bath									
	Few		Slab: 0 S.F.		Softener, Auto									
			Height to Joists: 0.0		Softener, Manual									
Wood Sash		(8) Basement		Solar Water Heat										
Metal Sash				No Plumbing										
Vinyl Sash		Conc. Block		Extra Toilet										
Double Hung		Poured Conc.		Extra Sink										
Horiz. Slide		Stone		Separate Shower										
Casement		Treated Wood		Ceramic Tile Floor										
Double Glass		Concrete Floor		Ceramic Tile Wains										
Patio Doors		(9) Basement Finish		Ceramic Tub Alcove										
Storms & Screens				Vent Fan										
(3) Roof				(14) Water/Sewer										
X	Gable	Gambrel	Recreation SF		1 Public Water									
	Hip		Living SF		1 Public Sewer									
	Mansard		Walkout Doors (B)		Water Well									
	Flat		No Floor SF		1000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		2000 Gal Septic										
Chimney: Brick		Joists:		Lump Sum Items:										
		Unsupported Len:												
		Cntr.Sup:												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KOWALSKI SUSAN C	BEAUCHAMP CYNTHIA & O'CONN	65,000	07/08/2013	WD	03-ARM'S LENGTH	2013/04006	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19731 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS				08/30/2022	2021-999-033	FOUNDATION					
		P.R.E. 100% 07/08/2013											
Owner's Name/Address		MAP #:											
BEAUCHAMP CYNTHIA & O'CONNELL BRIAN		2024 Est TCV 74,682 TCV/TFA: 57.10											
19731 FRUE ST		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN							
DODGEVILLE MI 49921		Public Improvements		* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA21-11-1A LOTS 4 & 5 BLK 11 FIRST				INTERIOR		100.00	115.00	0.8706	0.8756	85	100		6,479
ADDITION TO TOWN OF DODGEVILLE				100 Actual Front Feet, 0.26 Total Acres		Total Est. Land Value =		6,479					
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	3,240	34,101	37,341			22,547C		
		JR	10/05/2010	INSPECTED	2023	2,821	30,022	32,843			21,474C		
		SC	10/22/2010	DATA ENTER	2022	1,269	19,183	20,452			20,452S		
					2021	1,584	19,717	21,301			20,070C		
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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		96	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																					
X	Wood Frame	(4) Interior																						
Building Style:		Drywall	Plaster																					
PARK MODEL		X Paneled													Wood T&G									
Yr Built		Ex	X Ord												Min									
Remodeled		Size of Closets																						
Condition: Good		Lg	X Ord												Small									
Room List		Doors:	Solid												X H.C.	Central Air Wood Furnace				Class: Good Effec. Age: 40 Floor Area: Total Base New : 119,464 Total Depr Cost: 41,814 Estimated T.C.V: 42,901		E.C.F. X 1.026		Bsmnt Garage:
	Basement	(5) Floors													(12) Electric									
	1st Floor	Kitchen: Linoleum		0 Amps Service										Roof:										
	2nd Floor	Other: Carpeted		No./Qual. of Fixtures																				
	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: 636 S.F.																			
	Few		Small	Slab: 0 S.F.																				
	Wood Sash			Height to Joists: 0.0																				
X	Metal Sash			(8) Basement																				
	Vinyl Sash			Conc. Block																				
X	Double Hung			Poured Conc.																				
	Horiz. Slide			Stone																				
X	Casement			Treated Wood																				
X	Double Glass			Concrete Floor																				
X	Patio Doors			(9) Basement Finish																				
X	Storms & Screens																							
(3) Roof				(14) Water/Sewer																				
X	Gable		Gambrel	Recreation SF		1 Public Water																		
	Hip			Living SF	1 Public Sewer																			
	Flat		Mansard	Walkout Doors (B)		Water Well																		
			Shed	No Floor SF		1000 Gal Septic																		
X	Asphalt Shingle			Walkout Doors (A)		2000 Gal Septic																		
Chimney: Brick				(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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1052 % Good: 0 Storage Area: 0 No Conc. Floor: 476	
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 1960		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=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		352	13,879	8,189
	No Concrete Floor		352	-2,105	-1,242
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		1052	33,117	19,539
	No Concrete Floor		476	-3,094	-1,825
	Totals:			41,797	24,661

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 25,302

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	
FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BEAUCHAMP FRANK E & SANDRA J 19687 FRUE ST DODGEVILLE MI 49921		MAP #:									
		2024 Est TCV 12,871									
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PART OF LOT 3 INCL BLK 11 FIRST ADDITION TO TOWN OF DODGEVILLE					MAIN	150.00	115.00	1.0000	0.8756	98 100	12,871
ILLEGAL SPLIT FOR 2024. MCL 560.263					MAIN	0.00	115.00	1.0000	0.8756	98 100	0
Comments/Influences					150 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 12,871						

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 #:																	
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 28,879																	
		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							
PA24-11-2 LOTS 6 TO 22 INCL BLK 11 FIRST ADDITION TO TOWN OF DODGEVILLE.					INTERIOR	50.00	110.00	0.6444	0.8563	85	100		2,345						
Comments/Influences					INTERIOR	400.00	220.00	0.6444	1.2111	85	100		26,534						
					450 Actual Front Feet, 2.15 Total Acres Total Est. Land Value = 28,879														
		Topography of Site																	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain																	
		Year	Land Value	Building Value									Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What									2024	14,440	0	14,440			4,162C
		WK	11/30/2010	INSPECTED									2023	12,571	0	12,571			3,964C
		TH	12/01/2010	DATA ENTER	2022	13,251	0	13,251			3,776C								
					2021	13,590	0	13,590			3,656C								

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 #:												
YAGEMAN MARY M 21330 ROBINWOOD FARMINGTON MI 48336		2024 Est TCV 4,095												
		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	
PA24-11-3 LOTS 23 & 24 BLK 11 FIRST						0.00	135.31	1.0000	1.0000		0	100		0
ADDITION TO TOWN OF DODGEVILLE.						0.00	136.58	1.0000	1.0000		0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.32 Acres	13000	100				4,095
							0.32 Total Acres			Total Est. Land Value =				4,095
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
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		WK	11/30/2010	INSPECTED	2023	1,515	0	1,515				505C		
		TH	12/01/2010	DATA ENTER	2022	1,515	0	1,515				481C		
					2021	1,890	0	1,890				466C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HUHTA ALAN J	BEAUCHAMP FRANK E & SANDRA J	55,000	05/13/2016	WD	03-ARM'S LENGTH	2016/02416	DEED	100.0					
		49,000	04/01/2001	WD	03-ARM'S LENGTH	154:143	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19665 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			ALTER		05/11/2017	2017-031-060	COMPLETE				
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
BEAUCHAMP FRANK E & SANDRA J 19687 FRUE ST DODGEVILLE MI 49921		2024 Est TCV 59,796 TCV/TFA: 64.71											
		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
PA24-12-1 LOTS 1 TO 8 INCL, EXCEPT THE E 75' OF LOTS 1-2-3-4 SOLD ON CODE PA24-1A					INTERIOR	112.36	219.92	0.8505	1.2108	85	100		9,835
BLK 12 FIRST ADDITION TO TOWN OF DODGEVILLE.					112 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 9,835								
Comments/Influences					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
		X	Water		D/W/P: 4in Concrete					7.98	120	77	738
		X	Sewer		D/W/P: 4in Ren. Conc.					10.05	28	96	270
		X	Electric		Wood Frame					31.30	192	43	2,584
			Gas		Wood Frame					34.65	128	92	4,080
			Curb		Total Estimated Land Improvements True Cash Value = 7,672								
			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	4,918	24,980	29,898			22,780C		
					2023	4,282	22,167	26,449			21,696C		
					2022	4,513	18,817	23,330			20,663C		
					2021	3,444	21,941	25,385			20,003C		
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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 100 272 68	Type WGEP (1 Story) Treated Wood 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		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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Class: Good Effec. Age: 30 Floor Area: Total Base New : 117,756 Total Depr Cost: 41,217 Estimated T.C.V: 42,289 E.C.F. X 1.026		Bsmnt Garage: Carport Area: Roof:			
Building Style: PARK MODEL		Drywall X Paneled	Plaster Wood T&G										Trim & Decoration	
Yr Built 1980	Remodeled 2017	Ex	X Ord										Min	Size of Closets
Condition: Average		Lg	X Ord										Small	Doors: Solid X H.C.
Room List		(5) Floors		(12) Electric		100 Amps Service		Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL		Cls Good		Blt 1980		
Basement 5 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service		No./Qual. of Fixtures		(11) Heating System: Wall Furnace		Ground Area = 924 SF		Floor Area = 924 SF.		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	(13) Plumbing		Average Fixture(s)		Type		Ext. Walls		Roof/Fnd.		
X	Insulation	(7) Excavation		Basement: 924 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		Main Home		Siding		Comp.Shingle		
(2) Windows		(8) Basement		Basement: 924 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		Basement		Block, 6"		Size		
X	Many Avg. Few	X	Large Avg. Small	(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		Porches		WGEP (1 Story)		
X	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)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		272		
(3) Roof		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		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Public Water		1		
X	Gable Hip Flat	Gambrel Mansard Shed	1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Sewer		Public Sewer		1			
X	Asphalt Shingle	1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Totals:		117,756		41,217		
Chimney: Brick		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 (OLD PLATTED) 1.026 => TCV:		42,289		

*** 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			
19687 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
BEAUCHAMP FRANK E & SANDRA J 19687 FRUE ST DODGEVILLE MI 49921		2024 Est TCV 320,269 TCV/TFA: 144.92											
		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
						0.00	125.00	1.0000	1.0000	0	100		0
PA24-12-1A E 75' OF LOTS 1-2-3 & 4 BLK 12						0.00	125.00	1.0000	1.0000	0	100		0
FIRST ADDITION TO TOWN OF DODGEVILLE.		X			Paved Road	0.00	93.50	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE		0.60	Acres		13000	100		7,748
							0.60	Total Acres		Total Est. Land Value =			7,748
		X	Water										
		X	Sewer										
		X	Electric										
		X	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	3,874	156,261	160,135			68,189C		
		JR	10/05/2010	INSPECTED	2023	2,866	138,420	141,286			64,942C		
		SC	10/22/2010	DATA ENTER	2022	2,866	116,084	118,950			61,850C		
					2021	3,576	118,012	121,588			59,875C		
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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			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			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 54 408	WGEP (1 Story) Treated Wood		Year Built: 1979 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: 748 % Good: 81 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				X Central Air Wood Furnace				(12) Electric				220 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 Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:				Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Building Style: TRI-LEVEL				Trim & Decoration				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X				X			

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.		
HUFF EARL RAY	HUFF EARL RAY	0	08/04/2011	OTH	21-NOT USED/OTHER	2011/04009	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
19641 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		MOBILE HOME		07/29/2011		11-01		COMPLETE
Owner's Name/Address		P.R.E. 0%								
WENMAN RANDY R 211 BEACON HILL DR HOQUIAM WA 98550-2758		MAP #:								
		2024 Est TCV 102,683 TCV/TFA: 92.51								
		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
						0.00	125.00	1.0000	1.0000	0 100 0
PA24-14-1A LOTS 1 THROUGH 4 INCLUSIVE, BLK 13 FIRST ADDITION TO TOWN OF DODGEVILLE		X				0.00	125.00	1.0000	1.0000	0 100 0
Comments/Influences						0.00	100.05	1.0000	1.0000	0 100 0
					NEW ACREAG 1 ACRE		0.59 Acres		13000 100	7,631
							0.59 Total Acres		Total Est. Land Value =	7,631
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
		X	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	3,816	47,526	51,342		37,171C
		LP	07/15/2009	DATA ENTER	2023	2,822	42,691	45,513		35,401C
		JR	10/05/2010	INSPECTED	2022	2,822	35,859	38,681		33,716C
		SC	10/22/2010	DATA ENTER	2021	3,522	36,380	39,902		32,639C
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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 96 200 16	Type WGEP (1 Story) Treated Wood Treated Wood		Year Built: 1996 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: 576 % Good: 81 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame				(4) Interior																										
					X Drywall Paneled				Plaster Wood T&G																						
Building Style: 1								Trim & Decoration																							
Yr Built 1997		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																	
3	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors								(12) Electric																			
								150 Amps Service																							
								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											
												(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 1 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																												
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																											
X	Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone							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																															
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 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 Mobile Home 1																Cls Average				Blt 1997											
(11) Heating System: Wall Furnace																															
Ground Area = 1110 SF Floor Area = 1110 SF.																															
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83																															
Building Areas																															
Type				Ext. Walls				Roof/Fnd.				Size				Cost New				Depr. Cost											
Main Home				Siding				Comp.Shingle				1110																			
Total:																61,196				50,794											
Other Additions/Adjustments																															
Plumbing																															
3 Fixture Bath																1				2,989				2,481							
Separate Shower																1				1,023				849							
Porches																															
WGEP (1 Story)																96				6,963				5,779							
Deck																															
Treated Wood																200				4,046				3,358							
Treated Wood																16				715				593							
Garages																															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																															
Base Cost																576				24,278				19,665				*8			
Door Opener																1				535				433							
Water/Sewer																															
Public Water																1				1,462				1,213							
Public Sewer																1				1,462				1,213							
Fireplaces																															
Interior 1 Story																1				5,224				4,336							
Totals:																109,893				90,714											
Notes:																															
ECF (OLD PLATTED) 1.026 => TCV:																				93,073											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOSTNER TIMOTHY R	BEAUCHAMP RICHARD M JR	64,000	07/29/2016	WD	03-ARM'S LENGTH	2016/03681	PROPERTY TRANSFER	100.0				
HAINAULT MICHAEL	KOSTNER TIMOTHY R	60,000	06/01/2010	WD	03-ARM'S LENGTH	2010/02872	DEED	100.0				
		45,000	11/01/2001	WD	03-ARM'S LENGTH	156:190	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
19591 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/08/2016										
Owner's Name/Address		MAP #:										
BEAUCHAMP RICHARD M JR & CORA E 19591 FRUE FRUE DODGEVILLE MI 49921		2024 Est TCV 100,860 TCV/TFA: 87.55										
		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		
PA24-14-1 LOTS 1 TO 4 INCL BLK 14 FIRST ADDITION TO TOWN OF DODGEVILLE.				MAIN	100.25	208.36	1.0000	1.1786	98 100	11,579		
Comments/Influences				100 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =	11,579	
				Land Improvement Cost Estimates								
				Description					Rate	Size % Good	Cash Value	
				Wood Frame					21.23	225 46	2,197	
				Total Estimated Land Improvements							True Cash Value =	2,197

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 WoodOilCoalElec. 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 96 WCP (1 Story) 137 Treated Wood				Year Built: 2008 Car Capacity: 2 Class: C Exterior: Block 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																											
Building Style: COLONIAL				Drywall Paneled				X Plaster Wood T&G																							
				Trim & Decoration																											
				ExXOrdMin																											
Yr Built 1900				Remodeled 0																											
Condition: Average				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors				(12) Electric																							
				Kitchen: Linoleum Other: Carpeted Other:				110 Amps Service																							
								No./Qual. of Fixtures																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
X Wood/Shingle Aluminum/Vinyl Brick				X Tile				ManyX Ave.Few																							
								(13) Plumbing																							
X 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 Avg. Few Small				Basement: 576 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				Conc. Block Poured Conc. Stone																											
X Casement				Treated Wood 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)				1 Public Water 1 Public Sewer Water Well 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:																											

Cost Est. for Res. Bldg: 1 Single Family COLONIAL				Cls CD				Blt 1900			
(11) Heating System: Forced Air w/ Ducts											
Ground Area = 576 SF Floor Area = 1152 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		576					
Total:						133,206				65,270	
Other Additions/Adjustments											
Porches											
WCP (1 Story)						96		4,117		2,017	
Deck											
Treated Wood						137		3,095		1,517	
Garages											
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)											
Base Cost						720		29,671		14,539	
Door Opener						1		535		262	
Water/Sewer											
Public Water						1		1,298		636	
Public Sewer						1		1,298		636	
Totals:						173,220				84,877	
Notes:											
ECF (OLD PLATTED) 1.026 => TCV:								87,084			

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					
19585 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HARVEY MARGIE 19585 FRUE ST DODGEVILLE MI 49921		MAP #:											
		2024 Est TCV 40,268 TCV/TFA: 46.88											
		X	Improved	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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA24-14-2 E 1/2 OF LOTS 5 & 6 BLK 14						0.00	50.12	1.0000	1.0000	0	100	0	
FIRST ADDITION TO TOWN OF DODGEVILLE.						0.00	50.12	1.0000	1.0000	0	100	0	
166/688					NEW ACREAG 1 ACRE			0.12	Acres	13000	100	1,495	
Comments/Influences		X Water			0.12 Total Acres				Total Est. Land Value =		1,495		
		X	Sewer										
		X	Electric										
		X	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	748	19,386	20,134			13,213C					
JR 10/05/2010 INSPECTED		2023	553	16,964	17,517			12,584C					
SC 10/22/2010 DATA ENTER		2022	553	13,052	13,605			11,985C					
		2021	690	13,268	13,958			11,603C					

Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 50	Type 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 Drywall Paneled				Plaster Wood T&G															
Building Style: PARK MODEL			Trim & Decoration																							
Yr Built 1958	Remodeled 1977		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: Linoleum Other: Carpeted Other:				100				Amps Service															
							No./Qual. of Fixtures																			
(1) Exterior			Ex.		X	Ord.		Min	No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall						Many				X	Ave.		Few										
X	Insulation		(6) Ceilings								(13) Plumbing															
(2) Windows			(7) Excavation				1				Average Fixture(s)															
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 320 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																									
X	Horiz. Slide Casement																									
X	Double Glass Patio Doors Storms & Screens																									
(3) Roof			(9) Basement Finish								(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed																								
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.				
JOHNSON CHARLES W	KOWALSKI SUSAN C	20,000	05/24/2022	WD	03-ARM'S LENGTH	2022/02914	PROPERTY TRANSFER	100.0				
		10,000	10/01/2004	WD	03-ARM'S LENGTH	166:688	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19577 FRUE ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		DEMOLISH		10/26/2022		2022-031-373		FOUNDATION		
Owner's Name/Address		P.R.E. 0%										
KOWALSKI SUSAN C 46774 SCOUT CAMP RD ATLANTIC MINE MI 49905		MAP #:										
		2024 Est TCV 18,127 TCV/TFA: 0.00										
		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	
						0.00	100.00	1.0000	1.0000	0 100	0	
						0.00	100.00	1.0000	1.0000	0 100	0	
					NEW ACREAG 1 ACRE	0.29 Acres		13000 100		3,731		
					0.29 Total Acres		Total Est. Land Value =		3,731			
Tax Description												
W 1/2 OF LOTS 5 & 6 BLK 14 ENTIRE LOTS 7 & 8 BLK 14 FIRST ADDITION TO TOWN OF DODGEVILLE.		X	Dirt Road									
			Gravel Road									
		X	Paved Road									
			Storm Sewer									
			Sidewalk									
Comments/Influences		X	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	1,866	7,198	9,064			8,166C	
		JR	10/05/2010	INSPECTED	2023	1,380	6,398	7,778			7,778S	
		SC	10/22/2010	DATA ENTER	2022	1,380	15,947	17,327			15,847C	
					2021	1,722	16,209	17,931			15,341C	
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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 X Paneled Plaster Wood T&G											
Yr Built 1950		Remodeled 0		Ex X Ord Min									
Condition: Fair		Trim & Decoration											
Room List		Size of Closets											
Basement 6 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord Small		Doors: Solid X H.C.		Central Air Wood Furnace							
(1) Exterior		(5) Floors		(12) Electric									
Wood/Shingle X Aluminum/Vinyl Brick Insulation		Kitchen: Linoleum Other: Carpeted Other:		100 Amps Service									
		(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									
Many Avg. X Large Avg. 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 1 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 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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 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
Water/Sewer					
Public Water			1	1,462	1,301
Public Sewer			1	1,462	1,301
Totals:				2,924	2,602

Notes:

ECF (OLD PLATTED) 1.026 => TCV: 2,670

Class: C
Effec. Age: 11
Floor Area: 0
Total Base New : 2,924
Total Depr Cost: 2,602
Estimated T.C.V: 2,670
E.C.F. X 1.026

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: 2005 Car Capacity: 1 Class: CD 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 41 Floor Area: 0 Total Base New : 19,371 Total Depr Cost: 11,429 Estimated T.C.V: 11,726					
Building Style: RANCH			Drywall X Paneled											
Yr Built 0		Remodeled 0			Ex	X	Ord		Min					
Condition: Fair		Trim & Decoration			Size of Closets			X No Heating/Cooling						
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						
Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric			100 Amps Service						
(1) Exterior		Kitchen: Linoleum Other: Carpeted 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	X	Tile					(13) Plumbing						
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			(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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish									
X	Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
(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														

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 #:													
SUPERIOR LOC LLC PO BOX 393 HOUGHTON MI 49931-0393		2024 Est TCV 18,250													
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED										
		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		
PA25-1-1 ENTIRE LOTS 1-5 AND 16-20 BLOCK 1 VILLAGE OF SUPERIOR 167/694					VILLOF SUPERIOR	250.00	200.00	1.0000	1.0000	73	100				18,250
Comments/Influences					250 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 18,250										
		Topography of Site													
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	9,125	0	9,125			5,512C				
					2023	7,375	0	7,375			5,250C				
					2022	8,000	0	8,000	5,000M		5,000S				
					2021	5,625	0	5,625			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				
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 07/15/2019										
Owner's Name/Address		MAP #:										
MATTSON ROY D & CAROLYN LECLAIRE TRACY & MATTSON MICHAEL;LB 45403 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 3,650										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		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	
PA25-1-1A S 1/2 OF LOTS 9, 10, 11, & 12 BLK 1 VILLAGE OF SUPERIOR.	VILLOF SUPERIOR			50.00	200.00	1.0000	1.0000	73	100			3,650
Comments/Influences	50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 3,650											
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	1,825	0	1,825			378C	
					2023	1,475	0	1,475			360C	
					2022	1,600	0	1,600			343C	
					2021	1,125	0	1,125			333C	
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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	
45439 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/12/2023									
Owner's Name/Address		MAP #:									
MATTSON MICHAEL ROY 45439 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 82,626 TCV/TFA: 78.24									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA25-1-2 ENTIRE LOTS 7, 8 13, 14 AND THE N 1/2 OF LOTS 9, 10, 11 & 12. BLK 1 & ENTIRE LOTS 6 &15 BLOCK 1 VILLAGE OF SUPERIOR		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		VILLOF SUPERIOR	100.00	200.00	1.0000	1.0000	73 100	7,300
010-521-001-25 COMBINED INTO THIS PARCEL FOR 2024					VILLOF SUPERIOR	50.00	200.00	1.0000	1.0000	73 100	3,650
Comments/Influences					VILLOF SUPERIOR	50.00	200.00	1.0000	1.0000	73 100	3,650
					200 Actual Front Feet, 0.92 Total Acres				Total Est. Land Value =		14,600
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates						
					Description				Rate	Size % Good	Cash Value
					Wood Frame				20.56	300 60	3,701
					Total Estimated Land Improvements True Cash Value =						3,701
		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	7,300	34,013	41,313			41,313S
		WK	10/05/2010	INSPECTED	2023	4,425	28,848	33,273			28,168C
		SC	11/01/2010	DATA ENTER	2022	4,800	25,272	30,072			26,827C
					2021	3,375	25,320	28,695			25,970C
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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.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home	X	Insulation		Wood	Coal							Steam	Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0	Front Overhang											Dishwasher	2nd/Same Stack	Class:
	Duplex	0	Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Garbage Disposal	Two Sided	64	WGEP (1 Story)	Exterior:				
	A-Frame							Bath Heater	Exterior 1 Story	224	WGEP (1 Story)	Exterior 2 Story	Brick Ven.:			
X	Wood Frame	(4) Interior						Vent Fan	Prefab 1 Story			Prefab 2 Story	Stone Ven.:			
		Drywall	Plaster					Unvented Hood	Heat Circulator			Raised Hearth	Common Wall:			
Building Style:		X	Paneled					Vented Hood	Wood Stove			Wood Stove	Foundation:			
PARK MODEL		Trim & Decoration						Intercom	Direct-Vented Gas				Finished ?:			
Yr Built	Remodeled	Ex	X					Ord	Min				Auto. Doors:			
2000	0												Mech. Doors:			
Condition: Average		Size of Closets											Area:			
		Lg	X					Ord	Small				% Good:			
Room List		Doors:	Solid	X	H.C.	Central Air			Class: Average	Effec. Age: 18		Storage Area:				
	Basement	(5) Floors		(12) Electric		Wood Furnace			Floor Area:	Total Base New : 85,691		Bsmnt Garage:				
	4 1st Floor	Kitchen: Linoleum		200 Amps Service		Sauna			Total Depr Cost: 50,556	E.C.F. X 0.983		Carport Area:				
	2nd Floor	Other: Carpeted		No./Qual. of Fixtures		Trash Compactor			Estimated T.C.V: 49,697			Roof:				
	2 Bedrooms	Other:		Ex. X Ord. Min		Central Vacuum		Cost Est. for Res. Bldg: 1 Mobile Home PARK MODEL		Cls Average		Blt 2000				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Security System		Ground Area = 1056 SF Floor Area = 1056 SF.								
X	Wood/Shingle	X Tile		Many X Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59								
	Aluminum/Vinyl					Average Fixture(s)		Building Areas								
	Brick					1 3 Fixture Bath		Type		Size		Cost New				
X	Insulation					2 Fixture Bath		Ext. Walls		Roof/Fnd.		Depr. Cost				
(2) Windows		(7) Excavation				Softener, Auto		Main Home		Comp.Shingle						
		Basement: 0 S.F.				Softener, Manual		Addition		Crawl						
X	Many					Solar Water Heat				Total:		60,976				
	Avg.	X				No Plumbing										
	Few		Small			Extra Toilet										
		Height to Joists: 0.0				Extra Sink										
X	Wood Sash	(8) Basement				Separate Shower										
	Metal Sash					Ceramic Tile Floor										
	Vinyl Sash					Ceramic Tile Wains										
	Double Hung					Ceramic Tub Alcove										
	Horiz. Slide					Vent Fan										
	Casement															
X	Double Glass															
	Patio Doors															
X	Storms & Screens															
(3) Roof		(9) Basement Finish														
X	Gable															
	Hip															
	Flat															
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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 440 % 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 : 18,601 Total Depr Cost: 14,881 Estimated T.C.V: 14,628					
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built Remodeled 0 GARAGE 0		Trim & Decoration		X No Heating/Cooling									
Condition: Average		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: 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=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 (Unfinished)
Base Cost 440 18,066 14,453
Door Opener 1 535 428
Totals: 18,601 14,881
Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 14,628

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		
18959 SUPERIOR ST		School: HOUGHTON-PORTAGE TWP SCHOOLS			DEMOLISH			10/14/2022	2022-031-351	FOUNDATION			
Owner's Name/Address		P.R.E. 0%											
SUPERIOR LOC LLC PO BOX 393 HOUGHTON MI 49931-0393		MAP #:											
		2024 Est TCV 14,420											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA25-2-2 LOTS 1 THRU 5 & 16, 17 & 18 BLK 2 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	202.67	190.00	1.0000	0.9747	73	100		14,420
PARCELS 522-001-00 & 522-016-00 COMBINED WITH THIS PARCEL FOR 2021 ROLL								0.34 Acres			0	100	0
Comments/Influences					250 Actual Front Feet, 1.13 Total Acres			Total Est. Land Value =			14,420		

*** 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				
SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SUPERIOR LOC LLC PO BOX 393 HOUGHTON MI 49931-0393		2024 Est TCV 18,250												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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	
PA25-2-3 LOTS 6 TO 15 INCL BLK 2 VILLAGE OF SUPERIOR. 167/694					VILLOF SUPERIOR	250.00	200.00	1.0000	1.0000	73	100			18,250
Comments/Influences					250 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 18,250									
		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	9,125	0	9,125			5,512C			
					2023	7,375	0	7,375			5,250C			
					2022	8,000	0	8,000	5,000M		5,000S			
					2021	5,625	0	5,625			1,381C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		1	09/01/2003	WD	03-ARM'S LENGTH	162:632	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
18946 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MATTSON JOSEPH M 18946 SUPERIOR LOC HOUGHTON MI 49931		MAP #:													
		2024 Est TCV 47,764 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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			
MATTSON JOSEPH M 18946 SUPERIOR LOC HOUGHTON MI 49931					VILLOF SUPERIOR	243.33	304.00	1.0000	1.2329	73	100	21,900			
					ACREAGE			2.834	Acres	8,293	100	23,502			
					360 Actual Front Feet, 4.13 Total Acres							Total Est. Land Value =	45,402		
Tax Description															
PA25-3-1 LOTS 1 TO 10 INCL BLK 3 VILLAGE OF SUPERIOR.															
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 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 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 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
Water/Sewer					
Water Well, 50 Feet			1	2,530	2,403
Totals:				2,530	2,403

Notes:
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 2,362

Class: CD
Effec. Age: 5
Floor Area: 0
Total Base New : 2,530
Total Depr Cost: 2,403
Estimated T.C.V: 2,362
E.C.F. X 0.983
Cls CD Blt 0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		13,000	04/01/2002	WD	03-ARM'S LENGTH	157:594	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
TREE OF LIFE PROPERTIES LLC 114 EVANS CT SHEBOYGAN FALLS WI 53085		MAP #:										
		2024 Est TCV 11,192										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA25-4-1 LOTS 1, 2 & 3 BLK 4 VILLAGE OF SUPERIOR.		Gravel Road			VILLOF SUPERIOR	100.00	123.44	1.0000	0.7856	73 100	5,735	
Comments/Influences		Paved Road			VILLOF SUPERIOR	107.33	97.00	1.0000	0.6964	73 100	5,457	
		Storm Sewer			256 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	11,192
		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	5,596	0	5,596			3,928C	
					2023	4,523	0	4,523			3,741C	
					2022	4,906	0	4,906			3,563C	
					2021	3,450	0	3,450			3,450S	
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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	
18870 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOUGHTON COUNTY LAND BANK AUTHORITY 401 E HOUGHTON AVE HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 23.NORTHERN						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					MAIN	100.00	123.44	1.0000	0.9072	98 100	8,890
					100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =						8,890
Tax Description		Dirt Road									
Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 07/11/2023. PA25-4-1A LOTS 4 & 5 BLK 4 VILLAGE OF SUPERIOR.		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			
		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		
18846 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 06/01/2022												
Owner's Name/Address		MAP #:												
COWELL COLIN 18846 SUPERIOR LOC HOUGHTON MI 49931		2024 Est TCV 31,442 TCV/TFA: 35.09												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		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	
PA25-4-1B LOTS 6 & 7 BLK 4 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	100.00	123.44	1.0000	0.7856	73	100		5,735	
COMBINED FOR THE 2021 ROLL, TRAILER SPANS LOT LINES					100 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	5,735
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	2,868	12,853	15,721			12,980C			
					2023	2,318	11,993	14,311			12,362C			
					2022	2,514	10,506	13,020			11,774C			
					2021	1,768	10,526	12,294			11,398C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	2,868	12,853	15,721			12,980C			
		WK	10/05/2010	INSPECTED	2023	2,318	11,993	14,311			12,362C			
		SC	11/01/2010	DATA ENTER	2022	2,514	10,506	13,020			11,774C			
					2021	1,768	10,526	12,294			11,398C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		13,000	04/01/2002	WD	03-ARM'S LENGTH	157:594	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
18818 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TREE OF LIFE PROPERTIES LLC 114 EVANS CT SHEBOYGAN FALLS WI 53085		MAP #:											
		2024 Est TCV 31,032 TCV/TFA: 30.66											
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA25-4-3 LOTS 8 TO 13 INCL BLK 4 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	250.00	123.44	1.0000	0.7856	73	100		14,338
Comments/Influences					SUPERIOR CITY	75.00	97.00	0.5987	0.9849	73	100		3,228
					INTERIOR	0.00	93.65	1.0000	0.7901	115	100		0
					360 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 17,566								

Building Type				(3) Roof (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 1/2					Drywall Paneled			Plaster Wood T&G																						
				Trim & Decoration																										
					Ex	X	Ord		Min																					
				Size of Closets																										
Yr Built 1900				Remodeled 0					Ex	X	Ord		Min																	
Condition: Poor									Lg	X	Ord		Small																	
Room List				Doors:					Solid		X	H.C.																		
1 Basement 2 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors								(12) Electric																		
				Kitchen:								0 Amps Service																		
				Other:																										
				Other:								No./Qual. of Fixtures																		
(1) Exterior				(6) Ceilings								No. of Elec. Outlets																		
X	Wood/Shingle Aluminum/Vinyl Brick													Cost Est. for Res. Bldg: 1 Single Family 1 1/2 (11) Heating System: Forced Air w/ Ducts Ground Area = 748 SF Floor Area = 1012 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/50/100/11.25 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 528 1 Story Siding Basement 220 Total: 113,242 12,739 Other Additions/Adjustments Porches WGEP (1 Story) 80 6,850 702 Water/Sewer Public Water 1 1,150 129 Public Sewer 1 1,150 129 Totals: 122,392 13,699 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 13,466																
Insulation																														
(2) Windows				(7) Excavation																										
X	Many Avg. Few		Large Avg. Small	Basement: 748 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																														
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.				
		500		07/01/2002	WD	03-ARM'S LENGTH			DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
SUPERIOR LOCATION RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FOOR MICHELLE L & SCOTT J 3527 ADAMS AVE SAGINAW MI 48602		MAP #:												
		2024 Est TCV 7,743												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
PA25-5-1 LOTS 1, 2 & 3 BLK 5 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR 150.00 100.00 1.0000 0.7071 73 100 7,743									
Comments/Influences					150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,743									
		Who When What			2024	3,872	0	3,872			2,717C			
					2023	3,129	0	3,129			2,588C			
					2022	3,394	0	3,394			2,465C			
					2021	2,387	0	2,387			2,387S			
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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 #:											
DENITTO SUSAN MARIE 2605 GA HWY 119N PEMBROKE GA 31321		2024 Est TCV 2,581											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		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	
PA25-5-2 LOT 4 BLK 5 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	50.00	100.00	1.0000	0.7071	73	100		2,581
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,581								
		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	1,291	0	1,291			530C		
					2023	1,043	0	1,043			505C		
					2022	1,132	0	1,132			481C		
					2021	796	0	796			466C		
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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 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
STATE OF MICHIGAN					VILLOF SUPERIOR	50.00	100.00	1.0000	0.7071	73	100				2,581
					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,581										
Tax Description															
PA25-5-3 LOT 5 BLK 5 VILLAGE OF SUPERIOR.															
Comments/Influences															
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		WK	10/05/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT				
		SC	11/01/2010	DATA ENTER	2022	0	0	0			0				
					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 Wood Oil Coal Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 588 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 Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 588 SF Floor Area = 588 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 Basement 588 Total: 84,604 39,253 Other Additions/Adjustments Water/Sewer 1 4,453 1,559 1000 Gal Septic 1 5,520 1,932 Water Well, 100 Feet Totals: 94,577 42,744 Notes: ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 42,017													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
FALLON JOHN H & GERTRUDE	FALLON GERTRUDE TRUST	0		09/15/2014	QC	03-ARM'S LENGTH		2014/06168	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 #:												
FALLON GERTRUDE TRUST 2416 CHESTNUT LANE MORRIS IL 60450		2024 Est TCV 5,054												
			Improved	X	Vacant		Land Value Estimates for Land Table 24.NEW PLATTED							
		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	
						VILLOF SUPERIOR 100.00 95.88 1.0000 0.6924 73 100								5,054
						100 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	5,054
		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	2,527					0	2,527			378C				
2023	2,043					0	2,043			360C				
2022	2,216					0	2,216			343C				
2021	1,558					0	1,558			333C				
Who		When		What										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan							2023	2,043	0	2,043			360C	
							2022	2,216	0	2,216			343C	
							2021	1,558	0	1,558			333C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
NORDSTROM JAMES P & SHARON	NORDSTROM SHARON	0	03/23/2013	QC	03-ARM'S LENGTH	2013/06157	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
18870 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 06/27/2000													
Owner's Name/Address		MAP #:													
NORDSTROM SHARON 18870 SUPERIOR LOC HOUGHTON MI 49931		2024 Est TCV 75,907 TCV/TFA: 49.81													
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED										
		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		
PA25-5-5 LOTS 8, 9 & 10 BLK 5 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	100.00	146.88	1.0000	0.8570	73	100			6,256	
PARCEL 525-008-00 COMBINED WITH THIS PARCEL FOR 2021					100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 6,256										
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	3,128	34,826	37,954			12,505C				
					2023	2,528	31,377	33,905			11,910C				
					2022	2,743	27,489	30,232			11,343C				
					2021	1,928	27,532	29,460			10,981C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	3,128	34,826	37,954			12,505C				
		WK	10/05/2010	INSPECTED	2023	2,528	31,377	33,905			11,910C				
		SC	11/01/2010	DATA ENTER	2022	2,743	27,489	30,232			11,343C				
					2021	1,928	27,532	29,460			10,981C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 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: Fair		Trim & Decoration		Size of Closets									
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: Linoleum Other: Carpeted Other:		0 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 Small		Basement: 544 S.F. Crawl: 400 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 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 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													

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 980 SF Floor Area = 1524 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		
2 Story	Siding	Basement	544		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	144		
1 Story	Siding	Piers	36		
Total:				153,376	69,018

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,785	803
Water/Sewer			
Public Water	1	1,150	517
Public Sewer	1	1,150	517
Totals:		157,461	70,855

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv:

69,651

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.				
KLAPEC EDWARD M ESTATE OF	ABANDONED - UNKNOWN	0		05/08/2018	OTH	06-COURT JUDGEMENT			DEED	100.0				
		500		07/01/2002	WD	03-ARM'S LENGTH			DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
SUPERIOR LOCATION ROAD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FOOR MICHELLE L & SCOTT J 3527 ADAMS AVE SAGINAW MI 48602		MAP #:												
		2024 Est TCV 5,162												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
PA25-6-2 LOTS 3 & 4 BLK 6 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	100.00	100.00	1.0000	0.7071	73	100		5,162	
Comments/Influences					100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	5,162
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	2,581	0	2,581			1,811C
								2023	2,086	0	2,086			1,725C
								2022	2,263	0	2,263			1,643C
								2021	1,591	0	1,591			1,591S
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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	
18928 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 10/30/2017									
Owner's Name/Address		MAP #:									
NORDSTROM LORI 18928 SUPERIOR LOCATION RD HOUGHTON MI 49931		2024 Est TCV 105,975 TCV/TFA: 147.19									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA25-6-3 LOTS 5, 6, 7, 8 & 9 BLK 6			Gravel Road	VILLOF SUPERIOR		100.00	96.88	1.0000	0.6960	73 100	5,081
VILLAGE OF SUPERIOR.			Paved Road	VILLOF SUPERIOR		100.00	148.80	1.0000	0.8626	73 100	6,297
Comments/Influences			Storm Sewer	200 Actual Front Feet, 0.56 Total Acres		Total Est. Land Value =				11,377	
			Sidewalk	Land Improvement Cost Estimates DescriptionRateSize % GoodCash Value Wood Frame22.09720416,521 Total Estimated Land Improvements True Cash Value = 6,521							
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			Level	YearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/OtherTaxable Value 20245,68947,29952,98819,479C 20234,59843,25047,84818,552C 20224,98837,96242,95017,669C 20213,50737,83441,34117,105C							
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2024	5,689	47,299	52,988			19,479C
		WK	10/05/2010	INSPECTED	2023	4,598	43,250	47,848			18,552C
		SC	11/01/2010	DATA ENTER	2022	4,988	37,962	42,950			17,669C
					2021	3,507	37,834	41,341			17,105C
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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		Gas	X	Oil		Elec.		Interior 1 Story	Area	Type	Year Built: 2000		
	Mobile Home		Insulation		Wood	Coal	Steam		Interior 2 Story		72				WGEP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Warm Air						Two Sided			Class: C		
	Duplex	0	Other Overhang		Wall Furnace										Exterior 1 Story	
	A-Frame				Warm & Cool Air											Exterior 2 Story
					Heat Pump											
X	Wood Frame	(4) Interior									Prefab 2 Story			Foundation: 18 Inch		
			Drywall		Plaster						Heat Circulator			Finished ?:		
			Paneled		Wood T&G						Raised Hearth			Auto. Doors: 0		
Building Style:		Trim & Decoration									Wood Stove			Mech. Doors: 0		
1											Direct-Vented Gas			Area: 240		
Yr Built	Remodeled		Ex	X	Ord		Min							% Good: 86		
1966	0													Storage Area: 0		
Condition: Poor		Size of Closets												No Conc. Floor: 240		
			Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.		Central Air						Bsmnt Garage:		
		(5) Floors						Wood Furnace								
Basement								(12) Electric								
3 1st Floor								0 Amps Service								
2nd Floor								No./Qual. of Fixtures								
2 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								
	Many		Basement: 0 S.F.					Softener, Auto								
X	Avg.	X	Crawl: 0 S.F.					Softener, Manual								
	Few		Slab: 0 S.F.					Solar Water Heat								
			Height to Joists: 0.0					No Plumbing								
	Wood Sash	(8) Basement						Extra Toilet								
	Metal Sash							Extra Sink								
	Vinyl Sash							Separate Shower								
	Double Hung							Ceramic Tile Floor								
	Horiz. Slide							Ceramic Tile Wains								
	Casement							Ceramic Tub Alcove								
	Double Glass							Vent Fan								
	Patio Doors							(14) Water/Sewer								
	Storms & Screens															
(3) Roof																
	Gable		Recreation SF					Public Water								
	Hip		Living SF					Public Sewer								
X	Flat	Gambrel	Walkout Doors (B)					1 Water Well								
		Mansard	No Floor SF					1 1000 Gal Septic								
		Shed	Walkout Doors (A)					2000 Gal Septic								
Asphalt Shingle		(10) Floor Support						Lump Sum Items:								
X	Metal															
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 36 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: 1		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:		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									
Many Avg. X Avg. Large Few Small		Basement: 0 S.F. Crawl: 720 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 X Metal		(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 = 720 SF Floor Area = 720 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	Crawl Space	720		
Total:				81,332	69,946

Other Additions/Adjustments

Porches			
WGEF (1 Story)	36	4,356	3,746
Totals:		85,688	73,692

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCv: 72,439

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							
18906 SUPERIOR LOC		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
MATTSON WILBERT, PATRICIA & JOSEPH 18906 SUPERIOR LOC HOUGHTON MI 49931		2024 Est TCV 85,978 TCV/TFA: 88.09													
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED										
		Public Improvements			* Factors *										
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
PA25-6-4 LOT 10 BLK 6 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	50.00	100.00	1.0000	0.7071	73	100				2,581
Comments/Influences					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 2,581										
		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	1,291	41,698	42,989			15,354C				
		WK	10/05/2010	INSPECTED	2023	1,043	37,792	38,835			14,623C				
		SC	11/01/2010	DATA ENTER	2022	1,132	33,108	34,240			13,927C				
					2021	796	33,167	33,963			13,483C				

Building Type				(3) Roof (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			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 56WGEP (1 Story) 72WGEP (1 Story) 48Treated Wood		Year Built: 2005 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: 320 % Good: 91 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior																									
Building Style: 2				Drywall PaneledPlaster Wood T&G																									
				Trim & Decoration																									
				ExXOrdMin																									
Yr Built 1900				Remodeled 0																									
Condition: Fair				Size of Closets																									
				LgXOrdSmall																									
Room List				Doors:SolidXH.C.																									
1 Basement 3 1st Floor 4 2nd Floor 2 Bedrooms				(5) Floors																									
(1) Exterior				Kitchen: Other: Other:																									
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																									
Insulation																													
(2) Windows				(7) Excavation																									
X	Many Avg. Few		X	Large Avg. Small		Basement: 592 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 X 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:																									

Cost Est. for Res. Bldg: 1 Single Family 2												Cls D				Blt 1900			
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 592 SF Floor Area = 976 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		208													
2 Story		Siding		Basement		384													
Total:						109,530													
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)				56		5,425		2,224											
WGEP (1 Story)				72		6,387		2,619											
Deck																			
Treated Wood				48		1,620		664											
Garages																			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																			
Base Cost				320		16,531		15,043											
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																			
Base Cost				480		21,470		12,023											
Totals:				167,580		84,839													
Notes:																			
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:																83,397			

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	
45403 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		07/01/2006		06-180		FOUNDATION	
		P.R.E. 100% 05/19/1994		GARAGE		05/03/1988		88-116		COMPLETE	
Owner's Name/Address		MAP #:									
MATTSON ROY D & CAROLYN LECLAIRE TRACY & MATTSON MICHAEL;LB 45403 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 82,186 TCV/TFA: 81.53									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA25-7-1 LOTS 1, 2, 3 & 4 BLK 7 VILLAGE OF SUPERIOR.					VILLOF SUPERIOR	100.00	200.00	1.0000	1.0000	73 100	7,300
Comments/Influences					100 Actual Front Feet, 0.92 Total Acres			Total Est. Land Value =			7,300

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DOYLE LAWRENCE W & DAWN L	STEVENS KURT EDWARD	98,000	04/12/2017	WD	03-ARM'S LENGTH	2017/02285	DEED	100.0				
DOYLE LARRY W	DOYLE LAWRENCE W & DAWN L	100	09/30/2005	QC	21-NOT USED/OTHER	167/2786	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
45379 SUPERIOR RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/15/2017										
Owner's Name/Address		MAP #:										
STEVENS KURT EDWARD 45379 SUPERIOR RD HOUGHTON MI 49931		2024 Est TCV 151,121 TCV/TFA: 116.61										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA25-7-2 LOTS 5 TO 10 INCL BLK 7 VILLAGE OF SUPERIOR.				VILLOF SUPERIOR	146.80	200.00	1.0000	1.0000	73	100		10,716
Comments/Influences				147 Actual Front Feet, 0.67 Total Acres					Total Est. Land Value =		10,716	
				Land Improvement Cost Estimates								
				Description	Rate		Size		% Good	Cash Value		
				Wood Frame	23.93		220		46	2,422		
				Sewer	28.90		96		95	2,635		
		X	Electric	Total Estimated Land Improvements True Cash Value = 5,057								
				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	5,358	70,203	75,561			60,745C	
		LP	07/27/2009	DATA ENTER	2023	4,331	64,355	68,686	0J		0	
		WK	10/05/2010	INSPECTED	2022	4,698	56,434	61,132			55,099C	
		SC	11/01/2010	DATA ENTER	2021	3,303	56,385	59,688			53,339C	
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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: 1981 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame				(4) Interior																							
Building Style: RANCH				Drywall		Plaster																					
				Paneled		Wood T&G																					
				Trim & Decoration																							
				Ex	X	Ord		Min																			
Yr Built 1981		Remodeled 0		Size of Closets																							
Condition: Good				Lg	X	Ord		Small																			
Room List				Doors:			Solid	X	H.C.																		
7	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors																							
				Kitchen:																							
				Other:																							
				Other:																							
(1) Exterior																											
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																							
X	Insulation																										
(2) Windows				(7) Excavation																							
X	Many		Large	Basement: 1296 S.F.																							
	Avg.	X	Avg.	Crawl: 0 S.F.																							
X	Few		Small	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 Concrete Floor																							
X	Patio Doors Storms & Screens			(9) Basement Finish																							
(3) Roof																											
X	Gable		Gambrel	Recreation SF																							
	Hip		Mansard	Living SF																							
X	Flat		Shed	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.			
ZILFI JOE	RASCONA JOHN	1,800		07/30/2004	WD	03-ARM'S LENGTH		165/574	DEED	0.0			
		895		07/01/2004	WD	03-ARM'S LENGTH		165:574	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 #:											
RASCONA JOHN 56622 MINE ST CALUMET MI 49913		2024 Est TCV 7,657											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA26-A-1 LOTS 1, 2 & 3 INC BLK A SUPERIOR					SUPERIOR CITY	150.13	100.00	0.6987	1.0000	73	100		7,657
CITY SURFACE RIGHTS ONLY. 165/574					INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0
Comments/Influences					INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0
					150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,657								
		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	3,829	0	3,829			885C		
		WK	09/19/2010	INSPECTED	2023	3,095	0	3,095			843C		
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Licensed To: Township of Portage, County of Houghton, Michigan					2021	2,360	0	2,360			778C		

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of Houghton, Michigan

Grantor	Grantee			Sale Price	Sale Date	Inst. Type	Terms of Sale			Liber & Page	Verified By	Prcnt. Trans.			
				1,025	08/01/2004	WD	03-ARM'S LENGTH			165:863	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%											
MCCREERY GARY G N8593 STATE ROAD 33 BEAVER DAM WI 53916				MAP #:											
				2024 Est TCV 7,541											
				Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
				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
LOTS 4 & 5 BLK A SUPERIOR CITY SURFACE RIGHTS ONLY.							SUPERIOR CITY	100.02	73.67	0.6933	0.8583	73	100		4,345
Comments/Influences							SUPERIOR CITY	56.03	127.00	0.6933	1.1269	73	100		3,196
							156 Actual Front Feet, 0.33 Total Acres			Total Est. Land Value =			7,541		
				Topography of Site											
				Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				Who	When	What	2024	3,771	0	3,771			773C		
				WK	09/19/2010	INSPECTED	2023	3,048	0	3,048			737C		
				SC	11/01/2010	DATA ENTER	2022	3,306	0	3,306			702C		
							2021	2,324	0	2,324			680C		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0			
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 #:											
MANNINEN JOHN R & ROY E PO BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 1,865											
		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
						100.02	0.00	1.0000	1.0000	0	100		0
PA26-A-2 LOTS 6 TO 10 INCL BLK A SUPERIOR CITY SURFACE RIGHTS ONLY.						161.93	0.00	1.0000	1.0000	0	100		0
Comments/Influences						0.00	100.00	1.0000	1.0000	0	100		0
					INLAND PROPERTIES	0.666 Acres		2,800		100			1,865
					262 Actual Front Feet, 0.67 Total Acres		Total Est. Land Value =		1,865				

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0			
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 #:											
MANNINEN JOHN R & ROY E PO BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 3,248											
		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
						207.90	0.00	1.0000	1.0000	0	100		0
PA26-B-1 LOTS 1 TO 5 AND LOTS 7 TO 11 BLK B SUPERIOR CITY SURFACE RIGHTS ONLY. (COMBINED LOTS 1-5 AND LOTS 7-11 FOR MBOR 2014)						99.28	0.00	1.0000	1.0000	0	100		0
						211.38	0.00	1.0000	1.0000	0	100		0
Comments/Influences					INLAND PROPERTIES		1.179 Acres		2,754		100		3,248
					529 Actual Front Feet, 1.18 Total Acres		Total Est. Land Value =						3,248

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 24.NEW PLATTED									
		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					SUPERIOR CITY	50.00	100.00	0.8706	1.0000	73	100			3,178
					50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,178									
Tax Description														
PA26-B-3 LOT 6 BLK B SUPERIOR CITY														
SURFACE RIGHTS ONLY.														
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	10/05/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		SC	11/01/2010	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.				
ZILFI JOE	NOBLE CHLOE DEE	1,275		07/01/2004	WD	03-ARM'S LENGTH		165:862	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 #:												
BREGENZER RAYMOND PO BOX 75 TROUT CREEK MI 49967		2024 Est TCV 7,893												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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	
PA26-C-1 LOTS 1 TO 3 INCL BLK C SUPERIOR					SUPERIOR CITY	155.92	100.00	0.6934	1.0000	73	100	7,893		
CITY SURFACE RIGHTS ONLY. 165/573 165/862					INTERIOR	0.00	100.00	1.0000	0.8165	115	100	0		
Comments/Influences					INTERIOR	0.00	100.00	1.0000	0.8165	115	100	0		
					156 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =		7,893
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2024	3,947	0	3,947			2,291C
					WK	09/19/2010	INSPECTED	2023	3,190	0	3,190			2,182C
					SC	11/01/2010	DATA ENTER	2022	3,460	0	3,460			2,079C
					2021	2,433	0	2,433			2,013C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1,100	08/01/2004	WD	03-ARM'S LENGTH	165:862	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 #:											
BRUNSON PHILIP DREW 6545 TREMOLITE DR CASTLE ROCK CO 80108		2024 Est TCV 5,957											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 4 & 5 BLK C SUPERIOR CITY SURFACE RIGHTS ONLY		Dirt Road			SUPERIOR CITY	100.00	50.00	0.7033	0.7071	73	100		3,630
		Gravel Road			SUPERIOR CITY	45.33	100.00	0.7033	1.0000	73	100		2,327
Comments/Influences		Paved Road			INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0
		Storm Sewer			136 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		5,957
		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	2,979	0	2,979			759C		
		WK	09/19/2010	INSPECTED	2023	2,408	0	2,408			723C		
		SC	11/01/2010	DATA ENTER	2022	2,612	0	2,612			689C		
					2021	1,836	0	1,836			667C		
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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									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
JULIO LAWRENCE J & ELIZABETH A 21021 ROYCE RD HANCOCK MI 49930		2024 Est TCV 19,426									
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PA26-C-2 LOTS 6 TO 15 INCL BLK C SUPERIOR CITY SURFACE RIGHTS ONLY.					SUPERIOR CITY	198.58	100.00	0.5536	1.0000	73 100	8,026
Comments/Influences					SUPERIOR CITY	282.08	100.00	0.5536	1.0000	73 100	11,400
					491 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 19,426						

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	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%													
MANNINEN JOHN R & ROY E PO BOX 219 SOUTH RANGE MI 49963		MAP #:													
		2024 Est TCV 294													
Tax Description		Improved	X	Vacant		Land Value Estimates for Land Table M & B.METES & BOUNDS									
		Public Improvements				* Factors *									
PA26-D-1A LOT 1 BLK D SUPERIOR CITY SURFACE RIGHTS ONLY.		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road					45.55	0.00	1.0000	1.0000		0	100		0
Comments/Influences		Paved Road				INLAND PROPERTIES				0.105 Acres		2,800		100	294
		Storm Sewer				46 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =				294	
		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	2024	147	0	147				138C			
		WK	10/05/2010	INSPECTED	2023	132	0	132				132S			
		SC	11/01/2010	DATA ENTER	2022	132	0	132				132S			
					2021	133	0	133				133S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		110	07/01/1995	WD	03-ARM'S LENGTH		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 #:												
MCMILLIN CARL E 6033 NELSON CT BURTON MI 48519		2024 Est TCV 11,515												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
					SUPERIOR CITY	250.00	100.00	0.6310	1.0000	73	100		11,515	
					250 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =		11,515
Tax Description														
PA26-D-2 LOTS 4 TO 8 INCL BLK D SUPERIOR CITY SURFACE RIGHTS ONLY.														
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	5,758	0	5,758			976C			
		WK	09/19/2010	INSPECTED	2023	4,654	0	4,654			930C			
		SC	11/01/2010	DATA ENTER	2022	5,048	0	5,048			886C			
					2021	3,549	0	3,549			858C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SEARS MARSHA & STEVE	SNELL TROY WILLIAM	2,500		10/31/2009	QC	21-NOT USED/OTHER	2009/06910	DEED	100.0				
		2,100		07/01/2004	WD	03-ARM'S LENGTH	165:385	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 #:											
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455		2024 Est TCV 13,244											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOTS 9 THRU 14 BLK D SUPERIOR CITY					SUPERIOR CITY	150.00	97.64	0.6084	0.9881	73	100		6,583
SURFACE RIGHTS ONLY 165/385					SUPERIOR CITY	150.00	100.00	0.6084	1.0000	73	100		6,662
Comments/Influences					INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0
					300 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	13,244

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
SCHRANZ NORBERT	MANNINEN JOHN R, MATHEW W,	0		01/24/2009	QC	21-NOT USED/OTHER		2009/00381	DEED	100.0				
		1,875		07/01/2004	WD	03-ARM'S LENGTH		167:17	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 #:												
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455		2024 Est TCV 3,134												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
PA26-D-3 LOT 15, BLK D SUPERIOR CITY					SUPERIOR CITY	50.00	97.30	0.8706	0.9864	73	100		3,134	
SURFACE RIGHTS ONLY. 165/385 165/546					50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 3,134									
165/548 167/017														
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	1,567	0	1,567			336C			
		WK	09/19/2010	INSPECTED	2023	1,267	0	1,267			320C			
		SC	11/01/2010	DATA ENTER	2022	1,374	0	1,374			305C			
					2021	966	0	966			296C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		175	06/01/2004	WD	03-ARM'S LENGTH	167:150	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 #:										
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455		2024 Est TCV 3,134										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA26-D-16 LOT 16, BLK D SUPERIOR CITY					SUPERIOR CITY	50.00	97.30	0.8706	0.9864	73 100	3,134	
SURFACE RIGHTS ONLY 167/150					50 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =	3,134
Comments/Influences												

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		175	06/01/2004	WD	03-ARM'S LENGTH	167:151	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 #:											
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455				2024 Est TCV 3,132									
			Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					SUPERIOR CITY	50.00	97.15	0.8706	0.9856	73	100	3,132	
					50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	3,132
Tax Description													
PA26-D-17 LOT 17, BLK D SUPERIOR CITY													
SURFACE RIGHTS ONLY 167/151													
Comments/Influences													
				Topography of Site									
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan				Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	1,566	0	1,566			305C		
		WK	09/19/2010	INSPECTED	2023	1,266	0	1,266			291C		
		SC	11/01/2010	DATA ENTER	2022	1,373	0	1,373			278C		
					2021	966	0	966			270C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		175	06/01/2004	WD	03-ARM'S LENGTH	167:152	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 #:											
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455				2024 Est TCV 3,129									
			Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					SUPERIOR CITY	50.00	96.96	0.8706	0.9847	73	100	3,129	
					50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	3,129
Tax Description													
PA26-D-18 LOT 18, BLK D SUPERIOR CITY													
SURFACE RIGHTS ONLY 167/152													
Comments/Influences													
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	1,565	0	1,565				473C	
		WK	09/19/2010	INSPECTED	2023	1,265	0	1,265				451C	
		SC	11/01/2010	DATA ENTER	2022	1,372	0	1,372				430C	
					2021	965	0	965				417C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		175	06/01/2004	WD	03-ARM'S LENGTH	167:153	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 #:										
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455		2024 Est TCV 3,123										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
PA26-D-19 LOT 19, BLK D SUPERIOR CITY		Gravel Road		SUPERIOR CITY	50.00	96.60	0.8706	0.9829	73	100	3,123	
SURFACE RIGHTS ONLY 167/153		Paved Road		50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	3,123
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	1,562	0	1,562			336C	
		WK	09/19/2010	INSPECTED	2023	1,262	0	1,262			320C	
		SC	11/01/2010	DATA ENTER	2022	1,369	0	1,369			305C	
					2021	963	0	963			296C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		175	06/01/2004	WD	03-ARM'S LENGTH	167:150	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 #:										
SNELL TROY WILLIAM 145600 BOOKLET LN MOSINEE WI 54455		2024 Est TCV 3,097										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA26-D-20 LOT 20, BLK D SUPERIOR CITY					SUPERIOR CITY	50.00	95.00	0.8706	0.9747	73 100	3,097	
SURFACE RIGHTS ONLY 167/154					50 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =	3,097
Comments/Influences												

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCDOWELL RICHARD BARRETT	MANNINEN JOHN R, MATTHEW W	99		07/17/2009	QC	21-NOT USED/OTHER	2009/04590	DEED	100.0					
		350		06/01/2004	WD	03-ARM'S LENGTH	165:548	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 #:												
MANNINEN JOHN R MATTHEW W ROY E PO BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 1,176												
		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	
LOTS 2, 3, 21, 22 BLK D SUPERIOR CITY SURFACE RIGHTS ONLY						50.00	0.00	1.0000	1.0000		0	100		0
COMBINED FROM 010-533-022-00 & 010-533-002-00 FOR 2020 ROLL					INLAND PROPERTIES					0.420 Acres	2,800	100		1,176
Comments/Influences					50 Actual Front Feet, 0.42 Total Acres			Total Est. Land Value =			1,176			
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	588	0	588			551C			
		WK	09/19/2010	INSPECTED	2023	525	0	525			525S			
		SC	11/01/2010	DATA ENTER	2022	525	0	525			525S			
					2021	529	0	529			529S			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ZILFI JOE	GARTON CARY & MAILEE	796		08/01/2004	WD	03-ARM'S LENGTH		165:815	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 #:												
GARTON CARY & MAILEE 741 MEADOW DR TRAVERSE CITY MI 49685		2024 Est TCV 8,148												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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	
					SUPERIOR CITY	162.24	100.00	0.6880	1.0000	73	100		8,148	
					INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0	
					167 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =		8,148
		Topography of Site												
		Level												
Rolling														
Low														
High														
Landscaped														
Swamp														
Wooded														
Pond														
Waterfront														
Ravine														
Wetland														
Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who When What			2024	4,074	0	4,074			607C					
WK 09/19/2010 INSPECTED			2023	3,293	0	3,293			579C					
SC 11/01/2010 DATA ENTER			2022	3,572	0	3,572			552C					
			2021	2,512	0	2,512			535C					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		1,000	10/01/2004	WD	03-ARM'S LENGTH	166:930	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 #:											
AZZARELLA MICHAEL PO BOX 1776 CATHEDRAL CITY CA 92235		2024 Est TCV 7,652											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		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	
					SUPERIOR CITY	150.00	100.00	0.6988	1.0000	73	100		7,652
					150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,652
		Topography of Site											
		Level Rolling Low 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	3,826				0	3,826			1,146C				
2023	3,093				0	3,093			1,092C				
2022	3,355				0	3,355			1,040C				
2021	2,359				0	2,359			1,007C				
Tax Description													
PA26-E-1A1 LOT 6 TO 8 BLK E SUPERIOR CITY 166/930													
Comments/Influences													

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E		1,400	09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0			
HOUGHTON COUNTY TREASURER	CHARTER TWP OF PORTAGE		0	12/16/2011	QC	10-FORECLOSURE		2011/06397	DEED	100.0			
HUERTA JAMES & DE LA CRUZ	HOUGHTON COUNTY TREASURER		0	02/09/2011	SD	10-FORECLOSURE		2010/01354	DEED	100.0			
			609	07/01/2004	WD	03-ARM'S LENGTH		165:686	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 #:										
MANNINEN JOHN R & ROY E PO BOX 219 SOUTH RANGE MI 49963			2024 Est TCV 644										
			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
							100.00	0.00	1.0000	1.0000	0	100	0
						INLAND PROPERTIES			0.230 Acres		2,800	100	644
						100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			644	
			Topography of Site										
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2024	322	0	322			302C	
			WK	09/19/2010	INSPECTED	2023	288	0	288			288S	
			SC	11/01/2010	DATA ENTER	2022	288	0	288			288S	
						2021	290	0	290			290S	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
STATE OF MICHIGAN	STEVENS RICHARD JR	900		09/27/2011	PTA	10-FORECLOSURE			DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
SUPERIOR CITY		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MANNINEN JOHN R & ROY E BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 1,075											
		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
						97.59	100.00	1.0000	0.0000	0	100*		0
PA26-E-2 LOTS 9, 10, 11, 12 BLK E						51.98	57.54	1.0000	0.0000	0	100*		0
SUPERIOR CITY SURFACE RIGHTS ONLY.						50.00	78.00	1.0000	0.0000	0	100*		0
Comments/Influences					INLAND PROPERTIES		0.384 Acres		2,800		100		1,075
					* denotes lines that do not contribute to the total acreage calculation.								
					198 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 1,075								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		50	07/01/1995	WD	03-ARM'S LENGTH		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 #:												
MCMILLIN CARL E 6033 NELSON CT BURTON MI 48519		2024 Est TCV 9,632												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
					SUPERIOR CITY	200.00	100.00	0.6598	1.0000	73	100	9,632		
					200 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =		9,632
Topography of Site														
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
			Who	When	What	2024	4,816	0	4,816			757C		
			WK	09/19/2010	INSPECTED	2023	3,893	0	3,893			721C		
			SC	11/01/2010	DATA ENTER	2022	4,223	0	4,223			687C		
						2021	2,969	0	2,969			666C		
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Parcel Number: 010-534-017-00

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												
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 24.NEW PLATTED									
		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					SUPERIOR CITY	250.00	100.00	0.6083	1.0000	73	100		11,101	
					SUPERIOR CITY	50.27	100.00	0.6083	1.0000	73	100		2,232	
Tax Description					299 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 13,333									
PA26-E-1 LOTS 17 TO 22 INCL BLK E SUPERIOR CITY SURFACE RIGHTS ONLY.														
Comments/Influences		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who When What			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		WK 10/05/2010 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		SC 11/01/2010 DATA ENTER			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.			
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0			
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 #:											
MANNINEN JOHN R & ROY E PO BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 1,677											
		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
						150.00	0.00	1.0000	1.0000	0	100		0
PA26-F-1 LOTS 1, 2, 3, 4 AND 9 INCL BLK F						111.00	0.00	1.0000	1.0000	0	100		0
SUPERIOR CITY SURFACE RIGHTS ONLY.					INLAND PROPERTIES		0.599 Acres		2,800		100		1,677
(SPLIT LOTS 5, 6, 7, & 8 BLK F) TO					261 Actual Front Feet, 0.60 Total Acres				Total Est. Land Value =				1,677
010-535-005-00 FOR 2013.													
Comments/Influences													

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MANNINEN JOHN R & ROY E	MANNINEN JACOB	395		11/26/2012	QC	09-FAMILY		2012/06711	DEED	100.0			
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0			
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 #:											
MANNINEN JACOB 46429 MAPLE ST DODGEVILLE MI 49921		2024 Est TCV 10,586											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors * LOTS 5 6 7 & 8								
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	
PA26-F-1 LOTS 5, 6, 7, & 8 BLK F					SUPERIOR CITY	117.04	100.00	0.6364	1.0000	73	100	5,438	
SUPERIOR CITY SURFACE RIGHTS ONLY.					SUPERIOR CITY	122.38	82.00	0.6364	0.9055	73	100	5,149	
SPLIT FROM TO 010-535-001-00 FOR 2013.					242 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	10,586
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	5,293	0	5,293			2,143C				
WK	10/05/2010	INSPECTED	2023	4,278	0	4,278			2,041C				
SC	11/01/2010	DATA ENTER	2022	4,641	0	4,641			1,944C				
			2021	3,263	0	3,263			1,882C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		450	07/01/2002	WD	03-ARM'S LENGTH		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 #:											
CRBURKE LLC 306 SKYBOLT GWINN MI 49841		2024 Est TCV 18,945											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		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	
PA26-G-1 LOTS 1 TO 7 BLK G SUPERIOR CITY SURFACE RIGHTS ONLY.					SUPERIOR CITY	313.31	188.63	0.6031	1.3734	73	100		18,945
Comments/Influences					320 Actual Front Feet, 1.34 Total Acres Total Est. Land Value = 18,945								
		Topography of Site											
		Level Rolling Low 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	9,473	0	9,473			8,038C		
					2023	7,656	0	7,656			7,656S		
					2022	8,305	0	8,305			8,305S		
					2021	5,840	0	5,840			1,422C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan		Who	When	What	2024	9,473	0	9,473			8,038C		
		WK	09/19/2010	INSPECTED	2023	7,656	0	7,656			7,656S		
		SC	11/01/2010	DATA ENTER	2022	8,305	0	8,305			8,305S		
					2021	5,840	0	5,840			1,422C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
AMERICAN DREAM LANDS LLC	CHAVEZ BRANDY ELVA	954	07/27/2005	QC	03-ARM'S LENGTH	167:2007	DEED	100.0					
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 #:											
SANDE BRANDY ELUA GG29 GLENEAGLE AVE SW PORT ORCHARD WA 98367-7605		2024 Est TCV 7,666											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		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	
PA26-H-1 LOTS 1, 2, 3, BLK H SUPERIOR CITY SURFACE RIGHTS ONLY. 165/451 165/814 167/2007					SUPERIOR CITY	150.33	100.00	0.6985	1.0000	73	100		7,666
Comments/Influences					160 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 7,666								
		Topography of Site											
		Level Rolling Low 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	3,833	0	3,833			1,183C		
					2023	3,098	0	3,098			1,127C		
					2022	3,361	0	3,361			1,074C		
					2021	2,363	0	2,363			1,040C		
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		WK	09/19/2010	INSPECTED	2023	3,098	0	3,098			1,127C		
		SC	11/01/2010	DATA ENTER	2022	3,361	0	3,361			1,074C		
					2021	2,363	0	2,363			1,040C		

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MANNINEN JOHN R & ROY E	MOYLE ANDREW J	100		11/28/2012	QC	03-ARM'S LENGTH		2012/06677	DEED	100.0				
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	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 #:												
MOYLE ANDREW J PO BOX 414 HOUGHTON MI 49931		2024 Est TCV 9,936												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		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		
					SUPERIOR CITY	207.90	100.00	0.6547	1.0000	73	100		9,936	
					208 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value =	9,936
Tax Description		Topography of Site												
PA26-H-1A LOTS 4, 5, 6 & 7 BLK H SUPERIOR CITY SURFACE RIGHTS ONLY.		Level Rolling Low 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					2024	4,968	0	4,968			1,902C			
					WK 10/05/2010 INSPECTED	2023	4,015	0	4,015			1,812C		
					SC 11/01/2010 DATA ENTER	2022	4,356	0	4,356			1,726C		
						2021	3,063	0	3,063			1,671C		
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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.			
FISH NAOMI M	MANINEN JOHN ROBERT, MATTHEW	450		09/05/2007	WD	03-ARM'S LENGTH		2007/05005	DEED	100.0			
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 #:											
MANNINEN JOHN R ROY E & MATTHEW W PO BOX 219 SOUTH RANGE MI 49963		2024 Est TCV 2,744											
		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
						207.90	0.00	1.0000	1.0000	0	100		0
						222.90	0.00	1.0000	1.0000	0	100		0
PA26-I-1 LOTS 1 & 2 BLK I AND LOTS 3, 4, 5, 6, 7, & 8 BLOCK I SUPERIOR CITY SURFACE RIGHTS ONLY. (COMBINED FOR 2014)					INLAND PROPERTIES			0.980 Acres		2,800	100		2,744
Comments/Influences					439 Actual Front Feet, 0.98 Total Acres			Total Acres		Total Est. Land Value =			2,744
		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		
		WK 09/19/2010 INSPECTED			2024	1,372	0	1,372			1,286C		
		SC 11/01/2010 DATA ENTER			2023	1,225	0	1,225			1,225S		
					2022	1,225	0	1,225			1,225S		
					2021	1,235	0	1,235			1,235S		
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MANNINEN JOHN R & ROY E	MOYLE ANDREW J	100		11/28/2012	QC	03-ARM'S LENGTH		2012/06677	DEED	100.0		
CHARTER TWP OF PORTAGE	MANNINEN JOHN R & ROY E	1,400		09/17/2012	QC	19-MULTI PARCEL ARM'S LEN		2012/05495	DEED	100.0		
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 #:										
MOYLE ANDREW J PO BOX 414 HOUGHTON MI 49931		2024 Est TCV 9,434										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		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
PA26-I-3 LOTS 9 TO 12 INCL BLK I SUPERIOR CITY (SURFACE ONLY).					SUPERIOR CITY	194.86	100.00	0.6632	1.0000	73	100	
Comments/Influences					189 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 9,434							
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	4,717	0	4,717			1,659C	
		WK	10/05/2010	INSPECTED	2023	3,813	0	3,813			1,580C	
		SC	11/01/2010	DATA ENTER	2022	4,136	0	4,136			1,505C	
					2021	2,908	0	2,908			1,457C	
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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		
SUPERIOR RD				School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address				P.R.E. 0%											
GLM LAND HOLDINGS MOYLE AMY V 46702 HWY M26 HOUGHTON MI 49931				MAP #:											
				2024 Est TCV 21,655											
				Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
				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
PA26-J-1 LOTS 1 TO 14 INCL BLK J SUPERIOR CITY SURFACE RIGHTS ONLY.							SUPERIOR CITY	339.26	217.00	0.5936	1.4731	73	100		21,655
Comments/Influences							INTERIOR	0.00	119.01	1.0000	0.8907	115	100		0
							INTERIOR	0.00	100.00	1.0000	0.8165	115	100		0
							336 Actual Front Feet, 1.70 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	10,828	0	10,828			7,600C		
				WK	09/19/2010	INSPECTED	2023	8,751	0	8,751			7,239C		
				SC	11/01/2010	DATA ENTER	2022	9,493	0	9,493			6,895C		
							2021	6,675	0	6,675			6,675S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		135,000	04/01/2003	WD	03-ARM'S LENGTH	160:997	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
22126 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 04/23/2003										
Owner's Name/Address		MAP #:										
BAKKILA RICHARD E & MICHELLE M		2024 Est TCV 223,691 TCV/TFA: 140.16										
22126 RIDGE RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
HOUGHTON MI 49931		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Taxpayer's Name/Address					INTERIOR	95.00	134.31	1.0000	0.9463	115	100	10,338
BAKKILA RICHARD E & MICHELLE M		X			95 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 10,338							
22126 RIDGE RD		X										
HOUGHTON MI 49931		X										
		X										
		X										
Tax Description		X										
PA27-1 PRT OF LOT 1 PLAT OF ROYALEWOOD		X										
COM @ NW'LY COR OF LOT 1 PLAT OF												
ROYALE-WOOD; TH S 15 DEG 17'30" W 144.30'												
TH S 51 DEG 24'30" E 15.1' TO POB; TH S												
51 DEG 24'30" E 94'; TH N 38 DEG 35'30" E												
134.2'; TH N 51 DEG 37' W 94'; TH S 38												
DEG 35'30" W 133.6' M/L TO POB.												
Comments/Influences		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			0	Eavestrough Insulation Front Overhang Other Overhang			X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom 1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 380	Type Treated Wood	Year Built: 1972 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: 462 % Good: 61 Storage Area: 0 No Conc. Floor: 0												
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			1	Class: C Effec. Age: 19 Floor Area: 1,596 Total Base New : 260,233 Total Depr Cost: 203,581 Estimated T.C.V: 213,353					E.C.F. X 1.048		Bsmnt Garage:												
Building Style: 1 1/2				Trim & Decoration	Ex			X	Ord		Min		Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1 1/2 (11) Heating System: Forced Air w/ Ducts Ground Area = 1064 SF Floor Area = 1596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Basement 1,064 Total: 196,971 159,547 Other Additions/Adjustments Recreation Room 798 15,098 9,210 Plumbing 3 Fixture Bath 1 4,547 3,683 Water/Sewer 1000 Gal Septic 1 4,761 3,856 Water Well, 50 Feet 1 2,629 2,129 Deck Treated Wood 380 6,175 5,002 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 462 20,938 12,772 *6 Built-Ins Dishwasher 1 762 617 Garbage Disposal 1 256 207 Jacuzzi Tub 1 8,096 6,558 Totals: 260,233 203,581 Notes: ECF (NEW PLATTED) 1.048 => TCV: 213,353																		
Yr Built 1972		Remodeled 0		Size of Closets	Lg	X	Ord		Small		H.C.	(12) Electric	0	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 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:
Condition: Average				Doors:		Solid	X		H.C.		(5) Floors	Kitchen: Other: Other:		(16) Porches/Decks					Carport Area: Roof:																
Room List				(6) Ceilings				Basement: 1064 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	798	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			10	Unsupported Len: Cntr.Sup:																		
	Basement 3 1st Floor 2 2nd Floor 3 Bedrooms			(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
(1) Exterior				(6) Ceilings				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
Insulation				(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
(2) Windows				(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
X	Many Avg.	X	Large Avg.	Basement: 1064 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	798	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			10	Unsupported Len: Cntr.Sup:																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
(3) Roof				(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
X	Gable Hip Flat		Gambrel Mansard Shed	Basement: 1064 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	798	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			10	Unsupported Len: Cntr.Sup:																			
X	Asphalt Shingle			(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		
Chimney: Brick				(7) Excavation				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	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DAWSON FAMILY TRUST	DAWSON DONALD & GLADYS TR	1	12/22/2014	WD	09-FAMILY	2015/00441	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
22142 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 08/28/2023											
Owner's Name/Address		MAP #:											
DAWSON TIMOTHY A 22142 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 257,508 TCV/TFA: 173.41											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-2 ELY 15' OF LOT 1 & ENTIRE LOT 2					INTERIOR	95.00	134.31	1.0000	0.9463	115	100		10,338
PLAT OF ROYALEWOOD.					95 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 10,338								
Comments/Influences		Land Improvement Cost Estimates											
		Description											
		D/W/P: 4in Concrete											
		Rate											
		Size % Good											
		Cash Value											
		6.82											
		403 64											
		1,759											
		Total Estimated Land Improvements True Cash Value = 1,759											

Building Type			(3) Roof (cont.)			(11) 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			1	Interior 1 Story		Area	Type	403	CPP	Year Built: 1962 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
			1 Front Overhang 1 Other Overhang																														
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts					1	Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator	1	Raised Hearth Wood Stove Direct-Vented Gas																		
			X Drywall X Paneled																														
Building Style: RANCH			Plaster Wood T&G				Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Yr Built 1962			Trim & Decoration																														
Condition: Average			Ex			X	Central Air Wood Furnace																										
			X Ord																														
Room List			Size of Closets			X	(12) Electric																										
			Lg																														
			Doors:				100																										
			Solid																														
			(5) Floors				No./Qual. of Fixtures																										
			Kitchen: Linoleum Other: Carpeted Other:																														
(1) Exterior			(6) Ceilings				Ex.	X	Ord.																								
			X Drywall																														
			(7) Excavation				Average Fixture(s)																										
			Basement: 1423 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																														
(2) Windows			(8) Basement				2 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 2 Ceramic Tile Wains Ceramic Tub Alcove 3 Vent Fan																										
			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish																														
			(10) Floor Support				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
			Joists: Unsupported Len: Cntr.Sup:																														
Chimney: Brick						Lump Sum Items:																											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		1	10/01/2000	WD	03-ARM'S LENGTH	152:880	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
22152 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 07/16/2020								
Owner's Name/Address		MAP #:								
STUART DOUGLAS A		2024 Est TCV 168,400 TCV/TFA: 138.37								
STUART TED; LE		X Improved		Vacant		Land Value Estimates for Land Table 24.NEW PLATTED				
22152 RIDGE RD		Public Improvements		* Factors *						
HOUGHTON MI 49931				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Tax Description				INTERIOR 120.00 134.68 1.0000 0.9476 115 100 13,076						
PA27-3 LOT 3 WLY 45' OF LOT 4 PLAT OF ROYALEWOOD.		X		120 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 13,076						
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					
22182 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
KECK JOHN W & BETTY A 22182 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 9,823											
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Taxpayer's Name/Address		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KECK JOHN W & BETTY A 22182 RIDGE RD HOUGHTON MI 49931		X Gravel Road			INTERIOR	90.00	135.10	1.0000	0.9490	115	100		9,823
		X Paved Road			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 9,823								
		X Storm Sewer											
		X Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X 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										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2024	4,912	0	4,912				4,376C	
					2023	4,271	0	4,271				4,168C	
					2022	4,057	0	4,057				3,970C	
					2021	3,844	0	3,844				3,844S	
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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					
22182 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
KECK JOHN W & BETTY A 22182 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 186,852 TCV/TFA: 146.78											
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
KECK JOHN W & BETTY A 22182 RIDGE RD HOUGHTON MI 49931		X	Dirt Road			INTERIOR	75.00	155.35	1.0000	1.0177	115	100	8,777
			Gravel Road			75 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 8,777							
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
Tax Description		X	Electric										
PA27-5 E'LY 15' OF LOT 5 AND THE W 60' OF LOT 6 PLAT OF ROYALEWOOD.		X	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	4,389	89,037	93,426			68,830C		
The Equalizer. Copyright (c) 1999 - 2009.		WK	10/01/2010	INSPECTED	2023	3,817	77,300	81,117			65,553C		
Licensed To: Township of Portage, County of Houghton, Michigan		SC	11/01/2010	DATA ENTER	2022	3,626	64,826	68,452			62,432C		
					2021	3,435	65,896	69,331			60,438C		

Building Type				(3) Roof (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			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 342 240		Type CPP Treated Wood		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X Wood Frame				(4) Interior																					
Building Style: CAPE				X		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.													
1 Basement 5 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 Insulation				X		Drywall								Many		X		Ave.				Few			
(2) Windows				(7) Excavation																					
X Many Avg.		X Large Avg.		X Few Small		Basement: 988 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																			
X Double Glass Patio Doors				X		Concrete Floor																			
X Storms & Screens				(9) Basement Finish																					
(3) Roof				988		Recreation SF																			
X Gable Hip Flat		Gambrel Mansard Shed				Living SF																			
						Walkout Doors (B)																			
						No Floor SF																			
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.			
THOMAS TOM J & HEIDI B	GRANIK JUDITH TRUST	260,000		12/09/2016	WD	03-ARM'S LENGTH		2016/06178	DEED	100.0			
		142,000		09/01/2001	WD	03-ARM'S LENGTH		155:570	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
22198 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 12/28/2016											
Owner's Name/Address		MAP #:											
GRANIK JUDITH TRUST 22198 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 267,260 TCV/TFA: 118.57											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-6 E'LY 15' OF LOT 6 AND THE W 60' OF LOT 7 PLAT OF ROYALEWOOD.					INTERIOR	75.00	135.71	1.0000	0.9512	115	100		8,204
Comments/Influences					75 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		8,204
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: 4in Concrete				6.82	484	0		0
					Total Estimated Land Improvements				True Cash Value =				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		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 1 Direct-Vented Gas		Area 200 192	Type Treated Wood Treated Wood		Year Built: 1990 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 575 % Good: 0 Storage Area: 288 No Conc. Floor: 0				
X Wood Frame		(4) Interior			X Drywall Paneled				Plaster Wood T&G															
Building Style: CAPE			Trim & Decoration			Ex			X Ord						Min									
Yr Built 1978		Remodeled 0		Size of Closets			Lg			X Ord						Small								
Condition: Average			Doors:						Solid			X			H.C.									
Room List			(5) Floors			(12) Electric			200			Amps Service			No./Qual. of Fixtures									
2 Basement 3 1st Floor 3 2nd Floor 2 Bedrooms			Kitchen: Linoleum Other: Carpeted Other:																					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Ex.			X Ord.						Min						
X Wood/Shingle Aluminum/Vinyl Brick									Many			X Ave.						Few						
X Insulation						(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: 1064 S.F. Crawl: 324 S.F. Slab: 84 S.F. Height to Joists: 0.0																				
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			532 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:																					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MIHELICH TAJ LUCAS	JULIEN LARRY M & CONNIE D	200,000	02/28/2020	WD	03-ARM'S LENGTH	2020/00909	DEED	100.0					
PANDIT SUDHAKAR M	MIHELICH TAJ LUCAS	144,000	06/15/2015	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
22218 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				06/01/2022		2020-999-111		FOUNDATION			
		P.R.E. 100% 04/16/2020											
Owner's Name/Address		MAP #:											
JULIEN LARRY M & CONNIE D 22218 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 211,677 TCV/TFA: 144.79											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-7 E 15' OF LOT 7 & LOT 8 PLAT OF ROYALEWOOD.					INTERIOR	90.00	136.70	1.0000	0.9546	115	100		9,881
Comments/Influences					90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 9,881								
		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: 4in Ren. Conc.	8.00		50 79		316			
					D/W/P: Asphalt Paving	3.04		360 79		864			
					Total Estimated Land Improvements True Cash Value = 1,180								
		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	4,941	100,898	105,839				85,744C	
		WK	10/01/2010	INSPECTED	2023	4,296	87,840	92,136				81,661C	
The Equalizer. Copyright (c) 1999 - 2009.		SC	11/01/2010	DATA ENTER	2022	4,081	73,692	77,773				77,773S	
Licensed To: Township of Portage, County of Houghton, Michigan					2021	3,867	74,877	78,744				78,744S	

Building Type		(3) Roof (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	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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 75 WGEPP (1 Story) 50 CPP	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: 294 % 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: 1,462 Total Base New : 299,100 Total Depr Cost: 191,428 Estimated T.C.V: 200,616	E.C.F. X 1.048	Bsmnt Garage: Carport Area: Roof:								
Building Style: RANCH		Trim & Decoration																		
Yr Built 1966		Remodeled 2015		Ex		X Ord		Min												
Condition: Average		Size of Closets		Lg		X Ord		Small												
Room List		Doors: Solid X H.C.		(5) Floors		(12) Electric			1	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1462 SF Floor Area = 1462 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas	Cls C	Blt 1966								
1 Basement 5 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings		Kitchen: Other: Other:		0 Amps Service														
(1) Exterior				No./Qual. of Fixtures		Ex. X Ord. Min			1	Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Piers 1 Story Siding Piers 1 Story Siding Crawl Space	Size 1,150 128 112 72	Cost New 205,201	Depr. Cost 131,330							
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 1150 S.F. Crawl: 72 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets														
Insulation						Many X Ave. Few		(13) Plumbing		Other Additions/Adjustments Basement Living Area Exterior Brick Veneer Plumbing 3 Fixture Bath 2 Fixture Bath Extra Sink Water/Sewer 1000 Gal Septic Public Sewer Water Well, 50 Feet Porches WGEPP (1 Story) CPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall	Total: 1150 90 1 1 1 1 1 75 50	40,354 1,514 4,547 3,042 929 4,761 1,462 2,629 7,743 1,179	25,827 969 2,910 1,947 595 3,047 936 1,683 4,956 755							
(2) Windows		(8) Basement		Average Fixture(s) 2 3 Fixture Bath 1 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		(14) Water/Sewer														
X Many Avg. X Avg. Few Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:	294 1	15,708 -2,628	10,053 -1,682								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																
X Asphalt Shingle																				
Chimney: Brick																				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LONGER LARRY G, LYNDA L &	COLLINS JEANA & BRENNAN	229,000	11/19/2021	WD	03-ARM'S LENGTH	2021/07498	PROPERTY TRANSFER	100.0			
GRIFFIS ADAMS & VERONICA W	LONGER LARRY G, LYNDA L &	128,000	09/22/2016	WD	03-ARM'S LENGTH	2016/04783	DEED	100.0			
GENUNG JOHN & JANELL R	GRIFFIS ADAMS & VERONICA W	108,000	01/08/2007	WD	03-ARM'S LENGTH	2007/0153	DEED	100.0			
		98,000	04/01/2002	WD	03-ARM'S LENGTH	157:518	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
22230 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
COLLINS JEANA & BRENNAN 22230 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 213,468 TCV/TFA: 138.98									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				INTERIOR	75.00	138.00	1.0000	0.9592	115	100	8,273
PA27-8 LOTS 9 & 10 PLAT OF ROYALEWOOD.				INTERIOR	76.80	144.00	1.0000	0.9798	115	100	8,654
Comments/Influences				152 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 16,926							

Building Type				(3) Roof (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			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: 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: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
																							110 72 128	WGEP (1 Story) WGEP (1 Story) Treated Wood				
																									(4) Interior			
																									Drywall Paneled		Plaster Wood T&G	
																									Trim & Decoration			
																									Ex	X	Ord	
Yr Built 1947		Remodeled 2020		Size of Closets				Central Air Wood Furnace				Class: C Effec. Age: 36 Floor Area: 1,536 Total Base New : 293,029 Total Depr Cost: 187,540 Estimated T.C.V: 196,542				E.C.F. X 1.048				Bsmnt Garage:								
Lg				X	Ord		Small																					
Doors:					Solid	X	H.C.																					
Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas				Cls C Blt 1947												
				Kitchen: Linoleum Other: Carpeted Other: Carpeted				0 Amps Service																				
				No./Qual. of Fixtures				Ex.												X	Ord.		Min					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Stories Exterior Foundation Size 1 Story Siding Blt-in Gar. 308 1 Story Siding Basement 1,228 Total: 203,955 130,532				Cost New Depr. Cost												
				X	Drywall						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																			
(2) Windows				(7) Excavation				2				Other Additions/Adjustments Recreation Room 240 Basement Living Area 1000 Basement, Outside Entrance, Above Grade 1 Plumbing 3 Fixture Bath 1 Water/Sewer 1000 Gal Septic 1 Water Well, 50 Feet 1 Porches WGEP (1 Story) 110 WGEP (1 Story) 72 Deck Treated Wood 128 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 308 Common Wall: 2 Wall 1 Built-Ins Cook Top 1 Fireplaces				14,701 9,409 -5,715 -3,658 762 488												
X	Many Avg.	X	Large Avg.	Basement: 1228 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				1000 Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)				1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:												
				X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
					(9) Basement Finish																							
(3) Roof				240 Recreation SF				(14) Water/Sewer				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
X	Gable		Gambrel	1000	Living SF			1	Public Water							Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 308 Common Wall: 2 Wall 1 Built-Ins Cook Top 1 Fireplaces												
	Hip Flat		Mansard Shed		Walkout Doors (B) No Floor SF				1	Public Sewer																		
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.			
FREA VALERIE	SHERRY CONSTANCE R	140,000	07/31/2009	WD	03-ARM'S LENGTH	2009/04719	DEED	100.0			
FREA VALERIE		0	01/01/1753	WD	03-ARM'S LENGTH		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
22231 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SHERRY CONSTANCE R & HORVATH RALPH CAMMIN ELIZBETH; LB 18325 ELSIE RD ATLANTIC MINE MI 49905		MAP #:									
		2024 Est TCV 225,523 TCV/TFA: 130.06									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA27-10 LOTS 11, 12 & 30 PART OF NW 1/4 OF SEC 5-54-33 PLAT OF ROYALEWOOD.				INTERIOR	150.00	100.00	1.0000	0.8165	115	100	14,085
Comments/Influences				INTERIOR	90.00	84.15	1.0000	0.7490	115	100	7,752
				240 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =							21,837

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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 48			WGEP (1 Story)			Year Built: 1960 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X Wood Frame			(4) Interior																																																		
Building Style: RANCH			Drywall Paneled			Plaster Wood T&G																																															
Yr Built 1960			Remodeled 0			Ex			X			Ord						Min																																			
Condition: Average			Trim & Decoration																																																		
			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																																																		
(1) Exterior			Kitchen:																																																		
			Other:																																																		
			Other:																																																		
X Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																																																		
Insulation																																																					
(2) Windows			(7) Excavation																																																		
X	Many Avg.		X	Large Avg. Small		Basement: 1734 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																																																		
(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																																																	
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.						
SERGEYEV ALEKSANDR V & IRI	LASZKO RACHEL R & MICHAEL	419,000	12/23/2021	WD	03-ARM'S LENGTH	2022/00048	PROPERTY TRANSFER	100.0						
VANDETTE ROBERT	SERGEYEV ALEKSANDR V & IRI	123,500	10/25/2007	WD	03-ARM'S LENGTH	2007/06014	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
22205 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			SAUNA		04/16/2017	2017-010-013	COMPLETE					
		P.R.E. 100% 06/27/2022			GARAGE		04/20/2016	2016-031-019	COMPLETE					
Owner's Name/Address		MAP #:			DECK		05/07/2014	14-025	COMPLETE					
LASZKO RACHEL R & DAVID M 22205 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 299,759 TCV/TFA: 152.32			DECK		06/04/2013	13-061	COMPLETE					
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INTERIOR	150.00	187.00	1.0000	1.1165	115	100		19,260	
PA27-11 LOTS 13, 14, 28 & E 30' OF LOT 27. PLAT OF ROYALEWOOD.		X			INTERIOR	30.00	100.00	1.0000	0.8165	115	100		2,817	
Comments/Influences					180 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value =	22,077
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.					8.00	272 94		2,045	
		X			Electric					6,499.14	1 99		6,434	
		X			Gas					Total Estimated Land Improvements True Cash Value =				8,479
					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	11,039	138,841	149,880				122,138C		
		WK	10/01/2010	INSPECTED	2023	9,599	120,937	130,536				116,322C		
		SC	11/01/2010	DATA ENTER	2022	9,119	101,664	110,783			110,783A	110,783S		
					2021	8,639	96,338	104,977			104,977A	90,930C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County 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.				
DULAK THOMAS J	JAEHNIG RONALD & TRACY	124,300	09/04/2014	WD	03-ARM'S LENGTH	2014/04778	DEED	100.0				
DULAK THOMAS & JOSEPH	DULAK THOMAS J	99	01/02/2013	QC	09-FAMILY	2013/00430	DEED	0.0				
COPELAND ASHLEY E &CHRISTI	DULAK THOMAS & JOSEPH	125,000	04/30/2010	WD	19-MULTI PARCEL ARM'S LEN	2010/02225	DEED	100.0				
NEUMANN GARY J & KAYE E	COPELAND ASHLEY E &CHRISTI	131,500	07/21/2006	WD	03-ARM'S LENGTH	168/2361	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
22189 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			STORAGE		08/12/2016	2016-010-022	COMPLETE			
		P.R.E. 100% 09/12/2014										
Owner's Name/Address		MAP #:										
JAEHNIG RONALD & TRACY 22189 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 159,300 TCV/TFA: 163.55										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INTERIOR	75.00	100.00	1.0000	0.8165	115 100	7,042	
					75 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	7,042
Tax Description					Land Improvement Cost Estimates							
PA27-13 LOT 15 PLAT OF ROYALEWOOD.					Description	Rate		Size % Good		Cash Value		
Comments/Influences					Wood Frame	28.90		96 97		2,691		
					Total Estimated Land Improvements True Cash Value =						2,691	

*** 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		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 144 160	WGEP (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: 1 Mech. Doors: 0 Area: 480 % 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			X	Drywall Paneled		Plaster Wood T&G														
Building Style: RANCH			Trim & Decoration																			
Yr Built 1962	Remodeled 0		Ex	X	Ord			Min														
Condition: Average			Size of Closets																			
			Lg	X	Ord			Small														
Room List			Doors:					Solid	X	H.C.												
3 Basement 7 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																			
			Kitchen: Laminate 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: 900 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 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 Shard	888	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.						
		6,500	11/01/1999	WD	03-ARM'S LENGTH	149:114	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
22165 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		05/08/2003	03-969	FOUNDATION					
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
CARR BERNARD W & KAREN R TRUSTEES		2024 Est TCV 158,467 TCV/TFA: 137.56												
22165 RIDGE RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
HOUGHTON MI 49931		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					INTERIOR	70.00	100.00	1.0000	0.8165	115	100		6,573	
PA27-15 LOT 17 EXCEPT THE SE 5' & ALSO					INTERIOR	150.00	91.00	1.0000	0.7789	115	100		13,436	
LOT 25 & E 60' OF LOT 24 PLAT OF		X	Paved Road		220 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		20,009		
ROYALEWOOD			Storm Sewer											
Comments/Influences			Sidewalk											
		X	Water		Land Improvement Cost Estimates									
		X	Sewer		Description						Rate	Size	% Good	Cash Value
		X	Electric		Wood Frame						38.41	36	64	885
			Gas		Wood Frame						27.40	120	84	2,762
			Curb		Total Estimated Land Improvements True Cash Value =									3,647
			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	10,005	69,229	79,234			61,813C			
		WK	10/01/2010	INSPECTED	2023	8,700	60,385	69,085			58,870C			
		SC	11/01/2010	DATA ENTER	2022	8,265	50,747	59,012			56,067C			
					2021	7,830	67,106	74,936			54,276C			

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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 288	Type Treated Wood	Year Built: Car Capacity: 2 Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall 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				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														Bsmnt Garage: Carport Area: Roof:								
Building Style: RANCH				X		Drywall Paneled					Plaster Wood T&G																				
Yr Built 1962 Remodeled 2003						Ex			X		Ord				Min																
Condition: Average				Size of Closets							Lg		X		Ord				Small												
Room List				Doors:					Solid		X		H.C.																		
4 Basement 8 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric				100				Amps Service				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1152 SF Floor Area = 1152 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 Basement 432 1 Story Siding Blt-in Gar. 480 1 Story Siding Basement 240 Total: 150,988 96,633 Other Additions/Adjustments Recreation Room 350 6,622 4,238 Exterior Brick Veneer 384 6,459 4,134 Plumbing 3 Fixture Bath 1 4,547 2,910 Extra Toilet 1 1,491 954 Extra Sink 1 929 595 Water/Sewer 1000 Gal Septic 1 4,761 3,047 Water Well, 50 Feet 1 2,629 1,683 Deck Treated Wood 288 5,149 3,295 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 480 19,642 12,571 Common Wall: 2 Wall 1 -5,715 -3,658 Door Opener 1 535 342 Fireplaces Direct-Vented Gas 1 2,957 1,892 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures				Ex.				X		Ord.				Min									
X	Wood/Shingle Aluminum/Vinyl Brick			X				Drywall						No. of Elec. Outlets				Many				X		Ave.				Few			
(2) Windows				(7) Excavation				(13) Plumbing				Average Fixture(s)				2				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing 1 Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few		Large Avg. Small	Basement: 672 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				350				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					
X	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:				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.					
		108,000	11/01/2002	WD	03-ARM'S LENGTH	159:931	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
22151 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/30/1999											
Owner's Name/Address		MAP #:											
YAP YOKE KHIN & ZHANG DONGYAN		2024 Est TCV 190,932 TCV/TFA: 143.56											
22151 RIDGE RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
HOUGHTON MI 49931		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-16 LOT 18 PLAT OF ROYALEWOOD					INTERIOR	76.00	100.00	1.0000	0.8165	115	100		7,136
Comments/Influences		X Paved Road Storm Sewer Sidewalk X Water X Sewer X Electric X 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			76 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,136								
		Who When What			2024	3,568	91,898	95,466				76,776C	
		LP 09/11/2008 DATA ENTER			2023	3,103	79,804	82,907				73,120C	
		WK 10/01/2010 INSPECTED			2022	2,948	66,922	69,870				69,639C	
		SC 11/01/2010 DATA ENTER			2021	2,793	68,040	70,833				67,415C	
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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 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: 1964 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: 360 % 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: 27 Floor Area: 1,330 Total Base New : 240,242 Total Depr Cost: 175,378 Estimated T.C.V: 183,796		168 WGEP (1 Story) 96 CPP		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH	X	Drywall		Plaster																			
		Paneled		Wood T&G																			
		Trim & Decoration																					
Yr Built 1964	Remodeled 0	Condition: Average	Ex	X	Ord		Min	Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1330 SF Floor Area = 1330 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Size 1,330 Total: 190,412		Cost New 3,364		Depr. Cost 2,456							
Size of Closets																							
Lg	X		Ord		Small																		
Room List			Doors:				Solid	X	H.C.	(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation 1 Story Siding Basement		168 96		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:					
3 Basement 2 1st Floor 2 2nd Floor 3 Bedrooms			(5) Floors																				
(1) Exterior			Kitchen: Carpeted Other: Hardwood Other:																				
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		(6) Ceilings			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 Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Exterior Brick Veneer Plumbing 2 Fixture Bath Separate Shower Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) CPP		168 96		13,218 9,649		9,649 1,407	
(2) Windows			(7) Excavation																				
X	Many Avg.	X	Large Avg.	Basement: 1330 S.F. Crawl: 0 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			Conc. Block Poured Conc. Stone																			
X	Double Glass			Treated Wood																			
X	Patio Doors		X	Concrete Floor																			
X	Storms & Screens			(9) Basement Finish																			
(3) Roof				Recreation SF																			
X	Gable	Gambrel Mansard Shed		Living SF																			
	Hip			Walkout Doors (B)																			
	Flat			No Floor SF																			
X	Asphalt Shingle		(10) Floor Support																				
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																				
Notes:																							
ECF (NEW PLATTED) 1.048 => TCV:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HUANG MING HUEI & SHING &	LACOURT JERRY S & DOROTHY	350,000	05/31/2019	WD	03-ARM'S LENGTH	2019/02758	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
22125 RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/10/2019									
Owner's Name/Address		MAP #:									
LACOURT JERRY S & DOROTHY J 7336 TWIN LAKES RD TOIVOLA MI 49965		2024 Est TCV 445,007 TCV/TFA: 107.28									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA27-17 LOTS 19, 20, 21, 22, 23 & W 30' OF LOT 24 PLAT OF ROYALEWOOD.				INTERIOR	234.50	194.00	1.0000	1.1372	115	100	30,669
Comments/Influences				235 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 30,669							

Building Type				(3) Roof (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 72 294		WGEP (1 Story) Treated Wood		Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1303 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X	Wood Frame				(4) Interior																																								
Building Style: CONTEMPORARY				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: 34 Floor Area: 4,148 Total Base New : 595,982 Total Depr Cost: 395,361 Estimated T.C.V: 414,338				E.C.F. X 1.048		Bsmnt Garage:																	
				Trim & Decoration																																									
Yr Built 1980	Remodeled 0				Ex	X	Ord		Min																					Central Air Wood Furnace												Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1980 (11) Heating System: Forced Air w/ Ducts Ground Area = 4148 SF Floor Area = 4148 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 2,845 1 Story Siding Blt-in Gar. 1,303 Total: 475,026 313,518 Other Additions/Adjustments Basement Living Area 1147 40,248 28,576 Water/Sewer 1000 Gal Septic 1 4,761 3,142 Water Well, 50 Feet 1 2,629 1,735 Porches WGEP (1 Story) 72 7,559 4,989 Deck Treated Wood 294 5,216 3,443 Garages Class: C Exterior: Brick Foundation: 18 Inch (Finished) Common Wall: 2 Wall 1 -6,033 -3,982 Door Opener 2 1,070 706 Base Cost 1303 59,000 38,940 Fireplaces Interior 2 Story 1 6,506 4,294 Totals: 595,982 395,361			
Condition: Average				Size of Closets					Lg																																				
Room List				Doors:				Solid		X	H.C.																																		
	7	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors																																									
(1) Exterior				Kitchen: Other: Other:				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			(6) Ceilings																																									
	Insulation			X	Drywall					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4,148 Total Base New : 595,982 Total Depr Cost: 395,361 Estimated T.C.V: 414,338				E.C.F. X 1.048		Bsmnt Garage:																	
(2) Windows				(7) Excavation																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 2845 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				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4,148 Total Base New : 595,982 Total Depr Cost: 395,361 Estimated T.C.V: 414,338				E.C.F. X 1.048		Bsmnt Garage:																			
(3) Roof				(9) Basement Finish				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4,148 Total Base New : 595,982 Total Depr Cost: 395,361 Estimated T.C.V: 414,338				E.C.F. X 1.048		Bsmnt Garage:																			
X	Gable Hip Flat	X	Gambrel Mansard Shed	1147	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																								
X	Asphalt Shingle			(10) Floor Support				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4,148 Total Base New : 595,982 Total Depr Cost: 395,361 Estimated T.C.V: 414,338				E.C.F. X 1.048		Bsmnt Garage:																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																																									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
DULAK THOMAS J	JAEHNIG RONALD & TRACY	124,300		09/04/2014	WD	03-ARM'S LENGTH		2014/04778	DEED	100.0		
DULAK THOMAS & JOSEPH	DULAK THOMAS J	99		01/02/2013	QC	09-FAMILY		2013/00430	DEED	0.0		
COPELAND ASHLEY E &CHRISTI	DULAK THOMAS & JOSEPH	125,000		04/30/2010	WD	19-MULTI PARCEL ARM'S LEN		2010/02225	DEED	100.0		
NEUMANN GARY J & KAYE E	COPELAND ASHLEY, E &CHRIST	131,500		07/21/2006	WD	03-ARM'S LENGTH		168/2361	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
ROYALWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/12/2014										
Owner's Name/Address		MAP #:										
JAEHNIG RONALD & TRACY 22189 RIDGE RD HOUGHTON MI 49931		2024 Est TCV 6,681										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA27-24 E 15' OF LOT 26 & THE W 60' OF LOT 27 PLAT OF ROYALEWOOD.					INTERIOR	75.00	90.00	1.0000	0.7746	115	100	6,681
Comments/Influences					75 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 6,681							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KERN SHAUGHN & MCCARTY JES	ARNEY TODD O	157,500	04/14/2017	WD	03-ARM'S LENGTH	2017/02173	DEED	100.0						
EBERLEIN ROSS C	KERN SHAUGHN	153,000	09/11/2013	WD	03-ARM'S LENGTH	2013/05479	DEED	100.0						
BRILL J CHRISTOPHER & ANIT	EBERLEIN ROSS C	113,500	01/07/2010	WD	03-ARM'S LENGTH	2010/00194	DEED	100.0						
PETTENGILL JASON P & KATHR	BRILL J. CHRISTOPHER & AN	112,500	07/16/2007	WD	03-ARM'S LENGTH	2007/03875	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
22226 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		05/03/2010	10-070	COMPLETE					
		P.R.E. 100% 05/15/2017												
Owner's Name/Address		MAP #:												
ARNEY TODD O 22226 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 185,705 TCV/TFA: 131.71												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA27-27 LOT 29 PLAT OF ROYALEWOOD.					INTERIOR	90.00	86.00	1.0000	0.7572	115	100		7,837	
Comments/Influences		X			90 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =									7,837
		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	3,919	88,934	92,853				74,855C		
		WK	10/04/2010	INSPECTED	2023	3,408	77,307	80,715				71,291C		
		TH	11/24/2010	DATA ENTER	2022	3,237	64,830	68,067				67,897C		
					2021	3,067	65,906	68,973				65,728C		
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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		
22237 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
RESSLER THOMAS M & DIANE M 22237 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 158,312 TCV/TFA: 108.73										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
RESSLER THOMAS M & DIANE M 22237 ROYALEWOOD RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			INTERIOR	173.13	135.00	1.0000	0.9487	115 100	18,889
Tax Description		X	Electric			238 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 18,889						
PA27-28 LOT 31 PLAT OF ROYALEWOOD.		X	Gas									
Comments/Influences			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									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2024	9,445	69,711	79,156				64,836C
		WK	10/04/2010	INSPECTED	2023	8,213	60,830	69,043				61,749C
		SC	11/01/2010	DATA ENTER	2022	7,802	51,007	58,809				58,809S
					2021	7,391	51,858	59,249				58,611C

*** 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 170 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 504 % 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 1980		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									
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 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		Gambrel Mansard Shed											
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 = 1372 SF Floor Area = 1372 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	Basement	672		
1 Story	Siding	Crawl Space	700		
Total:				187,433	146,199

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,505	1,954	
Water/Sewer				
1000 Gal Septic	1	4,761	3,714	
Water Well, 50 Feet	1	2,629	2,051	
Deck				
Treated Wood	170	3,641	2,840	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	504	26,631	20,772	
Common Wall: 1 Wall	1	-2,628	-2,050	
Door Opener	1	535	417	
Totals:			225,507	175,897

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 184,340

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			
22191 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		06/14/2014		14-080		COMPLETE			
Owner's Name/Address		P.R.E. 100% 05/19/1994											
HACKNEY STEPHEN A 22191 ROYALEWOOD RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 332,653 TCV/TFA: 103.99											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-31 LOTS 34 & 35 PLAT OF ROYALEWOOD.					INTERIOR	120.00	132.00	1.0000	0.9381	115	100		12,946
Comments/Influences		X Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			120 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 12,946								
		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	6,473	159,854	166,327				143,819C	
		WK	10/04/2010	INSPECTED	2023	5,629	138,672	144,301				136,971C	
		SC	11/01/2010	DATA ENTER	2022	5,347	152,713	158,060				130,449C	
					2021	5,066	155,252	160,318				126,282C	
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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 112 144	WGEP (1 Story) CPP	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: 1 Mech. Doors: 0 Area: 580 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
		0	Front 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: 21 Floor Area: 3,199 Total Base New : 386,155 Total Depr Cost: 305,064 Estimated T.C.V: 319,707			E.C.F. X 1.048										
		0	Other Overhang				Central Air Wood Furnace																	
		(4) Interior					Drywall Paneled				Plaster Wood T&G													
X	Wood Frame		Trim & Decoration																					
Building Style: RANCH				Ex			X	Ord		Min														
Yr Built 1970	Remodeled 0		Size of Closets																					
Condition: Average				Lg	X	Ord			Small															
Room List			Doors:				Solid		X	H.C.										Bsmnt Garage:				
2 Basement 6 1st Floor 2nd Floor 4 Bedrooms			(5) Floors																		Carport Area: Roof:			
			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: 1252 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
				(8) Basement																				
X	Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
X	Double Hung Horiz. Slide																							
X	Casement																							
X	Double Glass Patio Doors Storms & Screens																							
(3) Roof			400			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																								

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		
22163 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #: PA27-35										
CORNILSEN BAHNE C & JOYCE L CORNILSEN CARL; LB 22163 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 201,515 TCV/TFA: 124.09										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
LOTS 36 & 37 PLAT OF ROYALEWOOD.					INTERIOR	120.00	127.00	1.0000	0.9201	115 100	12,698	
Comments/Influences					120 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	12,698
		X	Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
		X	Electric									
		X	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	6,349	94,409	100,758			78,705C	
		WK	10/04/2010	INSPECTED	2023	5,521	82,146	87,667			74,958C	
		SC	11/01/2010	DATA ENTER	2022	5,245	78,422	83,667			71,389C	
					2021	4,969	79,727	84,696			69,109C	
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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	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 180	Type WGEP (1 Story)	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: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X Wood Frame			(4) Interior																			
Building Style: RANCH			Drywall		Plaster																	
			Paneled		Wood T&G																	
			Trim & Decoration																			
Yr Built	Remodeled				Ex	X	Ord		Min													
1970	0				Size of Closets																	
Condition: Average			Lg	X	Ord		Small															
			Doors:			Solid		X	H.C.													
Room List			(5) Floors																			
1 Basement			Kitchen: Linoleum Other: Carpeted Other:						(12) Electric													
6 1st Floor									0 Amps Service													
2nd Floor																						
3 Bedrooms									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									
Insulation									(13) Plumbing													
(2) Windows			(7) Excavation						2			Average Fixture(s)										
X	Many	Large	Basement: 1624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						3 Fixture Bath													
	Avg.								X	Avg.	2 Fixture Bath											
	Few	Small							Softener, Auto													
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement						Softener, Manual													
									Solar Water Heat													
X	Double Hung Horiz. Slide								No Plumbing													
									Extra Toilet													
X	Casement								Extra Sink													
									Separate Shower													
X	Double Glass								Ceramic Tile Floor													
									Ceramic Tile Wains													
Patio Doors									Ceramic Tub Alcove													
Storms & Screens									Vent Fan													
(3) Roof			(9) Basement Finish						(14) Water/Sewer													
X	Gable	Gambrel	1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Public Water													
	Hip								Mansard	Public Sewer												
	Flat	Sard							1 Water Well													
X	Asphalt Shingle		(10) Floor Support						1 1000 Gal Septic													
									2000 Gal Septic													
Chimney: Brick			Joists:						Lump Sum Items:													
			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
22145 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 05/19/1994								
Owner's Name/Address		MAP #:								
SANREGRET JOHN & JANICE 22145 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 284,897 TCV/TFA: 121.08								
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
PA27-37 LOTS 38, 39 & E 1/2 OF LOT 40 PLAT OF ROYALEWOOD.		X			INTERIOR	150.00	123.00	1.0000	0.9055	115 100 15,621
Comments/Influences					150 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 15,621					
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Concrete	6.82		264 0		0
					Total Estimated Land Improvements True Cash Value = 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			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 160 CPP 80 Treated Wood 320 Treated Wood			Year Built: Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 625 % 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 1972		Remodeled 0		Ex				X		Ord				Min																				
Condition: Good				Size of Closets								Lg		X		Ord				Small														
								Doors:						Solid		X		H.C.																
Room List 1 Basement 3 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors Kitchen: Hardwood Other: Carpeted Other:								(12) Electric																						
												0 Amps Service																						
												No./Qual. of Fixtures																						
												Ex.				X		Ord.				Min												
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings X Drywall																														
												Many				X		Ave.				Few												
Insulation												(13) Plumbing																						
												Average Fixture(s)																						
(2) Windows				(7) Excavation								2 3 Fixture Bath																						
X	Many Avg.		X Large Avg.		Basement: 928 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								1 2 Fixture Bath																					
	Few		Small										Softener, Auto 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			(8) Basement																														
X	Casement			Conc. Block Poured Conc. Stone																														
X	Double Glass Patio Doors Storms & Screens			Treated Wood Concrete Floor																														
(3) Roof				(9) Basement Finish								(14) Water/Sewer																						
X	Gable Hip Flat		Gambrel Mansard Shed		600 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																													
X Asphalt Shingle				(10) Floor Support								1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																						
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:								Lump Sum Items:																						
<<<<< 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.					
KEELING ESTHER E TRUST	PASTEL ROBERT & BONNIE PET	152,000	05/12/2009	WD	03-ARM'S LENGTH	2009/03032	BUYER/SELLER	100.0					
		1	11/01/2000	WD	03-ARM'S LENGTH	152:757	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
22117 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		07/16/2009	09-138	FOUNDATION				
		P.R.E. 100% 05/15/2009											
Owner's Name/Address		MAP #:											
PASTEL ROBERT & BONNIE PETERSON 22117 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 274,101 TCV/TFA: 103.98											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA27-36 LOT 41 & THE W 1/2 OF LOT 40 PLAT OF ROYALEWOOD.					INTERIOR	90.00	119.45	1.0000	0.8924	115	100		9,236
Comments/Influences					90 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 9,236								
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					D/W/P: 5in Ren. Conc.					8.75	264 84		1,940
					Total Estimated Land Improvements True Cash Value = 1,940								

Building Type			(3) Roof (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		Area	Type	Year Built: 2009 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: 484 % 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		Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		136	CCP (1 Story) 264 Treated Wood	E.C.F. X 1.048								
				Drywall														Plaster Wood T&G						
				Paneled																				
				Trim & Decoration																				
Building Style: COLONIAL			Yr Built 1967	Remodeled 2009	X	Ex	X	Ord		Min	Size of Closets			Class: C Effec. Age: 26 Floor Area: 2,636 Total Base New : 339,028 Total Depr Cost: 250,883 Estimated T.C.V: 262,925										
Condition: Good	Lg	X																Ord		Small				
																					Doors: X	Solid		H.C.
Room List			Doors: X Solid			H.C.			Central Air Wood Furnace															
1 Basement 3 1st Floor 5 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric																		
			Kitchen: Vinyl Other: Carpeted Other:			150 Amps Service																		
						No./Qual. of Fixtures																		
						Ex.			X Ord.			Min												
X	Wood/Shingle Aluminum/Vinyl Brick		X	(6) Ceilings		No. of Elec. Outlets																		
				Drywall		Many			X Ave.			Few												
X	Insulation					(13) Plumbing																		
(2) Windows			(7) Excavation			Average Fixture(s)																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 792 S.F. Crawl: 0 S.F. Slab: 264 S.F. Height to Joists: 0.0			1 3 Fixture Bath																	
							1 2 Fixture Bath																	
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			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 Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
X	Double Glass Patio Doors		(9) Basement Finish																					
X	Storms & Screens		(10) Floor Support																					
(3) Roof			Recreation SF			(14) Water/Sewer																		
X	Gable Hip Flat	Gambrel Mansard Shed	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																		
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GRAFF SUSAN, ENRIETTI LYNN	FOSTER JUDY D	141,000	05/01/2008	WD	03-ARM'S LENGTH	2008/02613	BUYER/SELLER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
22099 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/01/2008									
Owner's Name/Address		MAP #:									
FOSTER JUDY D		2024 Est TCV 178,280 TCV/TFA: 107.92									
DOVE & WILLOW; LADY BIRDS											
22099 ROYALEWOOD RD											
HOUGHTON MI 49931											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
				INTERIOR	60.00	117.55	1.0000	0.8852	115	100	6,108
				60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		6,108
Tax Description				Land Improvement Cost Estimates							
PA27-39 LOT 42 PLAT OF ROYALEWOOD.		X		Description					Rate	Size % Good	Cash Value
Comments/Influences				D/W/P: 5in Ren. Conc.					8.75	400 89	3,115
				Total Estimated Land Improvements True Cash Value =					3,115		

*** 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 Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 180 196		Type CPP CPP		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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior																							
Building Style: RANCH				X		Drywall Paneled																				Plaster Wood T&G	
Yr Built 1964				Remodeled 0		Ex																				X	
Condition: Average				Trim & Decoration						Size of Closets						Class: C Effec. Age: 35 Floor Area: 2,530				E.C.F. X 1.048				Bsmnt Garage:			
Room List				Doors:						Solid		X		H.C.		Total Base New : 325,967 Total Depr Cost: 211,881 Estimated T.C.V: 222,051				Carport Area: Roof:							
2 Basement 2 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors						(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C Blt 1964									
(1) Exterior				Kitchen: Linoleum Other: Carpeted Other:						200 Amps Service				Ground Area = 1666 SF Floor Area = 2530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65													
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings						No. of Elec. Outlets				Building Areas													
	Insulation			X Drywall						Many				X Ave.				Few									
(2) Windows				(7) Excavation						(13) Plumbing				Stories Exterior Foundation				Size									
X	Many		Large	Basement: 802 S.F.						Average Fixture(s)				1 Story Siding Basement				802									
X	Avg.	X	Avg.	Crawl: 0 S.F.						2 3 Fixture Bath				Other Additions/Adjustments				Total:									
	Few		Small	Slab: 0 S.F.						2 Fixture Bath				Basement Living Area				600									
X	Wood Sash Metal Sash Vinyl Sash Double Hung			Height to Joists: 0.0						Softener, Auto				Plumbing				21,054									
X	Horiz. Slide Casement			(8) Basement						Softener, Manual				3 Fixture Bath				4,547									
X	Double Glass Patio Doors									Solar Water Heat				Extra Sink				929									
X	Storms & Screens									No Plumbing				Vent Fan				247									
										Extra Toilet				Ceramic Tub Alcove				1,472									
										1 Extra Sink				Water/Sewer													
										Separate Shower				1000 Gal Septic				4,761									
										Ceramic Tile Floor				Water Well, 50 Feet				2,629									
										Ceramic Tile Wains				Porches													
										2 Ceramic Tub Alcove				CPP				180									
										1 Vent Fan				CPP				196									
										(14) Water/Sewer				Garages													
														Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
														Base Cost				576									
														Common Wall: 1 Wall				1									
														Door Opener				1									
														Fireplaces													
														Prefab 1 Story				1									
														Totals:				325,967									
														<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** 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	
47216 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
NARHI SHELDEN L & EDA NAHRI-KANGAS JEAN K; LB 47216 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 183,270 TCV/TFA: 135.55									
		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	
					MAIN	0.00	93.00	1.0000	0.7874	98 100 0	
PA28-1 LOT 2 & N 1/2 OF LOT 3 PLAT OF GREEN ACRES.					RATE 1				0.256 Acres	13,000 100 3,328	
Comments/Influences						0.26	Total Acres		Total Est. Land Value =	3,328	
		X	Water	Land Improvement Cost Estimates							
			Sewer	Description		Rate		Size % Good		Cash Value	
		X	Electric	D/W/P: Asphalt Paving		3.04		800 74		1,800	
			Gas	Total Estimated Land Improvements True Cash Value =							1,800
			Curb								
			Street Lights								
		X	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	1,664	89,971	91,635		54,193C	
		KH	09/13/2010	INSPECTED	2023	1,231	82,262	83,493		51,613C	
		TH	11/08/2010	DATA ENTER	2022	1,231	72,085	73,316		49,156C	
					2021	1,536	72,172	73,708		47,586C	
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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.			
		95,000	04/01/2004	WD	03-ARM'S LENGTH	164:408	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
47190 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		05/20/2022		2022-031-092		FOUNDATION	
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
BINGHAM THOMAS J & TONYA S		2024 Est TCV 182,508 TCV/TFA: 126.39									
47190 GREEN ACRES RD		X Improved		Vacant		Land Value Estimates for Land Table 17.ACREAGE N END					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Taxpayer's Name/Address					0.00	93.00	1.0000	1.0000	0	100	0
BINGHAM THOMAS J & TONYA S		X		NEW ACREAG 1 ACRE		0.43	Acres	13000	100		5,551
47190 GREEN ACRES RD						0.43	Total Acres		Total Est. Land Value =		5,551
HOUGHTON MI 49931											
Tax Description		X		Electric							
PA28-2 S 1/2 OF LOT 3 & LOTS 4 & 5 PLAT OF GREEN ACRES. 164/408		X		Gas							
Comments/Influences		X		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	2,776	88,478	91,254			66,408C
		KH	09/13/2010	INSPECTED	2023	2,053	80,892	82,945			63,246C
		TH	11/08/2010	DATA ENTER	2022	2,053	79,132	81,185			49,538C
					2021	2,562	79,287	81,849			47,956C
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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 120 WCP (1 Story) 200 WCP (1 Story)		Year Built: 1968 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: 352 % 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 X Paneled Plaster Wood T&G											
Yr Built 1968		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									
4 Basement 5 1st Floor 2nd Floor 3 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 Drywall X Cathedral		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 Small		Basement: 1444 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 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		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:											

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

(11) Heating System: Forced Hot Water

Ground Area = 1444 SF Floor Area = 1444 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	Basement	1,138		
1 Story	Siding	Basement	306		
Total:				209,757	134,245

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic	1	4,761		3,047	
Public Water	1	1,462		936	
Porches					
WCP (1 Story)	120	5,404		3,459	
WCP (1 Story)	200	7,856		5,028	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	352	17,519		11,212	
Common Wall: 2 Wall	1	-5,257		-3,364	
Door Opener	1	535		342	
Totals:			242,037	154,905	

Notes:

ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:

152,272

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1040 % 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: 2 Floor Area: 0 Total Base New : 25,624 Total Depr Cost: 25,112 Estimated T.C.V: 24,685		E.C.F. X 0.983		Bsmnt Garage:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace									
Yr Built Remodeled 2022 GARA0		Ex X Ord Min		No./Qual. of Fixtures		Ex. X Ord. Min							
Condition: Good		Size of Closets		No. of Elec. Outlets		Many X Ave. Few							
Room List		Doors: Solid X H.C.		(12) Electric		0 Amps Service							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:									
(1) Exterior		(6) Ceilings		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat							
X Wood/Shingle Aluminum/Vinyl Brick				1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Insulation													
(2) Windows		(7) Excavation		(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		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		Lump Sum Items:									
		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:											

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.						
MARIN ERIKA	MASON TARYN S	247,000	10/13/2022	WD	03-ARM'S LENGTH	2022/05450	PROPERTY TRANSFER	100.0						
FAULL FAMILY TRUST SHARON	MARIN ERIKA	149,000	07/20/2018	WD	03-ARM'S LENGTH	2018/03515	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
47140 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 10/26/2022												
Owner's Name/Address		MAP #:												
MASON TARYN S 47140 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 170,277 TCV/TFA: 161.25												
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					MAIN	0.00	95.00	1.0000	0.7958	98	100		0	
PA28-3A					RATE 1			0.174 Acres	13,000	100			2,262	
LOTS 7 & 8 PLAT OF GREEN ACRES. ALSO PART W 1/2 OF W 1/2 OF SW 1/4 OF SEC 2 T54N R34W, COM NE COR OF LOT 8 OF GREEN ACRES PLAT, TH E'LY 40', TH S'LY 80', TH W'LY 40', TH N'LY 80' TO POB. .07 A.		X	Dirt Road			0.17 Total Acres Total Est. Land Value = 2,262								
			Gravel Road											
			Paved Road			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 5in Ren. Conc. 8.75 888 89 6,915 D/W/P: 4in Ren. Conc. 8.00 104 89 740 Wood Frame 34.33 64 95 2,087 Wood Frame 28.90 96 95 2,635 Total Estimated Land Improvements True Cash Value = 12,377								
			Storm Sewer											
			Sidewalk											
		X	Water											
			Sewer											
		X	Electric											
			Gas											
			Curb											
			Street Lights											
		X	Standard Utilities											
			Underground Utils.											
		Topography of Site			Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value									
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2024	1,131	84,008	85,139				81,676C		
		KH	09/15/2010	INSPECTED	2023	837	76,950	77,787				77,787S		
		TH	11/08/2010	DATA ENTER	2022	837	63,007	63,844				58,131C		
					2021	1,044	63,132	64,176				56,274C		
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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 90 256		Type CCP (1 Story) Treated Wood		Year Built: 1968 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
					Insulation				Front Overhang				Other Overhang																	
					0				0				0																	
					0				0				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		X Plaster		X				Wood T&G																		
				Trim & Decoration																										
Yr Built 1968		Remodeled 2000		X		Ex		X		Ord				Min																
Condition: Good				Size of Closets																										
				Lg		X		Ord						Small																
Room List				Doors:				Solid		X		H.C.		X				Central Air Wood Furnace												
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors												(12) Electric														
																100 Amps Service														
																No./Qual. of Fixtures														
																Ex.				X		Ord.				Min				
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																						
				X		Plaster										Many		X		Ave.				Few						
X Insulation																														
(2) Windows				(7) Excavation																										
X Many Avg.		X Large Avg.		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
X Vinyl Sash				(8) Basement																										
X Double Hung																														
X Horiz. Slide Casement																														
X Double Glass																														
X Patio Doors																														
X Storms & Screens				(9) Basement Finish																										
(3) Roof																														
X Gable Hip Flat		Gambrel Mansard Shed		196		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										Cls C		Blt 1968	
(11) Heating System: Forced Hot Water, Air Conditioning													
Ground Area = 1056 SF Floor Area = 1056 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		1,056							
						Total:		169,050		125,098			
Other Additions/Adjustments													
		Basement Living Area				196		6,878		5,090			
Plumbing													
3 Fixture Bath						1		4,547		3,365			
Water/Sewer													
1000 Gal Septic						1		4,761		3,523			
Public Water						1		1,462		1,082			
Porches													
CCP (1 Story)						90		2,506		1,854			
Deck													
Treated Wood						256		4,764		3,525			
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
Base Cost						384		22,084		16,342			
Common Wall: 1 Wall						1		-2,628		-1,945			
Door Opener						1		535		396			
						Totals:		213,959		158,330			
Notes:													
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV: 155,638													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KING PATRICK L	HEALY SHANNON L	172,000	10/19/2017	WD	03-ARM'S LENGTH		DEED	100.0						
KNIGHT JULIE M	KING PATRICK L	160,000	11/18/2014	WD	03-ARM'S LENGTH	2014/05986	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
47108 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		06/11/1991	91-243	FOUNDATION					
		P.R.E. 100% 11/06/2017												
Owner's Name/Address		MAP #:												
HEALY SHANNON L 47108 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 244,126 TCV/TFA: 121.09												
		X	Improved		Land Value Estimates for Land Table 17.ACREAGE N END									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description						0.00	95.00	1.0000	1.0000		0	100	0	
PA28-4 LOT 9 PLAT OF GREEN ACRES.					NEW ACREAG 1 ACRE			0.17	Acres	13000	100		2,262	
Comments/Influences								0.17	Total Acres			Total Est. Land Value =	2,262	
					Land Improvement Cost Estimates									
		X	Water		Description					Rate		Size	% Good	Cash Value
			Sewer		Wood Frame					28.90		96	46	1,276
		X	Electric		Total Estimated Land Improvements True Cash Value =									1,276
			Gas											
			Curb											
			Street Lights											
		X	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	1,131	120,932	122,063			94,804C			
		KH	09/15/2010	INSPECTED	2023	837	110,336	111,173			90,290C			
		TH	11/08/2010	DATA ENTER	2022	837	96,668	97,505			85,991C			
					2021	1,044	96,815	97,859			83,244C			
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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				
47108 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 11/06/2017										
Owner's Name/Address		MAP #:										
HEALY SHANNON L 47108 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 2,262										
		Improved	X	Vacant	Land Value Estimates for Land Table 17.ACREAGE N END							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA28-7 LOT 10 PLAT OF GREEN ACRES.		Gravel Road		NEW ACREAG 1 ACRE	0.00	95.00	1.0000	1.0000	0	100		0
Comments/Influences		Paved Road					0.17 Acres	13000	100			2,262
		Storm Sewer		0.17 Total Acres					Total Est. Land Value =			2,262
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X	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	1,131	0	1,131		878C		
		KH	09/15/2010	INSPECTED	2023	837	0	837		837S		
		TH	11/08/2010	DATA ENTER	2022	837	0	837		837S		
					2021	1,044	0	1,044		1,044S		

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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		
47082 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/14/2016										
Owner's Name/Address		MAP #:										
BAYNE ROBERT M & TINA M 47082 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 161,827 TCV/TFA: 126.03										
		X	Improved		Vacant	Land Value Estimates for Land Table 17.ACREAGE N END						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
JOHNSON GREGG C & DARLENE 47082 GREEN ACRES RD HOUGHTON MI 49931		X	Dirt Road				0.00	95.00	1.0000	1.0000	0 100	0
			Gravel Road			NEW ACREAG 1 ACRE						
			Paved Road							0.17 Acres	13000 100	2,262
			Storm Sewer							0.17 Total Acres	Total Est. Land Value =	2,262
		X	Sidewalk									
		X	Water									
			Sewer									
Tax Description		X	Electric									
PA28-6 LOT 11 PLAT OF GREEN ACRES.			Gas									
Comments/Influences			Curb									
			Street Lights									
		X	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	1,131	79,783	80,914			64,240C	
The Equalizer. Copyright (c) 1999 - 2009.		KH	09/15/2010	INSPECTED	2023	837	72,772	73,609			61,181C	
Licensed To: Township of Portage, County of Houghton, Michigan		TH	11/08/2010	DATA ENTER	2022	837	63,750	64,587			58,268C	
					2021	1,044	63,861	64,905			56,407C	

Building Type				(3) Roof (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 20 336 168		WGEP (1 Story) Treated Wood Treated Wood		Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 81 Storage Area: 0 No Conc. Floor: 0							
X Wood Frame				(4) Interior																															
Building Style: RANCH				Drywall Paneled				Plaster Wood T&G																											
				Trim & Decoration																															
				Ex				X				Ord								Min															
Yr Built 1950				Remodeled 0								X				Ord								Min											
Condition: Good				Size of Closets								Lg				X				Ord								Small							
								Doors:								Solid				X				H.C.											
Room List 6 Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors								X				Central Air Wood Furnace																			
																(12) Electric																			
																0 Amps Service																			
(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				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: 960 S.F. Crawl: 252 S.F. Slab: 72 S.F. Height to Joists: 0.0																											
X Wood Sash Metal Sash Vinyl Sash Double Hung				(8) Basement																															
X 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)																											
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 1950	
(11) Heating System: Forced Air w/ Ducts , Air Conditioning													
Ground Area = 1284 SF Floor Area = 1284 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80													
Building Areas													
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1 Story		Siding		Crawl Space		252							
1 Story		Siding		Basement		960							
1 Story		Siding		Slab		72							
Total:								169,231		135,385			
Other Additions/Adjustments													
Water/Sewer													
1000 Gal Septic						1		4,453		3,562			
Public Water						1		1,298		1,038			
Deck													
Treated Wood						336		5,571		4,513		*8	
Treated Wood						168		3,535		2,828			
Garages													
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
Base Cost						480		19,219		15,567		*8	
Common Wall: 1 Wall						1		-2,458		-1,991			
Porches													
WGEP (1 Story)						20		1,757		1,423		*8	
Totals:								202,606		162,325			
Notes:													
ECF (NORTH END, NOT PLATTED OR LAKE) 0.983 => TCV:										159,565			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCOTT MICHAEL B & CONNIE T	SCULLION TIMOTHY P & TIFFANY A	210,000	03/15/2019	WD	03-ARM'S LENGTH	2019/01633	DEED	100.00				
WIITANEN RONALD L & CAROL	SCOTT MICHAEL B & CONNIE	157,617	01/02/2007	WD	03-ARM'S LENGTH	2007/0120	DEED	100.00				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
47060 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 04/18/2019										
Owner's Name/Address		MAP #:										
SCULLION TIMOTHY P & TIFFANY A		2024 Est TCV 234,459 TCV/TFA: 142.01										
47060 GREEN ACRES RD		X Improved		Vacant		Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description				INTERIOR	80.00	123.00	1.0000	0.9055	115	100	8,331	
PA28-8 LOTS 12 & 13 PLAT OF GREEN ACRES.		X		Gravel Road	INTERIOR	80.00	95.00	1.0000	0.7958	115	100	7,322
& STRIP OF LAND 28.82' IN WIDTH X 80' IN SEC 2 T54N R34W (PARCEL 010-252-027-00, ASSESSED WITH THIS PARCEL FOR 2019 ROLL FORWARD)		X		Paved Road	160 Actual Front Feet,				0.40 Total Acres	Total Est. Land Value =		15,653
Comments/Influences		X		Storm Sewer								
		X		Sidewalk								
		X		Water	Land Improvement Cost Estimates							
		X		Sewer	Description	Rate				Size % Good	Cash Value	
		X		Electric	D/W/P: 3.5 Concrete				6.44	600	46	1,777
				Gas	Total Estimated Land Improvements True Cash Value =							1,777
				Curb								
				Street Lights								
		X		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	7,827	109,403	117,230			94,731C	
					2023	6,806	99,956	106,762			90,220C	
					2022	6,465	87,580	94,045			85,924C	
					2021	6,125	87,706	93,831			83,180C	
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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						
47028 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				02/24/2021		2021-999-152		FOUNDATION						
		P.R.E. 100% 05/19/1994														
Owner's Name/Address		MAP #:														
HANNER R JOHN & JANET M SCHRANK ANNETTE & VOAKES ALISON; LB 47028 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 142,585 TCV/TFA: 148.53														
		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 1 ACRE						0.25 Acres	13000	100	3,289		
											0.25 Total Acres	Total Est. Land Value =		3,289		
Tax Description					Land Improvement Cost Estimates											
					Description							Rate	Size	% Good	Cash Value	
PA28-11 LOTS 14 & 15 PLAT OF GREEN ACRES. ALSO STRIP OF LAND 29.82' IN WIDTH LOCATED IN SW 1/4 OF SEC 2 T54N R34W; COM AT MIDPT OF E'LY BDRY OF LOT 14 OF GREEN ACRES PLAT; TH 29.82' E'LY ALG E-W LINE WH BISECTS LOT 14 EXTENDED; TH S'LY ALG A LINE PAR TO E BDRY OF S 1/2 OF LOT 14 AND E BDRY OF LOT 15 OF PLAT 120'; TH W'LY 29.82' ALG S BDRY OF LOT 15 EXTENDED TO SE COR OF LOT 15; TH ALG E BDRY LINE OF LOT 15 AND S 1/2 OF LOT 14 120' TO POB.		X	Dirt Road													
		X	Gravel Road													
		X	Paved Road													
		X	Storm Sewer													
		X	Sidewalk													
		X	Water			D/W/P: 4in Ren. Conc.							8.00	160	94	1,203
		X	Sewer			D/W/P: 5in Ren. Conc.							8.75	1060	94	8,718
		X	Electric			Wood Frame							27.40	120	46	1,512
		X	Gas			Total Estimated Land Improvements True Cash Value =							11,433			
		X	Curb													
		X	Street Lights													
		X	Standard Utilities													
		X	Underground Utils.													
Comments/Influences		Topography of Site														
		X	Level													
			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	1,645	69,648	71,293			61,095C					
		LP	07/09/2009	DATA ENTER	2023	1,217	63,880	65,097			58,186C					
		KH	09/15/2010	INSPECTED	2022	1,217	62,954	64,171			55,416C					
		TH	11/08/2010	DATA ENTER	2021	1,518	80,441	81,959			53,646C					
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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			X	Eavestrough			X	Gas Wood		Oil Coal	Elec. Steam				Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater 1 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		Area	Type	Year Built: 2008 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: 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 X Forced Heat & Cool Heat Pump No Heating/Cooling								1	Exterior 1 Story							
					Drywall		Plaster																		
					Paneled		Wood T&G																		
					Trim & Decoration																				
Building Style: RANCH					Ex	X	Ord		Min	X	Central Air Wood Furnace							1	Wood Stove						
Yr Built 1978	Remodeled 2007																								
Condition: Good		Size of Closets																							
		Lg	X																Ord						Small
Room List				Doors:		Solid	X	H.C.	X	Central Air Wood Furnace									Class: C Effec. Age: 19 Floor Area: 1,008 Total Base New : 243,184 Total Depr Cost: 196,980 Estimated T.C.V: 193,631		E.C.F. X 0.983	Bsmnt Garage: Carport Area: Roof:			
2	Basement		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C		Blt 1978								
5	1st Floor		Kitchen: Linoleum				100 Amps Service				Ground Area = 1008 SF Floor Area = 1008 SF.														
2nd Floor			Other: Carpeted				No./Qual. of Fixtures				Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81														
3	Bedrooms		Other:				Ex.				X	Ord.		Min	Building Areas										
(1) Exterior				X	(6) Ceilings			No. of Elec. Outlets				Stories				Exterior	Foundation	Size	Cost New	Depr. Cost					
								Many				X	Ave.		Few	1 Story				Siding	Basement	1,008			
								(13) Plumbing														Total:	162,252	131,425	
								Average Fixture(s)																	
(2) Windows				(7) Excavation				1 3 Fixture Bath				Other Additions/Adjustments				Recreation Room				504	9,536	7,724			
X	Many		Large	Basement: 1008 S.F.				1 2 Fixture Bath				Plumbing													
	Avg.	X	Avg.	Crawl: 0 S.F.				Softener, Auto				2 Fixture Bath								1	3,042	2,464			
	Few		Small	Slab: 0 S.F.				Softener, Manual				Separate Shower								1	1,331	1,078			
				Height to Joists: 0.0				Solar Water Heat				Vent Fan								1	247	200			
X	Wood Sash Metal Sash Vinyl Sash Double Hung			(8) Basement				Extra Toilet				Water/Sewer													
								Extra Sink				1000 Gal Septic								1	4,761	3,856			
					Conc. Block			1 Separate Shower				Public Water								1	1,462	1,184			
					Poured Conc.			Ceramic Tile Floor				Deck													
X	Horiz. Slide Casement				Stone			Ceramic Tile Wains				Treated Wood				292				5,195	4,208				
					Treated Wood																				
					Concrete Floor			1 Vent Fan				Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
								(9) Basement Finish				(14) Water/Sewer				Base Cost				576	24,278	19,665			
(3) Roof				504	Recreation SF			1 Public Water				Door Opener				2	1,070	867							
X	Gable Hip Flat		Gambrel Mansard Shed	Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
							Water Well				Base Cost				576	21,807	17,664								
							1000 Gal Septic				Common Wall: 1 Wall				1	-2,172	-1,759								
							2000 Gal Septic				Door Opener				2	1,070	867								
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Built-Ins													
								Vent Fan				1	309	250											
								Sauna				1	6,499	5,264											
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:																					

03/26/2024

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

03/26/2024

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.			
DONNELLY BRIAN & MILLON DA	WIITANEN BRIAN K	175,500	05/10/2021	WD	03-ARM'S LENGTH		DEED	100.0			
SOHLDEN JASON R	DONNELLY BRIAN & MILLON DA	108,000	05/16/2013	WD	03-ARM'S LENGTH	2013/03062	DEED	100.0			
GRIFFOR JAMES B & MARGE M	SOLHDEN JASON R	95,000	08/22/2007	WD	03-ARM'S LENGTH	2007/04725	DEED	100.0			
		87,000	07/01/1999	WD	03-ARM'S LENGTH	147:481	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46984 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WIITANEN BRIAN K 50364 LAKE ANNIE RD HANCOCK MI 49930		2024 Est TCV 161,160 TCV/TFA: 186.96									
		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
						0.00	95.00	1.0000	1.0000	0 100	0
					NEW ACREAG 1 ACRE		0.17	Acres		13000 100	2,262
							0.17	Total Acres		Total Est. Land Value =	2,262
					Land Improvement Cost Estimates						
					Description			Rate		Size % Good	Cash Value
					D/W/P: 3.5 Concrete			6.44		108 84	585
					D/W/P: 4in Ren. Conc.			8.00		76 84	511
					D/W/P: 4in Ren. Conc.			8.00		72 84	484
					D/W/P: Asphalt Paving			3.04		320 64	623
					Wood Frame			37.05		48 46	818
					Total Estimated Land Improvements True Cash Value =						3,021
		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	1,131	79,449	80,580			71,025C
		KH	10/04/2010	INSPECTED	2023	837	72,543	73,380			67,643C
		SC	10/22/2010	DATA ENTER	2022	837	63,585	64,422			64,422S
					2021	1,044	63,614	64,658			51,371C
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*** 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.							
		20,000	04/01/1996	WD	03-ARM'S LENGTH	134:621	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
CHASSELL CARPENTRY & WOODWORK 21220 CREAMERY RD CHASSELL MI 49916		MAP #:													
		2024 Est TCV 2,262													
		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 X Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
LOT 19 PLAT OF GREEN ACRES					NEW ACREAG 1 ACRE										
Comments/Influences					0.00 95.00 1.0000 1.0000 0 100 0										
					0.17 Acres 13000 100 2,262										
					0.17 Total Acres Total Est. Land Value = 2,262										
		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	1,131	0	1,131			878C				
					2023	837	0	837			837S				
					2022	837	0	837			837S				
					2021	1,044	0	1,044			1,044S				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		20,000	04/01/1996	WD	03-ARM'S LENGTH	134:621	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CHASSELL CARPENTRY & WOODWORK 21220 CREAMERY RD CHASSELL MI 49916		MAP #:									
		2024 Est TCV 2,262									
		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
						0.00	95.00	1.0000	1.0000	0 100	0
					NEW ACREAG 1 ACRE						
							0.17	Acres	13000	100	2,262
							0.17	Total Acres		Total Est. Land Value =	2,262
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights X Standard Utilities Underground Utils.									
PA28-15 LOT 20 PLAT OF GREEN ACRES.											
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	1,131	0	1,131			878C	
				2023	837	0	837			837S	
				2022	837	0	837			837S	
				2021	1,044	0	1,044			1,044S	

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
		20,000		04/01/1996	WD	03-ARM'S LENGTH		134:621	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CHASSELL CARPENTRY & WOODWORK 21220 CREAMERY RD CHASSELL MI 49916		MAP #:											
		2024 Est TCV 2,262											
		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
PA28-16 LOT 21 PLAT OF GREEN ACRES.						0.00	95.00	1.0000	1.0000	0	100		0
Comments/Influences					NEW ACREAG 1 ACRE			0.17	Acres	13000	100		2,262
							0.17	Total Acres		Total Est. Land Value =		2,262	
		Topography of Site											
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
		Who	When	What	2024	1,131	0	1,131				878C	
					2023	837	0	837				837S	
					2022	837	0	837				837S	
					2021	1,044	0	1,044				1,044S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		4,500	07/01/2004	WD	03-ARM'S LENGTH	165:430	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
ZEKAVAT A SEYED 2 APPLE RIDGE DR NATICK MA 01760		MAP #:												
		2024 Est TCV 2,262												
		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	
PA28-17 LOT 22 PLAT OF GREEN ACRES. 165/430					NEW ACREAG 1 ACRE			0.00	95.00	1.0000	1.0000	0	100	0
Comments/Influences					0.17 Acres			0.17	Total Acres		Total Est. Land Value =		2,262	
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2024	1,131	0	1,131				878C		
					2023	837	0	837				837S		
					2022	837	0	837				837S		
					2021	1,044	0	1,044				1,044S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		63,000	05/01/2002	WD	03-ARM'S LENGTH	157:661	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46904 GREEN ACRES RD 46906		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
REDLEAF PROPERTIES LLC 21998 CHASELL PAINESDALE RD CHASELL MI 49916		MAP #:									
		2024 Est TCV 144,634 TCV/TFA: 47.08									
		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
PA28-18 LOT 23 PLAT OF GREEN ACRES.				MAIN	80.00	95.00	1.0000	0.7958	98	100	6,239
Comments/Influences				80 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 6,239							
		X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
				Description	Rate				Size % Good		Cash Value
				Wood Frame	28.90				96 95		2,635
				Total Estimated Land Improvements True Cash Value = 2,635							
		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	3,120	69,197	72,317			64,256C	
				2023	2,802	63,438	66,240			61,197C	
				2022	2,674	55,609	58,283			58,283S	
				2021	2,706	55,636	58,342			35,067C	
		Who	When	What	2024	3,120	69,197	72,317			64,256C
		KH	10/04/2010	INSPECTED	2023	2,802	63,438	66,240			61,197C
		SC	10/22/2010	DATA ENTER	2022	2,674	55,609	58,283			58,283S
					2021	2,706	55,636	58,342			35,067C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCOTT MELANIE B, MICHAEL J	LAHO CHARLES E & MILDRED M	170,000	08/19/2020	WD	03-ARM'S LENGTH	2020/04507	DEED	100.0		
NELSON CARL LE & ANDERSON	SCOTT MELANIE B	111,500	04/07/2015	WD	03-ARM'S LENGTH	2015/01670	DEED	100.0		
NELSON CARL T	NELSON CARL LE & ANDERSON	0	08/05/2014	QC	03-ARM'S LENGTH	2014/04737	DEED	0.0		
KRAUS DAVID J	NELSON CARL T	123,000	10/03/2013	WD	03-ARM'S LENGTH	2013/05859	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
46882 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 09/14/2020								
Owner's Name/Address		MAP #:								
LAHO CHARLES E & MILDRED M 46882 GREEN ACRES RD HOUGHTON MI 49931		2024 Est TCV 174,269 TCV/TFA: 126.74								
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Tax Description					MAIN	160.00	95.00	1.0000	0.7958	98 100 12,479
PA28-20					RATE 1				0.128 Acres	13,000 100 1,664
LOTS 24 & 25 PLAT OF GREEN ACRES. AND		X	Paved Road	160 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 14,143						
COM AT THE NE CORNER OF LOT 24			Storm Sewer							
S00*14'01"E 160' TO HTE SE CORNER OF LOT 25; TH S 86*06'53"E 35'; TH		X	Sidewalk							
N00*14'01"W159.19'; TH N84*47'58"W 35.07'		X	Water	Land Improvement Cost Estimates						
TO POB			Sewer	Description Rate Size % Good Cash Value						
COMBINED FROM 010-261-022-24 FOR 2018 ROLL		X	Electric	Wood Frame 28.90 96 46 1,276						
			Gas	Total Estimated Land Improvements True Cash Value = 1,276						
			Curb							
			Street Lights							
		X	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	7,072	80,063	87,135		76,408C
		KH	10/04/2010	INSPECTED	2023	6,218	73,210	79,428		72,770C
		SC	10/22/2010	DATA ENTER	2022	5,964	64,146	70,110		69,305C
					2021	2,862	64,229	67,091		67,091S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		20,000	04/01/1996	WD	03-ARM'S LENGTH	134:621	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
46840 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/14/2022		2022-010-030		FOUNDATION	
Owner's Name/Address		P.R.E. 0%									
COPPER COUNTRY HABITAT FOR HUMANITY PO BOX 231 HOUGHTON MI 49931		MAP #:									
		2024 Est TCV 0 TCV/TFA: 0.00									
		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
PA28-21 LOT 26 PLAT OF GREEN ACRES.					NEW ACREAG 1 ACRE	0.00	95.00	1.0000	1.0000	0 100	0
Comments/Influences							0.17	Acres	13000	100	2,262
							0.17	Total Acres	Total Est. Land Value =		2,262

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) 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 128WCP (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																											
Building Style: RANCH				Drywall PaneledPlaster Wood T&G																											
				Trim & Decoration																											
				ExXOrdMin																											
Yr Built 2022Remodeled 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				ExXOrdMin																											
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																							
X Many Avg. X FewLarge Avg. Small				Basement: 0 S.F. Crawl: 1092 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																							
				(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																															
X Gable Hip FlatGambrel 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***

Parcel Number: 010-560-027-00

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.			
		20,000		04/01/1996	WD	03-ARM'S LENGTH		134:621	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
46854 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
COPPER COUNTRY HABITAT FOR HUMANITY PO BOX 231 HOUGHTON MI 49931		2024 Est TCV 0											
			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
						0.00	95.00	1.0000	1.0000	0	100		0
PA28-22 LOT 27 PLAT OF GREEN ACRES.		X			Paved Road	NEW ACREAG 1 ACRE		0.17 Acres		13000	100		2,262
Comments/Influences							0.17 Total Acres		Total Est. Land Value =		2,262		

*** 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.						
		20,000	04/01/1996	WD	03-ARM'S LENGTH	134:621	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
COPPER COUNTRY HABITAT FOR HUMANITY PO BOX 231 HOUGHTON MI 49931		MAP #:												
		2024 Est TCV 0												
		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 X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA28-24 LOT 29 PLAT OF GREEN ACRES.					NEW ACREAG 1 ACRE									
Comments/Influences					0.00 94.87 1.0000 1.0000 0 100 0									
					0.23 Acres 13000 100 2,964									
					0.23 Total Acres Total Est. Land Value = 2,964									
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
					2022	0	0	0			0			
					2021	1,368	0	1,368	0M		0			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
D & J L, INC	CARLSON CHAD & KATRINA	52,000		12/17/2008	WD	03-ARM'S LENGTH			DEED	100.0			
KOMULA KATHRYN	MOYLE THOMAS J & DENISE, I	0		11/04/2008	QC	21-NOT USED/OTHER		2008/06350	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MOYLE THOMAS J & DENISE POYNTER J CARLSON CHAD & KATRINA (1/3) PO BOX 399 HOUGHTON MI 49931		2024 Est TCV 1,872											
		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 X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 30 PLAT OF GREEN ACRES SUBDIVISION					NEW ACREAG 1 ACRE	0.00	94.74	1.0000	1.0000	0	100		0
Comments/Influences						0.14	Total Acres	13000	100			Total Est. Land Value =	1,872
		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	936	0	936			727C		
					2023	693	0	693			693S		
					2022	693	0	693			693S		
					2021	864	0	864			864S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CATTELINO PETER J & SUSAN	MAYO ANTHONY F & TINA L	402,000	02/12/2024	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
		13,500	06/01/1996	WD	03-ARM'S LENGTH	139:886	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19450 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 07/06/1998											
Owner's Name/Address		MAP #:											
MAYO ANTHONY F & TINA L 20121 PILGRIM RD HOUGHTON MI 49931		2024 Est TCV 268,980 TCV/TFA: 192.13											
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
P6-11-79 LOT 1 PLAT OF ISLE ROYALE ESTATES					IS ROY & PLGRM	125.00	350.00	1.0986	1.0000	125	100		17,165
Comments/Influences					125 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 17,165								
					Land Improvement Cost Estimates								
					Description								
		X	Water				Rate		Size		% Good	Cash Value	
		X	Sewer				15.28		18		89	245	
		X	Sewer				8.75		1200		89	9,345	
		X	Electric				Total Estimated Land Improvements True Cash Value = 9,590						
		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	8,583	125,907	134,490		108,248C			
		JR	10/04/2010	INSPECTED	2023	7,690	109,638	117,328		103,094C			
		SC	10/21/2010	DATA ENTER	2022	7,210	92,221	99,431		98,185C			
					2021	10,025	93,406	103,431		95,049C			

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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: 1998 Car Capacity: 2 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: 896 % 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		Class: C Effec. Age: 21 Floor Area: 1,400 Total Base New : 292,570 Total Depr Cost: 231,131 Estimated T.C.V: 242,225		E.C.F. X 1.048		Bsmnt Garage:					
Building Style: RANCH		X Drywall Paneled		Plaster Wood T&G		(13) Plumbing		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79		Size 1,400 Total: 198,959		Cost New 44,213		Depr. Cost 34,928		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Many		X		Ave.		Few		(14) Water/Sewer		Notes:		ECF (NEW PLATTED) 1.048 => TCV: 242,225	
Condition: Good		Size of Closets		Lg	X	Ord		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		Other Additions/Adjustments Basement Living Area 1260 Porches CCP (1 Story) 48 Deck Treated Wood 439 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 896 Common Wall: 1 Wall 1 Door Opener 1 Water/Sewer Public Water 1 Public Sewer 1		Totals: 292,570		231,131			
Room List		Doors:			Solid	X	H.C.	(15) Excavation		(16) Basement		(17) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				
3 Basement 5 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Hardwood Other: Carpeted Other:		No. of Elec. Outlets		(18) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		(19) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		No. of Elec. Outlets		(20) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
X	Insulation		(7) Excavation		1		No. of Elec. Outlets		(21) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		No. of Elec. Outlets		(22) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(23) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(9) Basement Finish		X Concrete Floor		No. of Elec. Outlets		(24) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
X	Double Glass Patio Doors		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		(25) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
X	Storms & Screens		(11) Heating/Cooling		No Heating/Cooling		No. of Elec. Outlets		(26) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
(3) Roof		(12) Electric		200 Amps Service		No. of Elec. Outlets		(27) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				
X	Gable Hip Flat	Gambrel Mansard Shed	1260		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		(28) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
X	Asphalt Shingle		(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		No. of Elec. Outlets		(29) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131			
Chimney: Brick		(14) Water/Sewer		Lump Sum Items:		No. of Elec. Outlets		(30) Plumbing		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 292,570		231,131				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KANGAS BRIAN	HOLMES CONNOR & OJA JONI	80,000	09/25/2020	WD	03-ARM'S LENGTH	2020/05413	PROPERTY TRANSFER	100.0			
		1	03/01/2005	WD	03-ARM'S LENGTH	167:844	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
46511 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 10/12/2020									
Owner's Name/Address		MAP #:									
HOLMES CONNOR & OJA JONI		2024 Est TCV 172,442 TCV/TFA: 122.82									
46511 MAIN ST		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
DODGEVILLE MI 49921		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Tax Description				INTERIOR	125.00	351.05	0.8326	1.5298	85 100	13,533	
LOT 2 PLAT OF ISLE ROYALE ESTATES 146/076		X		125 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =	13,533
167/844											
Comments/Influences				Land Improvement Cost Estimates							
				Description	Rate				Size % Good	Cash Value	
		X		Water	2.83				1195 79	2,672	
		X		Sewer	21.75				192 46	1,921	
		X		Electric							
		X		Gas	Total Estimated Land Improvements				True Cash Value =	4,593	
		X		Curb							
				Street Lights							
		X		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	6,767	79,454	86,221			71,028C
		LP	07/29/2009	DATA ENTER	2023	5,891	69,260	75,151			67,646C
		JR	10/05/2010	INSPECTED	2022	6,209	58,216	64,425			64,425S
		SC	10/21/2010	DATA ENTER	2021	6,369	59,009	65,378			65,378S

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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.			
JULIEN LARRY M & CONNIE D	JULIEN JONATHAN D	0	12/29/2014	QC	03-ARM'S LENGTH	2014/06569	DEED	0.0			
		13,500	09/01/2003	WD	03-ARM'S LENGTH	162:885	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status			
46525 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
		MAP #:									
BRCH HOLDING LLC 9303 GREENLEAF AVE SANTA FE SPRINGS CA 90670		2024 Est TCV 240,003 TCV/TFA: 56.82									
		X Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL / INDUSTRIAL							
		Public Improvements		* Factors * 125 X 352.35							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
S 1/2 OF LOT 3 PLAT OF ISLE ROYALE ESTATES				MIXED RES	125.00	176.18	0.6931	1.0000	188	100	16,289
Comments/Influences				125 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 16,289							
		X Dirt Road									
		Gravel Road									
		X Paved Road									
		Storm Sewer									
		Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		X 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	8,145	111,857	120,002			92,843C
		LP	09/26/2008	DATA ENTER	2023	8,145	100,111	108,256			88,422C
		JR	10/05/2010	INSPECTED	2022	8,145	88,316	96,461			84,212C
		SC	10/21/2010	DATA ENTER	2021	8,145	92,370	100,515			81,522C
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Desc. of Bldg/Section: Calculator Occupancy: Apartment										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 3,328 Gross Bldg Area: 4,224 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D,Siding Quality: Average Stories: 2 Story Height: 8 Perimeter: 0									
										Base Rate for Upper Floors = 109.52									
Depr. Table : 2.25% Effective Age : 21 Physical %Good: 62 Func. %Good : 100 Economic %Good: 100										(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 10.24 100% Adjusted Square Foot Cost for Upper Floors = 119.76									
										Total Floor Area: 3,328 Base Cost New of Upper Floors = 398,562									
2004 Year Built Remodeled Overall Bldg Height										Reproduction/Replacement Cost = 398,562 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0 Total Depreciated Cost = 247,108									
										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 211,031 Replacement Cost/Floor Area= 119.76 Est. TCV/Floor Area= 63.41									
Comments:										*** Basement Info ***									
										Area: Perimeter: Type: Heat:									
										* Mezzanine Info *									
										Area #1: Type #1: Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type: Average									
(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 Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets 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:									

Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Attached)										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 896 Gross Bldg Area: 4,224 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Siding Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 0									
										Base Rate for Upper Floors = 25.50									
Depr. Table : 2% Effective Age : 21 Physical %Good: 65 Func. %Good : 100 Economic %Good: 100										Adjusted Square Foot Cost for Upper Floors = 25.50									
										Total Floor Area: 896 Base Cost New of Upper Floors = 22,848									
2004 Year Built Remodeled										Reproduction/Replacement Cost = 22,848									
										Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0 Total Depreciated Cost = 14,851									
Overall Bldg Height										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 12,683 Replacement Cost/Floor Area= 25.50 Est. TCV/Floor Area= 14.16									
Comments:										*** 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:									
(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:									
(6) Ceiling:										(10) Heating and Cooling:									
										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.		
JULIEN LARRY M & CONNIE D	JULIEN JONATHAN D	0		12/29/2014	QC	03-ARM'S LENGTH			2014/06569	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE			Zoning:		Building Permit(s)			Date	Number	Status	
46529 MAIN ST 46527		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE			08/19/2008			08-243	COMPLETE	
		P.R.E. 0%			HOUSE			05/08/2008			08-034	COMPLETE	
Owner's Name/Address		MAP #:											
BRCH HOLDINGS LLC 9303 GREENLEAF AVE SANTA FE SPRINGS CA 90670		2024 Est TCV 488,927 TCV/TFA: 73.46											
		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
N 1/2 OF LOT 3 PLAT OF ISLE ROYALE ESTATES DESC AS LYING NW'LY OF SE'LY 175' OF LOT 3; COM S'LY COR OF LOT 3 IN NW'LY R/W OF HURON TOWN RD (33' FROM CTRLINE); TH N 47 DEG 35' 34" W ALG SW'LY LINE OF SEC 3 175.52' TO POB; TH N 37 DEG 58' 47" E 131.78' TO NE'LY OF LOT 3; TH N 45 DEG 23' 43" W ALG NE'LY LINE OF LOT 3 176.17' TO N'LY COR LOT 3; TH S 37 DEG 58' 47" W ALG NW'LY LINE LOT 3 138.55' TO W'LY COR LOT 3; TH S 47 DEG 35' 34" E 175.53' TO POB. .54 A. M/L WITH 20' WIDE EASEMENT.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			MIXED RES	132.00	176.17	0.6782	1.0000	188	100	16,830
Comments/Influences					132 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 16,830								
		X	Sewer			Land Improvement Cost Estimates							
		X	Electric			Description Rate Size % Good Cash Value							
		X	Gas			D/W/P: 4in Ren. Conc. 8.18 468 84 3,216							
		X	Curb			D/W/P: 4in Ren. Conc. 8.18 362 84 2,487							
					Total Estimated Land Improvements True Cash Value = 5,703								

Desc. of Bldg/Section: Calculator Occupancy: Apartment										<<<<<<Calculator Cost Computations>>>>>> Class: D,SidingQuality: Average Stories: 2Story Height: 8Perimeter: 0														
Class: D,Siding Floor Area: 1,664 Gross Bldg Area: 6,656 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 121.02 (10) Heating system: Electric, Cable or BaseboardCost/SqFt: 11.32100% Adjusted Square Foot Cost for Upper Floors = 132.34 Total Floor Area: 1,664Base Cost New of Upper Floors = 220,213 Reproduction/Replacement Cost = 220,213 2 Identical Units => Reproduction/Replacement Cost of all units = 440,426 Eff.Age:21Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0 Total Depreciated Cost = 273,064 ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 233,197 Replacement Cost/Floor Area= 132.34Est. TCV/Floor Area= 70.07														
					High		Above Ave.		Ave.											X	Low			
Depr. Table : 2.25% Effective Age : 21 Physical %Good: 62 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Electric, Cable or Baseboard 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 832 Ave. Perimeter Has Elevators:																			
					*** Basement Info ***																			
	Year Built Remodeled				Area: Perimeter: Type: Heat:																			
	Overall Bldg Height																							
Comments:					* Mezzanine Info *																			
					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:					Footings					(8) Plumbing:														
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Outlets:Fixtures:												
(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.				
					Gas Oil										Coal Stoker					Hand Fired Boiler				
(6) Ceiling:																								

Desc. of Bldg/Section: Calculator Occupancy: Apartment										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 1,664 Gross Bldg Area: 6,656 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D,Siding Quality: Average Stories: 2 Story Height: 8 Perimeter: 0									
										Base Rate for Upper Floors = 121.02									
Depr. Table : 2.25% Effective Age : 21 Physical %Good: 62 Func. %Good : 100 Economic %Good: 100										(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 11.32 100%									
										Adjusted Square Foot Cost for Upper Floors = 132.34									
Year Built Remodeled										Total Floor Area: 1,664 Base Cost New of Upper Floors = 220,213									
										Reproduction/Replacement Cost = 220,213									
Overall Bldg Height										2 Identical Units => Reproduction/Replacement Cost of all units = 440,426									
										Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0									
Comments:										Total Depreciated Cost = 273,064									
										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 233,197									
Area: Perimeter: Type: Heat:										Replacement Cost/Floor Area= 132.34 Est. TCV/Floor Area= 70.07									
*** Basement Info ***																			
* Mezzanine Info *																			
* 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	Few	Many	Many	Unfinished	Unfinished	
(3) Frame:				3-Piece Baths				Wash Bowls	Average	Average	Many	Many	Unfinished	Unfinished	
(4) Floor Structure:				2-Piece Baths				Water Heaters	Typical	Typical	Typical	Typical	Typical	Typical	
(5) Floor Cover:				Shower Stalls				Wash Fountains	Flex Conduit	Rigid Conduit	Incandescent	Fluorescent	(40) Exterior Wall:	Thickness	Bsmnt Insul.
(6) Ceiling:				Toilets				Water Softeners	Armored Cable	Non-Metalic	Sodium Vapor	Transformer	(13) Roof Structure:	Slope=0	
				(9) Sprinklers:				(14) Roof Cover:							
				(10) Heating and Cooling:											
				Gas Oil	Coal Stoker	Hand Fired Boiler									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
M A K RENTALS LLC	SANCHEZ HOLDINGS LLC	861,858	08/28/2015	WD	03-ARM'S LENGTH	2015/04569	PROPERTY TRANSFER	100.0				
		13,900	08/01/2004	WD	03-ARM'S LENGTH	165:830	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
46541 MAIN ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		04/07/2006		06-020		FOUNDATION		
		P.R.E. 0%		HOUSE		04/14/2005		05-019		FOUNDATION		
Owner's Name/Address		MAP #:										
SANCHEZ HOLDINGS LLC PO BOX 492 DOLLAR BAY MI 49922		2024 Est TCV 648,031 TCV/TFA: 68.53										
		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	
				MIXED RES	125.00	354.18	0.6931	1.0000	188	100	16,289	
LOT 4 PLAT OF ISLE ROYALE ESTATES 165/830				125 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	16,289
Comments/Influences				Land Improvement Cost Estimates								
				Description					Rate	Size % Good	Cash Value	
		X	Water	D/W/P: 4in Ren. Conc.				8.18	336	84	2,308	
		X	Sewer	D/W/P: 4in Ren. Conc.				8.18	180	84	1,236	
		X	Electric	D/W/P: 4in Ren. Conc.				8.18	180	84	1,236	
		X	Gas	D/W/P: 4in Ren. Conc.				8.18	720	84	4,948	
		Curb		Total Estimated Land Improvements True Cash Value =							9,728	
		Street Lights										
		X	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	8,145	315,871	324,016			256,038C	
		JR	10/05/2010	INSPECTED	2023	8,145	284,284	292,429			243,846C	
		SC	10/21/2010	DATA ENTER	2022	8,145	263,481	271,626			232,235C	
					2021	8,145	262,109	270,254			224,817C	

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

Desc. of Bldg/Section: BLDG 1 Calculator Occupancy: Garages - Residential (Attached)										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 624 Gross Bldg Area: 9,456 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D,Siding Quality: Average Stories: 1 Story Height: 10 Perimeter: 0									
										Base Rate for Upper Floors = 36.61									
Depr. Table : 2% Effective Age : 21 Physical %Good: 65 Func. %Good : 100 Economic %Good: 100										Adjusted Square Foot Cost for Upper Floors = 36.61									
										Total Floor Area: 624 Base Cost New of Upper Floors = 22,845									
2005 Year Built Remodeled										Reproduction/Replacement Cost = 22,845									
										Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0 Total Depreciated Cost = 14,849									
Overall Bldg Height										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 12,681 Replacement Cost/Floor Area= 36.61 Est. TCV/Floor Area= 20.32									
Comments:										*** Basement Info ***									
										Area: Perimeter: Type: Heat:									
										* Mezzanine Info *									
										Area #1: Type #1: Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type: Average									
(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:									
(6) Ceiling:										(10) Heating and Cooling:									
										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:									

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

Desc. of Bldg/Section: BLDG 2										<<<<< Calculator Cost Computations >>>>>									
Calculator Occupancy: Garages - Residential (Attached)										Class: D,Siding Quality: Average									
Class: D,Siding										Stories: 1 Story Height: 10 Perimeter: 0									
Floor Area: 600										Base Rate for Upper Floors = 37.03									
Gross Bldg Area: 9,456										Adjusted Square Foot Cost for Upper Floors = 37.03									
Stories Above Grd: 1										Total Floor Area: 600 Base Cost New of Upper Floors = 22,218									
Average Sty Hght : 10										Reproduction/Replacement Cost = 22,218									
Bsmnt Wall Hght										Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0									
Depr. Table : 2%										Total Depreciated Cost = 14,442									
Effective Age : 21										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 4 = 12,333									
Physical %Good: 65										Replacement Cost/Floor Area= 37.03 Est. TCV/Floor Area= 20.56									
Func. %Good : 100																			
Economic %Good: 100																			
2005 Year Built										Area:									
Remodeled										Perimeter:									
										Type:									
Overall Bldg Height										Heat:									
Comments:										*** Basement Info ***									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Mezzanine Info *									
										Area:									
										Type: Average									
										* Sprinkler Info *									
										Area:									
										Type: Average									
(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:									
										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
(6) Ceiling:										(11) Electric and Lighting:									
										Outlets:									
										Fixtures:									
										Few Average									
										Many Average									
										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:									

Desc. of Bldg/Section: #46549 BLDG 3										<<<<< Calculator Cost Computations >>>>>															
Calculator Occupancy: Apartment										Class: D,Siding Quality: Average															
Class: D,Siding										Stories: 2 Story Height: 9 Perimeter: 0															
Floor Area: 1,206					Construction Cost					Base Rate for Upper Floors = 130.85															
Gross Bldg Area: 9,456					High		Above Ave.			Ave.		X		Low											
Stories Above Grd: 2					** ** Calculator Cost Data ** **										(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 12.23 100%										
Average Sty Hght : 9					Quality: Average										Adjusted Square Foot Cost for Upper Floors = 143.08										
Bsmnt Wall Hght					Heat#1: Electric, Cable or Baseboard 100%																				
Depr. Table : 2.25% Effective Age : 18 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100					Heat#2: Electric, Cable or Baseboard 0%																				
					Ave. SqFt/Story: 603										Total Floor Area: 1,206 Base Cost New of Upper Floors = 172,554										
					Ave. Perimeter										Reproduction/Replacement Cost = 172,554										
					Has Elevators:										2 Identical Units => Reproduction/Replacement Cost of all units = 345,108										
2005 Year Built					*** Basement Info ***										Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0										
Remodeled					Area:										Total Depreciated Cost = 227,771										
Overall Bldg Height					Perimeter:										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 5 = 194,517										
Comments:					Type:										Replacement Cost/Floor Area= 143.08 Est. TCV/Floor Area= 80.65										
					Heat:																				
					* Mezzanine Info *																				
					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		Few Average		Few Average		(40) Exterior Wall:									
(3) Frame:					Total Fixtures		Urinals		Many Unfinished Typical		Many Unfinished Typical														
					3-Piece Baths		Wash Bowls		Flex Conduit		Incandescent														
					2-Piece Baths		Water Heaters		Armored Cable		Fluorescent														
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					Thickness					Bsmnt Insul.					
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:															
					Gas Oil		Coal Stoker		Hand Fired Boiler																
(6) Ceiling:																									

Desc. of Bldg/Section: BLDG 3										<<<<< Calculator Cost Computations >>>>>									
Calculator Occupancy: Garages - Residential (Attached)										Class: D,Siding Quality: Average									
Class: D,Siding										Stories: 1 Story Height: 10 Perimeter: 0									
Floor Area: 600										Base Rate for Upper Floors = 37.03									
Gross Bldg Area: 9,456										Adjusted Square Foot Cost for Upper Floors = 37.03									
Stories Above Grd: 1										Total Floor Area: 600 Base Cost New of Upper Floors = 22,218									
Average Sty Hght : 10										Reproduction/Replacement Cost = 22,218									
Bsmnt Wall Hght										Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0									
Depr. Table : 2%										Total Depreciated Cost = 15,330									
Effective Age : 18										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 6 = 13,092									
Physical %Good: 69										Replacement Cost/Floor Area= 37.03 Est. TCV/Floor Area= 21.82									
Func. %Good : 100																			
Economic %Good: 100																			
2005 Year Built										Area:									
Remodeled										Perimeter:									
										Type:									
Overall Bldg Height										Heat:									
Comments:										*** Basement Info ***									
										Area:									
										Perimeter:									
										Type:									
										Heat:									
										* Mezzanine Info *									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Sprinkler Info *									
										Area:									
										Type: Average									
(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:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:									
										Fixtures:									
										Few Average									
										Many Average									
										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.				
HOLAPPA PHILIP R & MYRNA E	TORMALA JERMY & NICOLE	229,000	06/07/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
HOLAPPA PHILIP R & MYRNA D	HOLAPPA PHILIP R & MYRNA E	1	10/29/2014	QC	09-FAMILY	2014/05604	DEED	0.0				
		13,890	09/01/2002	WD	03-ARM'S LENGTH	159:291	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19426 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		06/10/2003		03-982	FOUNDATION			
		P.R.E. 100% 06/19/2023										
Owner's Name/Address		MAP #:										
TORMALA JEREMY & NICOLE 19426 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 249,380 TCV/TFA: 185.55										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INTERIOR	110.50	200.00	1.0000	1.1547	115 100	14,673	
LOT 5 PLAT OF ISLE ROYALE ESTATES					INTERIOR	73.50	200.00	1.0000	1.1547	115 100	9,760	
Comments/Influences					184 Actual Front Feet, 0.84 Total Acres						Total Est. Land Value =	24,433
					Land Improvement Cost Estimates							
		X	Water	Description			Rate	Size	% Good	Cash Value		
		X	Sewer	D/W/P: 5in Ren. Conc.			8.75	4100	98	35,157		
		X	Electric	Wood Frame			25.44	168	85	3,633		
					Total Estimated Land Improvements True Cash Value =						38,790	
		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	12,217	112,473	124,690		124,690S		
		LP	05/01/2009	DATA ENTER	2023	10,623	99,625	110,248	110,248A	67,723C		
		LP	11/13/2009	DATA ENTER	2022	10,092	84,579	94,671		64,499C		
		JR	10/04/2010	INSPECTED	2021	9,561	84,702	94,263		62,439C		
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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.		
CARR STEVEN M & REBECCA J	SEPPANEN GREGORY & JENNIFER	23,000	09/12/2013	WD	03-ARM'S LENGTH	2013/05484	DEED	100.0		
		26,400	06/01/2003	WD	03-ARM'S LENGTH	161:507	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
19402 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/17/2013	13-207	COMPLETE		
		P.R.E. 100% 05/01/2014								
Owner's Name/Address		MAP #:								
SEPPANEN GREGORY & JENNIFER 19402 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 313,745 TCV/TFA: 147.58								
		X Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				IS ROY & PLGRM	120.00	200.00	1.0592	1.0000	125 100	15,888
LOT 6 PLAT OF ISLE ROYALE ESTATES (SPLIT LOT 7 WITH OLD HOUSE TO 010-565-007-00 FOR 2014)		X		Gravel Road						
				Paved Road	30.00	200.00	1.0000	1.1547	115 100	3,984
				Storm Sewer	150 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value = 19,872	
				Sidewalk						
Comments/Influences		X Water		Land Improvement Cost Estimates						
		X Sewer		Description	Rate				Size % Good	Cash Value
		X Electric		D/W/P: 5in Ren. Conc.	8.75				1940 98	16,635
		X Gas		Total Estimated Land Improvements True Cash Value = 16,635						
		Curb								
		Street Lights								
		X 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	9,936	146,937	156,873		103,474C
		JR	10/04/2010	INSPECTED	2023	8,850	127,933	136,783		98,547C
		SC	10/21/2010	DATA ENTER	2022	8,319	107,773	116,092		93,855C
					2021	8,834	108,956	117,790		90,857C
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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 203	Type CCP (1 Story)	Year Built: 2013 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			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 2,126 Total Base New : 281,426 Total Depr Cost: 264,540 Estimated T.C.V: 277,238		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:						
Building Style: COLONIAL				Drywall Paneled		Plaster Wood T&G	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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									Cost Est. for Res. Bldg: 1 Single Family COLONIAL Cls C Blt 2013 (11) Heating System: Forced Air w/ Ducts Ground Area = 1063 SF Floor Area = 2126 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,063 Total: 246,142 231,374 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 2,859 Porches CCP (1 Story) 203 5,217 4,904 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,659 24,119 Common Wall: 1 Wall 1 -2,628 -2,470 Door Opener 2 1,070 1,006 Water/Sewer Public Water 1 1,462 1,374 Public Sewer 1 1,462 1,374 Totals: 281,426 264,540 Notes: ECF (NEW PLATTED) 1.048 => TCV: 277,238						
Yr Built 2013		Remodeled 0	Ex	X	Ord		Min	Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Other:														
Condition: Good				Lg	X	Ord		Small	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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:													
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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
(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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
X	Wood/Shingle Aluminum/Vinyl Brick		(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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
Insulation			(7) Excavation					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
(2) Windows			(7) Excavation					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1063 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					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 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 1 Public Water 1 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					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
(3) Roof			(9) Basement Finish					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 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 1 Public Water 1 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)					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
X	Asphalt Shingle		(10) Floor Support					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
Chimney:			Joists: Unsupported Len: Cntr.Sup:					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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic 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.				
CARR STEVEN M & REBECCA J	GREGERSEN JASON & AMY	185,000	09/05/2013	WD	03-ARM'S LENGTH	2013/05369	DEED	100.0				
		26,400	06/01/2003	WD	03-ARM'S LENGTH	161:507	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
19376 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 09/06/2013										
Owner's Name/Address		MAP #:										
GREGERSEN JASON & AMY 19376 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 335,505 TCV/TFA: 124.82										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements		* Factors *								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 7 PLAT OF ISLE ROYALE ESTATES (SPLIT LOT 7 WITH HOUSE FROM 010-565-006-00 FOR 2014)		X		Dirt Road	120.00	200.00	1.0592	1.0000	125	100		15,888
Comments/Influences				Gravel Road								3,984
				Paved Road	30.00	200.00	1.0000	1.1547	115	100		19,872
				Storm Sewer	150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =
				Sidewalk								
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
		X	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	9,936	157,817	167,753			131,254C	
		JR	10/04/2010	INSPECTED	2023	8,850	136,834	145,684			125,004C	
		SC	10/21/2010	DATA ENTER	2022	8,319	114,738	123,057			119,052C	
					2021	8,834	116,646	125,480			115,249C	
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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	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 72 552	Type WGEP (1 Story) Treated Wood	Year Built: 2003 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: 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		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 2003		Remodeled 0		Ex	X	Ord		Min							
Condition: Good		Trim & Decoration													
Room List		Lg	X	Ord		Small									
	Basement 4 1st Floor 4 2nd Floor 4 Bedrooms	Doors:		Solid	X	H.C.									
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family COLONIAL		Cls C		Blt 2003	
X	Insulation	(6) Ceilings		Kitchen: Linoleum Other: Carpeted Other:		200 Amps Service		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts					
(2) Windows	Many Avg. Few	X	Avg. Small	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many X Ave. Few		Ground Area = 1344 SF Floor Area = 2688 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 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		(13) Plumbing		Stories Exterior Foundation 2 Story Siding Basement		Size 1,344		Cost New 298,647		Depr. Cost 247,877	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Other Additions/Adjustments		Plumbing		3 Fixture Bath		2		9,093		7,547
X	Asphalt Shingle	(9) Basement Finish		Water/Sewer		Water/Sewer		1000 Gal Septic		1		4,761		3,952	
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		WGEP (1 Story)		72		7,559		6,274		
			Lump Sum Items:		Deck		Treated Wood		552		7,883		6,543		
					Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		728		28,625		23,759
					Fireplaces		Common Wall: 1 Wall		1		-2,628		-2,181		
					Interior 1 Story		Door Opener		2		1,070		888		
					Notes:		Totals:		362,863		301,177				
					ECF (NEW PLATTED) 1.048 => TCV:								315,633		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		13,700	04/01/2003	WD	03-ARM'S LENGTH	162:631	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
19330 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 01/09/2004										
Owner's Name/Address		MAP #:										
DONOVAN RYAN & LISA 19330 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 19,860										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Taxpayer's Name/Address		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
DONOVAN RYAN & LISA 19330 COPPER RIDGE RD HOUGHTON MI 49931		X	Gravel Road			IS ROY & PLGRM	150.00	200.00	1.0592	1.0000	125 100	19,860
		X	Paved Road			150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 19,860						
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
Tax Description		Gas										
LOT 8 PLAT OF ISLE ROYALE ESTATES		Curb										
Comments/Influences		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		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	9,930	0	9,930			8,654C	
					2023	8,898	0	8,898			8,242C	
					2022	8,342	0	8,342			7,850C	
					2021	9,094	0	9,094			7,600C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		13,700	12/01/2001	WD	03-ARM'S LENGTH	123M:77	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
19330 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		06/22/2005	05-145	FOUNDATION			
		P.R.E. 100% 12/20/2002			HOUSE		07/24/2001	01-977	FOUNDATION			
Owner's Name/Address		MAP #:										
DONOVAN RYAN & LISA 19330 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 472,391 TCV/TFA: 153.03										
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
DONOVAN RYAN & LISA 19330 COPPER RIDGE RD HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			IS ROY & PLGRM	150.00	200.00	1.0592 1.0000	125 100	19,860	
						150 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =	19,860
						Land Improvement Cost Estimates						
Tax Description		X	Water			Description	Rate		Size % Good	Cash Value		
		X	Sewer			D/W/P: Asphalt Paving	3.04		1400	83	3,532	
		X	Electric			Total Estimated Land Improvements True Cash Value =					3,532	
LOT 9 PLAT OF ISLE ROYALE ESTATES		X	Gas									
Comments/Influences		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	9,930	226,266	236,196			54,025C	
		JR	10/04/2010	INSPECTED	2023	8,898	196,122	205,020			51,453C	
		SC	10/21/2010	DATA ENTER	2022	8,342	164,574	172,916			49,003C	
					2021	9,094	167,178	176,272			47,438C	
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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 520 WGEP (1 Story) 160 CPP 96 WGEP (1 Story) 32 WGEP (1 Story)			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: 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																				
X	Drywall Paneled		Plaster Wood T&G																										
Trim & Decoration																													
Size of Closets																													
Building Style: 2					Ex	X	Ord		Min	X	Central Air Wood Furnace																		
Yr Built 1984	Remodeled 2001																												
Condition: Good																													
Room List																													
	Basement				(5) Floors				(12) Electric					Cost Est. for Res. Bldg: 1 Single Family 2 (11) Heating System: Forced Air w/o Ducts, Air Conditioning Ground Area = 2463 SF Floor Area = 3087 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 Siding Basement 1,512 2 Story Siding Slab 624 1 Story Siding Slab 120 1 Story Siding Slab 120 1 Story Siding Slab 52 1 Story Siding Slab 35 Total: 377,251 343,298 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 4,138 2 Fixture Bath 1 3,042 2,768 Porches WGEP (1 Story) 520 33,290 30,294 CPP 160 2,960 2,694 WGEP (1 Story) 96 9,221 8,391 WGEP (1 Story) 32 4,764 4,335 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,050 24,615 Door Opener 1 535 487 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
7	1st Floor																												
3	2nd Floor																												
3	Bedrooms																												
(1) Exterior					(6) Ceilings				No. of Elec. Outlets					Class: C Effec. Age: 9 Floor Area: 3,087 Total Base New : 470,808 Total Depr Cost: 428,434 Estimated T.C.V: 448,999				E.C.F. X 1.048			Bsmnt Garage: Carport Area: Roof:								
	Wood/Shingle Aluminum/Vinyl Brick			X	Tile			Ex.		X	Ord.		Min																
X	Stucco							Many		X	Ave.		Few																
X	Insulation							(13) Plumbing		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																			
(2) Windows					(7) Excavation				(14) Water/Sewer					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,050 24,615 Door Opener 1 535 487 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
	Many		Large		Basement: 1512 S.F. Crawl: 0 S.F. Slab: 951 S.F. Height to Joists: 0.0																								
X	Avg.	X	Avg.																										
	Few		Small																										
X	Wood Sash Metal Sash Vinyl Sash				(8) Basement									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,050 24,615 Door Opener 1 535 487 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
X	Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																								
X	Double Glass																												
X	Patio Doors																												
X	Storms & Screens				(9) Basement Finish									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,050 24,615 Door Opener 1 535 487 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
(3) Roof					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																								
X	Gable		Gambrel																										
	Hip		Mansard																										
X	Asphalt Shingle		Shed		(10) Floor Support									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 27,050 24,615 Door Opener 1 535 487 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
Chimney: Brick					Joists: Unsupported Len: Cntr.Sup:																								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MARSH JAMES L & NANCY H	RUSTMAN JACK & MARIA	300,001	03/18/2022	WD	03-ARM'S LENGTH	2022/01728	DEED	100.0		
SOLKA MATTHEW J & JAMIE L	MARSH JAMES L & NANCY H	175,000	04/05/2018	WD	03-ARM'S LENGTH	2018/01828	PROPERTY TRANSFER	100.0		
MAUNO COLLEEN	SOLKA MATTHEW J & JAMIE L	163,400	04/25/2008	WD	03-ARM'S LENGTH	2008/02355	DEED	100.0		
		13,700	10/01/2002	WD	03-ARM'S LENGTH	159:563	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status	
19290 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS								
		P.R.E. 100% 09/18/2023								
Owner's Name/Address		MAP #:								
RUSTMAN JACK & MARIA 19290 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 239,966 TCV/TFA: 184.59								
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED				
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
LOT 10 PLAT OF ISLE ROYALE ESTATES				IS ROY & PLGRM	150.00	200.00	1.0592	1.0000	125 100 19,860	
Comments/Influences				150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 19,860						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
		X	Water	D/W/P: 5in Ren. Conc.	8.75		700 94		5,757	
		X	Sewer	D/W/P: 4in Ren. Conc.	8.00		140 94		1,053	
		X	Electric	Total Estimated Land Improvements True Cash Value = 6,810						
		X	Gas							
			Curb							
			Street Lights							
		X	Standard Utilities							
		X	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	9,930	110,053	119,983		109,732C
		LP	07/10/2007	DATA ENTER	2023	8,898	95,609	104,507	104,507A	104,507S
		JR	10/04/2010	INSPECTED	2022	8,342	80,379	88,721		83,448C
		SC	10/21/2010	DATA ENTER	2021	9,094	79,591	88,685		80,783C
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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: 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: 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: C Effec. Age: 9 Floor Area: 1,300 Total Base New : 223,656 Total Depr Cost: 203,527 Estimated T.C.V: 213,296		E.C.F. X 1.048		Bsmnt Garage:													
Building Style: RANCH			X	Drywall Paneled			Plaster Wood T&G		Central Air Wood Furnace		E.C.F. X 1.048		Bsmnt Garage:														
Trim & Decoration																											
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	(12) Electric																				
Condition: Good			Size of Closets						200 Amps Service																		
				Lg	X	Ord			Small	No./Qual. of Fixtures																	
Room List			Doors:				Solid		X	H.C.																	
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors						(13) Plumbing																		
			Kitchen: Linoleum Other: Carpeted Other:																								
(1) Exterior			(6) Ceilings						No. of Elec. Outlets																		
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall						Many		X	Ave.		Few												
X	Insulation																										
(2) Windows			(7) Excavation						Average Fixture(s)																		
X	Many Avg. Few	X	Large Avg. Small		Basement: 1300 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		Other Additions/Adjustments		Plumbing		1 Story		Exterior Siding		Foundation Basement		Size 1,300 Total:		Cost New 186,701		Depr. Cost 169,898	
X	Wood Sash Metal Sash Vinyl Sash		X		Large Avg. Small		(8) Basement			1		3 Fixture Bath		1		4,547		4,138									
X	Double Hung																										
X	Horiz. Slide Casement																										
X	Double Glass																										
X	Patio Doors																										
X	Storms & Screens																										
(3) Roof			(9) Basement Finish						(14) Water/Sewer																		
X	Gable	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water		1		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.		
		1		05/01/2004	WD	03-ARM'S LENGTH		164:982	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MOYLE GARY ANDREW 22437 BAYVIEW LANE HANCOCK MI 49930		MAP #:										
		2024 Est TCV 12,845										
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
LOT 11 PLAT OF ISLE ROYALE ESTATES (0.459A) EXCEPT THAT PART OF LOT 11 OF ISLE ROYALE ESTATES DESCRIBED AS FOLLOWS; BEG AT AN IRON PIPE AT THE SW CORNER OF LOT 11; TH ALONG THE WEST LINE OF LOT 11 N 20 DEG 49' 02" W 217.73' TO A CAPPED IRON PIPE AT THE NW CORNER OF LOT 11; TH S 30 DEG 28' 18" E 139.08' TO A CAPPED REBAR; TH S 04 DEG 40' 57" E 83.93' TO THE SW CORNER OF LOT 11 AND POB (-0.06 A FOR DRIVEWAY). SPLIT TO 010-565-012-00 FOR 2013. 0.399 ACRES M/L TOTAL		X			Dirt Road	IS ROY & PLGRM	87.00	200.00	1.1811	1.0000	125 100	12,845
Comments/Influences					Gravel Road	87 Actual Front Feet, 0.40 Total Acres						
					Paved Road	Total Est. Land Value =						
					Storm Sewer							
					Sidewalk							
					X Water							
					X Sewer							
					X Electric							
					Gas							
					Curb							
					Street Lights							
					X 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							
					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
		Who	When	What	2024	6,423	0	6,423				5,885C
		LP	05/01/2009	DATA ENTER	2023	5,755	0	5,755				5,605C
		JR	10/04/2010	INSPECTED	2022	5,395	0	5,395				5,339C
		SC	10/21/2010	DATA ENTER	2021	5,274	0	5,274				5,169C
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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	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		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		Area	Type	Year Built: 2005 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 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						42 474 700	WGEP (1 Story) CPP Treated Wood						
	X	Drywall	Paneled	Plaster	Wood T&G															
Building Style: RANCH			Trim & Decoration																	
Yr Built 2000	Remodeled 0	Ex	X	Ord														Min		
Condition: Good			Size of Closets				Lg	X	Ord		Small	Class: BC Effec. Age: 14 Floor Area: 1,796 Total Base New : 433,407 Total Depr Cost: 372,730 Estimated T.C.V: 390,621			E.C.F. X 1.048			Bsmnt Garage:		
Room List			Doors:				Solid	X	H.C.		Central Air Wood Furnace									
4	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1796 SF Floor Area = 1796 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size 1 Story Pine Logs Basement 1,796 Total: 326,565 280,847			Cls BC Blt 2000					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets														
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		Many			X	Ave.	Few		(13) Plumbing							
Insulation			(7) Excavation			Average Fixture(s)														
(2) Windows						2 3 Fixture Bath														
X	Many	Large	Basement: 1796 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 3 Vent Fan			Other Additions/Adjustments Basement Living Area 400 20,976 18,039											
	Avg.	X Avg.																		
X	Wood Sash		(8) Basement																	
	Metal Sash																			
X	Vinyl Sash																			
	Double Hung																			
X	Horiz. Slide																			
	Casement																			
X	Double Glass																			
	Patio Doors																			
X	Storms & Screens																			
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
X	Gable	Gambrel	400			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Interior 1 Story Direct-Vented Gas			1 6,769 5,821 1 4,304 3,701					
	Hip	Mansard																		
X	Flat	Shed																		
Asphalt Shingle			(10) Floor Support			Lump Sum Items:														
Chimney: Brick			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	

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.				
ZEKAVAT A SEYED	RULE BRIAN	185,000	09/01/2020	WD	03-ARM'S LENGTH	2020/04838	DEED	100.0				
KILLIAN MICHAEL	ZEKAVAT A SEYED	109,900	08/01/2002	WD	03-ARM'S LENGTH	158:710	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
19227 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 10/12/2020										
Owner's Name/Address		MAP #:										
RULE BRIAN		2024 Est TCV 213,471 TCV/TFA: 128.21										
19227 COPPER RIDGE RD		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description				IS ROY & PLGRM	200.00	150.00	1.0000	1.0000	125	100	25,000	
. LOT 14 PLAT OF ISLE ROYALE ESTATES				200 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	25,000
Comments/Influences		X		Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				X Water								
				X Sewer								
				X Electric								
				X Gas								
				Curb								
				Street Lights								
		X		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	12,500	94,236	106,736			87,163C	
		JR	10/04/2010	INSPECTED	2023	11,200	81,751	92,951			83,013C	
		SC	10/21/2010	DATA ENTER	2022	10,500	68,560	79,060			79,060S	
					2021	10,500	69,690	80,190			80,190S	
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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 1 Direct-Vented Gas	Area Type 21 Treated Wood 240 Treated Wood	Year Built: 1993 Car Capacity: 2 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																														
Building Style: CAPE		Trim & Decoration		Size of Closets		Central Air Wood Furnace																															
Yr Built 1993	Remodeled 0	Ex	X Ord		Min																																
Condition: Good		Lg	X Ord		Small																																
Room List		Doors:		Solid X	H.C.																																
1	Basement	(5) Floors				(12) Electric																															
3	1st Floor	Kitchen: Linoleum				200 Amps Service																															
2	2nd Floor	Other: Carpeted																																			
3	Bedrooms	Other:																																			
(1) Exterior		(6) Ceilings				No./Qual. of Fixtures																															
X	Wood/Shingle					Ex. X Ord. Min																															
X	Aluminum/Vinyl Brick					No. of Elec. Outlets																															
X	Insulation					Many X Ave. Few																															
(2) Windows		(7) Excavation				(13) Plumbing																															
Many		Basement: 0 S.F.				Average Fixture(s)																															
X	Avg.	X	Large	Crawl: 774 S.F.		2 3 Fixture Bath																															
Few		Slab: 288 S.F.		Height to Joists: 0.0		2 Fixture Bath																															
X	Wood Sash	(8) Basement				Softener, Auto																															
X	Metal Sash					Softener, Manual																															
X	Vinyl Sash					Solar Water Heat																															
X	Double Hung					No Plumbing																															
X	Horiz. Slide					Extra Toilet																															
X	Casement					Extra Sink																															
X	Double Glass					Separate Shower																															
X	Patio Doors					Ceramic Tile Floor																															
X	Storms & Screens					Ceramic Tile Wains																															
(3) Roof		(9) Basement Finish				Ceramic Tub Alcove																															
X	Gable					Vent Fan																															
X	Hip					(14) Water/Sewer																															
X	Flat					1 Public Water																															
X	Asphalt Shingle					1 Public Sewer																															
Chimney: Brick		(10) Floor Support				Water Well																															
		Joists:				1000 Gal Septic																															
		Unsupported Len:				2000 Gal Septic																															
		Cntr.Sup:				Lump Sum Items:																															
Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1062 SF Floor Area = 1665 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 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>Crawl Space</td> <td>774</td> <td></td> <td></td> </tr> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Slab</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>185,759</td> <td>146,751</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,547 3,592 Deck Treated Wood 240 4,572 3,612 Treated Wood 21 938 741 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 27,504 21,728 Common Wall: 1 Wall 1 -2,628 -2,076 Door Opener 2 1,070 845 Water/Sewer Public Water 1 1,462 1,155 Public Sewer 1 1,462 1,155 Fireplaces Direct-Vented Gas 1 2,957 2,336 Totals: 227,643 179,839 Notes: ECF (NEW PLATTED) 1.048 => TCV: 188,471														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	774			1.75 Story	Siding	Slab	288			Total:				185,759	146,751
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Crawl Space	774																																		
1.75 Story	Siding	Slab	288																																		
Total:				185,759	146,751																																

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			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: 2003 Car Capacity: 3 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: 896 % Good: 91 Storage Area: 0 No Conc. Floor: 0							
					Insulation													Forced Air w/o Ducts						Interior 2 Story		216 288	WGEP (1 Story) Treated Wood		
					0 Front Overhang													Forced Air w/ Ducts						2nd/Same Stack					
					0 Other Overhang													Forced Hot Water						Two Sided					
X	Wood Frame			(4) Interior												Exterior 1 Story													
Building Style: RANCH				X	Drywall Paneled		Plaster Wood T&G		Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Class: C Effec. Age: 9 Floor Area: 1,512 Total Base New : 275,333 Total Depr Cost: 250,811 Estimated T.C.V: 262,850		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:								
																							Trim & Decoration						
																							Yr Built 2003	Remodeled 0	Ex	X	Ord		Min
Condition: Good				Lg	X	Ord		Small	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 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 Siding Basement 1,512 Total: 212,395 193,280				Cls C Blt 2003												
Room List																			Doors: X Solid		H.C.								
5	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric				Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,505 2,280 Plumbing 3 Fixture Bath 1 4,547 4,138 Vent Fan 2 495 450 Porches WGEP (1 Story) 216 15,634 14,227 Deck Treated Wood 288 5,149 4,943 *9 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 896 33,242 30,250 Common Wall: 1 Wall 1 -2,628 -2,391 Door Opener 2 1,070 974 Water/Sewer Public Water 1 1,462 1,330 Public Sewer 1 1,462 1,330 Totals: 275,333 250,811				Notes: ECF (NEW PLATTED) 1.048 => TCV: 262,850													
				Kitchen: Linoleum				200 Amps Service																					
				Other: Carpeted				No./Qual. of Fixtures																					
				Other:				Ex. X Ord. Min																					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																					
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall				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 2 Vent Fan												
X	Insulation			(7) Excavation																									
(2) Windows																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 8.0				(8) Basement				1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
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 Hip Flat		Gambrel Mansard Shed	1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer																					
X	Asphalt Shingle			(10) Floor Support																									
Chimney:				Joists: 8 Unsupported Len: Cntr.Sup:																									

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
WIEBER ROBERT H & JANET M	WIEBER ROBERT H & JANET M	0		03/06/2014	WD	09-FAMILY		2014/00889	DEED	0.0			
KOLEHMAINEN RONALD M & LOR	WIEBER ROBERT & JANET	208,000		01/30/2009	WD	03-ARM'S LENGTH		2008/00451	DEED	100.0			
		180,000		06/01/2004	WD	03-ARM'S LENGTH		165:23	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
46408 GREEN ACRES RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 01/30/2009											
Owner's Name/Address		MAP #:											
WIEBER ROBERT H & JANET M TRUST		2024 Est TCV 295,349 TCV/TFA: 201.19											
46408 GREEN ACRES RD		X Improved			Vacant		Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description					IS ROY & PLGRM	105.00	214.95	1.1375	1.0000	125	100	14,930	
. LOT 16 PLAT OF ISLE ROYALE ESTATES		X			105 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	14,930
Comments/Influences		Storm Sewer											
		Sidewalk											
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X 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	7,465	140,210	147,675			108,543C		
		JR	10/05/2010	INSPECTED	2023	6,689	121,548	128,237			103,375C		
		SC	10/21/2010	DATA ENTER	2022	6,271	101,921	108,192			98,453C		
					2021	6,599	103,623	110,222			95,308C		
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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	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: 1993 Car Capacity: 2 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: 768 % 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		X	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	Class: C Effec. Age: 17 Floor Area: 1,468 Total Base New : 318,656 Total Depr Cost: 267,575 Estimated T.C.V: 280,419	E.C.F. X 1.048		Bsmnt Garage:						
Building Style: RANCH		Trim & Decoration																
Yr Built 1993	Remodeled 0	Ex	X Ord	Min	Size of Closets		X	(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min				Carport Area: Roof:						
Condition: Good		Lg	X Ord	Small	Doors: Solid X H.C.													
Room List		(5) Floors		X	Kitchen: Linoleum Other: Vinyl Other: Carpeted		X	(13) Plumbing 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 3 Vent Fan				Cls C Blt 1993						
5 Basement 6 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings																
(1) Exterior		(7) Excavation		X	Drywall		X	(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Wood/Shingle X Aluminum/Vinyl Brick		(8) Basement																
X Insulation		(9) Basement Finish		X	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		X	Lump Sum Items:										
(2) Windows		(10) Floor Support																
Many X Avg. Few	Large X Avg. Small	Basement: 1468 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1101											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(11) Heating/Cooling																
(3) Roof		(12) Electric		X	Gable Hip Flat	Gambrel Mansard Shed	1											
X Asphalt Shingle		(13) Plumbing																
Chimney: Brick		(14) Water/Sewer		X	Joists: Unsupported Len: Cntr.Sup:													
		(15) Fireplaces																
		(16) Porches/Decks																

Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
			11,500	09/01/2003	WD	03-ARM'S LENGTH		162:683	DEED	0.0			
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
19287 COPPER RIDGE RD			School: HOUGHTON-PORTAGE TWP SCHOOLS										
			P.R.E. 100% 08/02/2023										
Owner's Name/Address			MAP #:										
BUSTOS PHILIP J & KAREN S BUSTOS DEREK & ZACHARY; LB 19287 COPPER RIDGE RD HOUGHTON MI 49931			2024 Est TCV 370,708 TCV/TFA: 185.63										
			X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
			Public Improvements			* Factors *							
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
LOT 17 PLAT OF ISLE ROYALE ESTATES						IS ROY & PLGRM	65.00	85.00	1.0318	1.0000	125	100	8,384
Comments/Influences						INTERIOR	106.00	249.28	1.0000	1.2891	115	100	15,715
						171 Actual Front Feet, 0.73 Total Acres						Total Est. Land Value =	24,098

Building Type		(3) Roof (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	Type	Year Built: 2000 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 520 % 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						20 106	WGEP (1 Story) WGEP (1 Story)							
Building Style: COLONIAL		Drywall Paneled																	
Yr Built 2000		Remodeled 0		Trim & Decoration					1	Direct-Vented Gas									
Condition: Good		Ex		X Ord		Min					Size of Closets								
Room List		Lg		X Ord		Small							Bsmnt Garage:						
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		Doors:		Solid		X H.C.													
(1) Exterior		(5) Floors		(12) Electric									Carport Area: Roof:						
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Linoleum Other: Carpeted Other: Lamineate		200 Amps Service															
Insulation		(6) Ceilings		No./Qual. of Fixtures															
(2) Windows		(7) Excavation		Ex. X Ord. Min															
Many Avg. Few		Large Avg. Small		No. of Elec. Outlets															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		Many X Ave. Few															
X Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing															
(3) Roof		(9) Basement Finish		Average Fixture(s)															
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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															
X Asphalt Shingle		(10) Floor Support		(14) Water/Sewer															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
				Lump Sum Items:															

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.			
SCHMITT JULIE	ROOHOLLAH ASKARI &	416,000	07/28/2022	WD	03-ARM'S LENGTH	2022/04010	PROPERTY TRANSFER	100.0			
SNOW THOMAS D & ANN K	SCHMITT JULIE	412,500	06/21/2021	WD	03-ARM'S LENGTH	2021/04073	PROPERTY TRANSFER	100.0			
		13,700	09/01/2003	WD	03-ARM'S LENGTH	162:655	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19339 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 08/10/2022									
Owner's Name/Address		MAP #:									
ROOHOLLAH ASKARI & BOHSAGHCHEGHAZEL MARYAM 19339 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 471,930 TCV/TFA: 212.20									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
LOT 19 PLAT OF ISLE ROYALE ESTATES				IS ROY & PLGRM	150.00	200.00	1.0592	1.0000	125 100	19,860	
Comments/Influences				150 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =	19,860
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
		X	Water	D/W/P: 4in Ren. Conc.		10.05	280 84		2,364		
		X	Sewer	D/W/P: 5in Ren. Conc.		11.11	2720 84		25,384		
		X	Electric	Wood Frame		30.37	240 84		6,123		
		X	Gas	Wood Frame		35.07	120 94		3,956		
				Total Estimated Land Improvements						True Cash Value =	37,827

Building Type				(3) Roof (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			1	Appliance Allow. 1 Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave			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	16 WGEF (1 Story) 320 WCP (1 Story) 260 Treated Wood		Year Built: 2000 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 784 % 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 Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Class: BC Effec. Age: 16 Floor Area: 2,224 Total Base New : 470,560 Total Depr Cost: 395,270 Estimated T.C.V: 414,243				E.C.F. X 1.048				Bsmnt Garage:			
Building Style: COLONIAL				Drywall PaneledPlaster Wood T&G				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family COLONIAL				Cls BC				Blt 2000							
Yr Built Remodeled 2000 +KIT0				Ex X Ord Min				(12) Electric				Ground Area = 1176 SF Floor Area = 2224 SF.				Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84				Building Areas							
Condition: Good				Size of Closets				200 Amps Service				Stories Exterior Foundation				Size				Cost New Depr. Cost							
				Lg X Ord Small				No./Qual. of Fixtures				1 Story Siding Basement				128				Total: 333,673 280,286							
Room List				Doors: Solid X H.C.				Ex. X Ord. Min				Other Additions/Adjustments				Recreation Room				200				5,348 4,492			
				(5) Floors				No. of Elec. Outlets				Basement Living Area				800				41,952 35,240							
4 1st Floor				Kitchen: Tile Other: Carpeted Other:				(13) Plumbing				Plumbing				3 Fixture Bath				1				6,686 5,616			
4 2nd Floor								Average Fixture(s)				2 3 Fixture Bath				1 2 Fixture Bath				Softener, Auto				Softener, Manual			
4 Bedrooms								Many X Ave. Few				Other Plumbing				Extra Toilet				Extra Sink				Separate Shower			
(1) Exterior				(6) Ceilings				(14) Water/Sewer				Porches				WCP (1 Story)				320				13,648 11,464			
X Wood/Shingle								2 Public Water				Garages				Base Cost				784				46,115 38,737			
X Aluminum/Vinyl								1 Public Sewer				Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				Common Wall: 1 Wall				1				-3,051 -2,563			
Brick								Water Well				Deck				Treated Wood				260				5,104 4,287			
Insulation								1000 Gal Septic				Water/Sewer				Public Water				1				1,873 1,573			
(2) Windows				(7) Excavation				2000 Gal Septic				Built-Ins				Public Sewer				1				1,873 1,573			
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
X Many Avg. X Large Avg. Few Small				Basement: 1176 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																											
X Double Glass																											
X Patio Doors																											
X Storms & Screens																											
(3) Roof																											
X Gable Hip Flat				200 Recreation SF 800 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X Gambrel Mansard 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.			
KOSKI JEFFREY & JENNIFER	MALIK ADNAN A	385,000	05/13/2016	WD	03-ARM'S LENGTH	2016/02685	PROPERTY TRANSFER	100.0			
RAJALA ADAM J & STEPHANIE	KOSKI, JEFFREY & JENNIFER	18,000	01/21/2010	WD	03-ARM'S LENGTH	2010/00362	DEED	100.0			
		12,625	04/01/2003	WD	03-ARM'S LENGTH	160:879	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
19371 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		04/06/2010	10-019	COMPLETE			
		P.R.E. 100% 09/26/2016									
Owner's Name/Address		MAP #:									
MALIK ADNAN A		2024 Est TCV 614,232 TCV/TFA: 191.65									
19371 COPPER RIDGE RD		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
Tax Description				IS ROY & PLGRM	150.00	200.00	1.0592	1.0000	125 100 19,860		
LOT 20 PLAT OF ISLE ROYALE ESTATES				150 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value = 19,860		
Comments/Influences											
		X	Dirt Road	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 5in Ren. Conc. 11.11 1050 93 10,849 D/W/P: 4in Concrete 7.98 144 93 1,069 D/W/P: Patio Blocks 18.46 400 93 6,867 D/W/P: Patio Blocks 18.46 3360 93 57,684 Total Estimated Land Improvements True Cash Value = 76,469							
		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								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value		
		Who	When	What	2024	9,930	297,186	307,116			204,882C
		LRK 06/17/2011	INSPECTED		2023	8,898	260,563	269,461			195,126C
		LRK 09/15/2011	INSPECTED		2022	8,342	220,732	229,074			185,835C
					2021	9,094	221,621	230,715			179,899C
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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 Class: BC Effec. Age: 4 Floor Area: 3,205 Total Base New : 514,772 Total Depr Cost: 494,182 Estimated T.C.V: 517,903				Area 64 48 220		Type CCP (1 Story) CCP (1 Story) Treated Wood		Year Built: 2010 Car Capacity: 2.5 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X Wood Frame				(4) Interior																															
Building Style: CONTEMPORARY				Drywall Paneled		Plaster Wood T&G																													
				Trim & Decoration																															
				Ex		X	Ord				Min																								
Yr Built 2010		Remodeled 0		Size of Closets																															
Condition: Very Good				Lg		X	Ord				Small																								
Room List				Doors:				Solid		X	H.C.																								
		Basement 1st Floor 2nd Floor 3 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: 1820 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																															
				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.					
		12,625	04/01/2003	WD	03-ARM'S LENGTH	160:873	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
19401 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 02/11/2004											
Owner's Name/Address		MAP #:											
DEFORGE RYAN A & CARRIE M		2024 Est TCV 318,263 TCV/TFA: 202.46											
19401 COPPER RIDGE RD		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Taxpayer's Name/Address					IS ROY & PLGRM	150.00	200.00	1.0592	1.0000	125	100	19,860	
DEFORGE RYAN A & CARRIE M					150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	19,860
19401 COPPER RIDGE RD		X	Dirt Road										
HOUGHTON MI 49931			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Tax Description		Topography of Site											
LOT 21 PLAT OF ISLE ROYALE ESTATES		X	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	9,930	149,202	159,132			96,374C		
		JR	10/05/2010	INSPECTED	2023	8,898	129,354	138,252			91,785C		
		SC	10/22/2010	DATA ENTER	2022	8,342	108,476	116,818			87,415C		
					2021	9,094	110,286	119,380			84,623C		
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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 180 28 180 360	Type CPP WSEP (2 Story) CPP Treated Wood	Year Built: 2003 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes 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									
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min									
Condition: Good		Lg	X	Ord	Small									
Room List		Doors:		Solid	X	H.C.								
	Basement 6 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric		200 Amps Service								
(1) Exterior		Kitchen: Vinyl Other: Carpeted 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								
X	Insulation			(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1512 S.F. Crawl: 0 S.F. Slab: 60 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 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							
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls BC		Blt 2003	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1572 SF Floor Area = 1572 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	Siding	Basement	1,512				
1 Story	Siding	Slab	60				
Total:				277,992	230,733		
Other Additions/Adjustments							
Plumbing							
3 Fixture Bath				1	6,686	5,549	
Porches							
CPP				180	4,093	3,397	
WSEP (2 Story)				28	4,677	3,882	
CPP				180	4,093	3,397	
Deck							
Treated Wood				360	6,318	5,244	
Garages							
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				576	37,164	30,846	
Common Wall: 1 Wall				1	-3,051	-2,532	
Door Opener				2	1,337	1,110	
Water/Sewer							
Public Water				1	1,873	1,555	
Public Sewer				1	1,873	1,555	
Totals:				343,055	284,736		
Notes:							
ECF (NEW PLATTED) 1.048 => TCV: 298,403							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JULIEN LARRY M & CONNIE D	ISKRA CHRISTOPHER M & KARYN C	20,000	10/15/2009	WD	03-ARM'S LENGTH	2009/06377	DEED	100.0		
MARTINEAU JOHN E	JULIEN LARRY M & CONNIE D	22,500	04/29/2008	WD	03-ARM'S LENGTH	2008/02423	DEED	100.0		
MIHELICH NICK J	MARTINEAU JOHN E	17,000	02/01/2007	WD	03-ARM'S LENGTH	2007/00646	DEED	100.0		
		17,500	05/01/2004	WD	03-ARM'S LENGTH	165:58	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
19411 COPPER RIDGE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		10/09/2009		09-266	COMPLETE	
		P.R.E. 100% 07/20/2010								
Owner's Name/Address		MAP #:								
ISKRA CHRISTOPHER M & KARYN C 19411 COPPER RIDGE RD HOUGHTON MI 49931		2024 Est TCV 373,793 TCV/TFA: 247.22								
		X Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
LOT 22 PLAT OF ISLE ROYALE ESTATES				IS ROY & PLGRM	468.00	200.00	0.8436	1.0000	125 100	49,353
Comments/Influences				468 Actual Front Feet, 2.15 Total Acres Total Est. Land Value =						49,353

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RAO MOHAN D & RAJASHREE	NELSON DAVID & LISA	155,000	08/27/2013	WD	03-ARM'S LENGTH	2013/05168	DEED	100.0				
		85,000	06/01/1994	WD	03-ARM'S LENGTH	126:495	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
21985 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 08/29/2013										
Owner's Name/Address		MAP #:										
NELSON DAVID & LISA 21985 VOLIN PL HOUGHTON MI 49931		2024 Est TCV 247,756 TCV/TFA: 118.32										
		X Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA29-1 LOT 1 PLAT OF PILGRIM ESTATES.					INTERIOR	104.83	115.00	1.0000	0.8756	115	100	10,556
Comments/Influences		X Paved Road			105 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 10,556							
		Storm Sewer										
		Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		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	5,278	118,600	123,878			80,367C	
		RVB	09/27/2010	INSPECTED	2023	4,590	102,859	107,449			76,540C	
		TH	10/29/2010	DATA ENTER	2022	4,360	86,261	90,621			72,896C	
					2021	4,131	87,692	91,823			70,568C	
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	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 1 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		Class: C Effec. Age: 19 Floor Area: 2,094 Total Base New : 279,428 Total Depr Cost: 226,336 Estimated T.C.V: 237,200		E.C.F. X 1.048		Bsmnt Garage: 2 Car					
Building Style: TRI-LEVEL		X	Drywall Paneled		Plaster Wood T&G		No./Qual. of Fixtures		100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL (11) Heating System: Forced Air w/ Ducts Ground Area = 1388 SF Floor Area = 2094 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas		Size Cost New Depr. Cost		Total: 254,603 206,228					
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments		Plumbing		Foundation		Total: 254,603 206,228			
Condition: Average		Size of Closets				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228						
Room List		Doors:		Solid		X	H.C.	No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments		Plumbing		Foundation		Total: 254,603 206,228		
5	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228					
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments		Plumbing		Foundation		Total: 254,603 206,228				
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228					
X	Insulation		(7) Excavation				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228					
(2) Windows		Basement: 1388 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Central Air Wood Furnace		(13) Plumbing		Plumbing		Foundation		Total: 254,603 206,228						
<<<<< 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.			
COOPER JOSEPH J	HANDLER CHRISTINE A & STEPHEN D	176,500	05/15/2020	WD	03-ARM'S LENGTH	2020/02467	DEED	100.0			
MARTIN MIES A & ELIZABETH	COOPER JOSEPH J	129,500	02/10/2016	WD	03-ARM'S LENGTH	2016/00769	DEED	100.0			
		127,500	10/01/2000	WD	03-ARM'S LENGTH	152:504	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21971 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 09/14/2020									
Owner's Name/Address		MAP #:									
HANDLER CHRISTINE A & STEPHEN D		2024 Est TCV 241,361 TCV/TFA: 187.68									
21971 VOLIN PL											
HOUGHTON MI 49931											
		X Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description				INTERIOR	104.67	115.00	1.0000	0.8756	115	100	10,540
PA29-2 LOT 2 PLAT OF PILGRIM ESTATES.				105 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		10,540
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	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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 28 34 120	WGEP (1 Story) Treated Wood Wood Balcony	Year Built: 1979 Car Capacity: 2 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: 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			Class: C Effec. Age: 19 Floor Area: 1,286 Total Base New : 271,916 Total Depr Cost: 220,249 Estimated T.C.V: 230,821			E.C.F. X 1.048										
Building Style: RANCH			X	Drywall Paneled			Plaster Wood T&G		Trim & Decoration				E.C.F. X 1.048						Bsmnt Garage:				
Yr Built 1970	Remodeled 2019		Ex	X	Ord			Min	Size of Closets				E.C.F. X 1.048						Carport Area: Roof:				
Condition: Average				Lg	X		Ord		Small	Central Air Wood Furnace			E.C.F. X 1.048						Carport Area: Roof:				
Room List			Doors:					Solid	X	H.C.	(12) Electric			E.C.F. X 1.048					Carport Area: Roof:				
2	Basement		(5) Floors				Kitchen:			100 Amps Service			E.C.F. X 1.048						Carport Area: Roof:				
6	1st Floor						Other:			No./Qual. of Fixtures			E.C.F. X 1.048						Carport Area: Roof:				
2nd Floor							Other:			Ex. X Ord. Min			E.C.F. X 1.048						Carport Area: Roof:				
4	Bedrooms									No. of Elec. Outlets			E.C.F. X 1.048						Carport Area: Roof:				
(1) Exterior										Many X Ave. Few			E.C.F. X 1.048			Carport Area: Roof:							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			E.C.F. X 1.048			Carport Area: Roof:								
X	Insulation											E.C.F. X 1.048			Carport Area: Roof:								
(2) Windows			(7) Excavation			2			Average Fixture(s)			E.C.F. X 1.048			Carport Area: Roof:								
	Many Avg. Few	Large Avg. Small	Basement: 1286 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			2			E.C.F. X 1.048			Carport Area: Roof:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung					2 Fixture Bath			2			E.C.F. X 1.048			Carport Area: Roof:								
X	Horiz. Slide Casement Double Glass					Softener, Auto 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			E.C.F. X 1.048			Carport Area: Roof:								
X	Patio Doors Storms & Screens					(8) Basement			2			E.C.F. X 1.048			Carport Area: Roof:								
												E.C.F. X 1.048			Carport Area: Roof:								
												E.C.F. X 1.048			Carport Area: Roof:								
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												E.C.F. X 1.048			Carport Area: Roof:								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		136,500	08/01/1999	WD	03-ARM'S LENGTH	148:235	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
21941 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SOYKAN ORHAN		MAP #:											
6448 LAKOTA TRAIL		2024 Est TCV 226,160 TCV/TFA: 139.18											
CIRCLE PINES MN 55014		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
Tax Description		Public Improvements			* Factors *								
PA29-3 LOT 3 & E 33' OF LOT 4 PLAT OF PILGRIM ESTATES.		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences					INTERIOR	137.67	115.00	1.0000	0.8756	115	100		13,862
					138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 13,862								
					Land Improvement Cost Estimates								
					Description								
					D/W/P: 3.5 Concrete								
					Rate								
					Size % Good								
					Cash Value								
					0								
					Total Estimated Land Improvements True Cash Value =								
					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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam						Year Built: 1971 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: 550 % 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								Area Type 97 WGEF (1 Story) 192 CPP 16 Treated Wood 192 Treated Wood							
Yr Built 1971		Remodeled 1988		Trim & Decoration															
Condition: Good		Ex		X Ord		Min													
		Size of Closets																	
Room List		Lg		X Ord		Small													
		Doors:		Solid		X H.C.													
5 Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																	
(1) Exterior																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																
X Insulation																			
(2) Windows																			
X	Many Avg. Few	X	Large Avg. Small																
X Wood Sash Metal Sash Vinyl Sash Double Hung																			
X Horiz. Slide Casement																			
X Double Glass																			
X Patio Doors																			
X Storms & Screens																			
(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.						
RUONAVARRA NORMAN M TRUST	SIMONSEN EDWARD	400,000	08/22/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0						
KERFOOT-ZELAZNY FAMILY TRU	RUONAVARRA NORMAN M	207,500	07/03/2017	WD	03-ARM'S LENGTH	2017/03576	DEED	100.0						
KERFOOT W CHARLES & ZELAZN	KERFOOT-ZELAZNY FAMILY TRU	99	03/06/2014	QC	09-FAMILY	2014/00860	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit (s)		Date	Number	Status				
21919 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SIMONSEN EDWARD 19154 CANAL RD HOUGHTON MI 49931		2024 Est TCV 283,265 TCV/TFA: 177.04												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA29-5 E 1/2 OF LOT 5 & WEST 71.67' OF LOT 4 PLAT OF PILGRIM ESTATES.					INTERIOR	124.01	115.00	1.0000	0.8756	115	100		12,486	
Comments/Influences					124 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 12,486									
		X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
					Description Rate Size % Good Cash Value									
					D/W/P: 5in Ren. Conc. 8.75 840 73 5,365									
					D/W/P: Patio Blocks 15.28 434 70 4,642									
					D/W/P: 4in Ren. Conc. 8.00 116 70 650									
					Total Estimated Land Improvements True Cash Value = 10,657									
		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	6,243	135,390	141,633			141,633S
		RVB				09/27/2010	INSPECTED	2023	5,429	111,219	116,648			103,061C
		TH				10/29/2010	DATA ENTER	2022	5,158	93,423	98,581			98,154C
								2021	4,886	94,782	99,668			95,019C
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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	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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area	Type	Year Built: 1985 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 560 % 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: 22 Floor Area: 1,600 Total Base New : 318,217 Total Depr Cost: 248,208 Estimated T.C.V: 260,122	E.C.F. X 1.048			Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH		X Drywall Paneled				Central Air Wood Furnace														
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.												
3 Basement 5 1st Floor 2nd Floor 4 Bedrooms		(5) Floors																		
(1) Exterior		Kitchen: Vinyl Other: Other:																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																		
X Insulation																				
(2) Windows		(7) Excavation																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1600 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 X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																		
(3) Roof		(9) Basement Finish																		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																
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.						
		130,000	12/01/1993	WD	03-ARM'S LENGTH	124:695	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
21885 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		06/01/1989		89-174		FOUNDATION				
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
DE YAMPERT HORACE & FREDERICKA 21885 VOLIN PL HOUGHTON MI 49931		2024 Est TCV 458,794 TCV/TFA: 195.07												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
DE YAMPERT HORACE & FREDERICKA 21885 VOLIN PL HOUGHTON MI 49931		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			INTERIOR	157.00	115.00	1.0000	0.8756 115 100	15,808			
					157 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =						15,808			
Tax Description		X	Water Sewer Electric			Land Improvement Cost Estimates								
PA29-6 W 1/2 OF LOT 5 & LOT 6 PLAT OF PILGRIM ESTATES.		X	Gas Curb Street Lights Standard Utilities Underground Utils.			Description					Rate	Size % Good	Cash Value	
Comments/Influences		X				D/W/P: Patio Blocks					18.46	2500	85	39,227
					Total Estimated Land Improvements True Cash Value =					39,227				
		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	09/27/2010	INSPECTED	2024	7,904	221,493	229,397			124,194C			
		TH	10/29/2010	DATA ENTER	2023	6,873	171,364	178,237			118,280C			
					2022	6,530	143,695	150,225			112,648C			
					2021	6,186	146,091	152,277			109,050C			
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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		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas	Oil	Elec.	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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 920 % 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	Drywall Paneled Plaster Wood T&G Trim & Decoration Size of Closets Lg X Ord Min Small			12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:				
X Drywall Paneled Plaster Wood T&G																				
Trim & Decoration																				
Size of Closets																				
Building Style: CONTEMPORARY		Trim & Decoration			Size of Closets			Lg X Ord Min Small		Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:						
Yr Built 1970		Remodeled 2003		Ex X Ord Min			Size of Closets			Lg X Ord Min Small		Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:				
Condition: Good			Size of Closets			Lg X Ord Min Small			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
Room List			Doors: X Solid H.C.			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
Basement 8 1st Floor 3 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
(1) Exterior			Kitchen: Other: Other:			200 Amps Service			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No./Qual. of Fixtures			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
Insulation			No. of Elec. Outlets			Ex. X Ord. Min			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
(2) Windows			(7) Excavation			(13) Plumbing			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Many Avg. Few			Basement: 1120 S.F. Crawl: 0 S.F. Slab: 464 S.F. Height to Joists: 0.0			Average Fixture(s) 2 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 Vent Fan			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Wood Sash Metal Sash Vinyl Sash			(8) Basement			(14) Water/Sewer			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Double Hung Horiz. Slide X Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Double Glass X Patio Doors X Storms & Screens			(9) Basement Finish			Lump Sum Items:			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
(3) Roof			576 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			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Gable Hip Flat			Gambrel Mansard Shed			1 1000 Gal Septic 2000 Gal Septic			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
X Asphalt Shingle			(10) Floor Support			Lump Sum Items:			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: BC Effec. Age: 20 Floor Area: 2,352 Total Base New : 481,584 Total Depr Cost: 385,266 Estimated T.C.V: 403,759		E.C.F. X 1.048		Bsmnt Garage:							
<<<<< 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.			
CORTRIGHT JAMES	CORTRIGHT JAMES & DICKSON	0	02/20/2013	QC	09-FAMILY	2013/01052	DEED	0.0			
ZERBST DANIEL M & CANDACE	CORTRIGHT JAMES	139,900	08/31/2009	WD	03-ARM'S LENGTH	2009/05440	DEED	100.0			
		113,000	06/01/2003	WD	03-ARM'S LENGTH	161:583	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21896 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 12/14/2010									
Owner's Name/Address		MAP #:									
CORTRIGHT JAMES & DICKSON DEBORAH 21896 VOLIN PL HOUGHTON MI 49931		2024 Est TCV 231,485 TCV/TFA: 148.67									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA29-7 LOT 7 PLAT OF PILGRIM ESTATES.				INTERIOR	129.99	95.00	1.0000	0.7958	115 100	11,897	
Comments/Influences				130 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	11,897
				Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				Metal Prefab					19.13	90 46	792
				Total Estimated Land Improvements						True Cash Value =	792

Building Type			(3) Roof (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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 196 180	WGEP (1 Story) CPP	Year Built: 1973 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: 91 Storage Area: 0 No Conc. Floor: 0					
				Insulation																						
				Front Overhang																						
				Other Overhang																						
X Wood Frame		(4) Interior																								
Building Style: CAPE		X	Drywall		Plaster																					
			Paneled		Wood T&G																					
			Trim & Decoration																							
Yr Built 1973	Remodeled 1993		Ex	X	Ord		Min																			
Condition: Average		Size of Closets																								
			Lg	X	Ord		Small																			
Room List			Doors:					Solid		X	H.C.															
	Basement		(5) Floors																							
4	1st Floor																									
3	2nd Floor		Kitchen: Linoleum																							
3	Bedrooms		Other: Carpeted																							
(1) Exterior			Other:																							
X	Wood/Shingle		(6) Ceilings																							
	Aluminum/Vinyl Brick		X	Drywall																						
X	Insulation																									
(2) Windows			(7) Excavation																							
	Many		X	Large		Basement: 960 S.F.																				
X	Avg.			Avg.		Crawl: 0 S.F.																				
	Few		Small		Slab: 78 S.F.																					
X	Wood Sash																									
	Metal Sash																									
	Vinyl Sash																									
X	Double Hung																									
X	Horiz. Slide																									
X	Casement																									
X	Double Glass																									
X	Patio Doors																									
X	Storms & Screens																									
(3) Roof			660 Recreation SF																							
X	Gable			Living SF																						
				Walkout Doors (B)																						
	Hip			No Floor SF																						
	Flat			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.				
			126,900	10/01/1999	WD	03-ARM'S LENGTH		148:743	DEED	0.0				
Property Address			Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47674 MEADOW ST			School: HOUGHTON-PORTAGE TWP SCHOOLS											
			P.R.E. 100% 05/19/1994											
Owner's Name/Address			MAP #:											
HODUSKI BRIAN A & TAMARA D			2024 Est TCV 205,607 TCV/TFA: 146.44											
47674 MEADOW ST														
HOUGHTON MI 49931			X	Improved		Land Value Estimates for Land Table 23.NORTHERN								
			Public Improvements		* Factors *									
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
HODUSKI BRIAN A & TAMARA D					MAIN	95.01	134.00	1.0000	0.9452	98	100		8,800	
47674 MEADOW ST					95 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value =	8,800
HOUGHTON MI 49931					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
Tax Description					D/W/P: Asphalt Paving					3.04	400	94	1,143	
					Total Estimated Land Improvements								True Cash Value =	1,143
PA29-8 LOT 8 PLAT OF PILGRIM ESTATES.														
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 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 56 CCP (2 Story) 98 CGEP (1 Story) 167 Treated Wood 24 Treated Wood		Year Built: 1974 Car Capacity: 2 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: 506 % 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: 26 Floor Area: 1,404 Total Base New : 252,300 Total Depr Cost: 186,702 Estimated T.C.V: 195,664				E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH			Drywall Paneled Plaster Wood T&G				Central Air Wood Furnace				E.C.F. X 1.048															
Yr Built 1974 Remodeled 2000			Trim & Decoration				(12) Electric																			
Condition: Good			Ex X Ord Min				100 Amps Service																			
Room List			Size of Closets				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family RANCH															
2 Basement 7 1st Floor 2nd Floor 4 Bedrooms			Doors: Solid X H.C.				Ex. X Ord. Min				(11) Heating System: Forced Hot Water															
(1) Exterior			(5) Floors				No. of Elec. Outlets				Ground Area = 1404 SF Floor Area = 1404 SF.															
Wood/Shingle X Aluminum/Vinyl Brick			(6) Ceilings				Many X Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74															
X Insulation							(13) Plumbing				Building Areas															
(2) Windows			(7) Excavation				Average Fixture(s)				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				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 Story Siding Bi-Lev. 40% 1,352 1 Story Siding Overhang 52 Total: 202,861 150,118													
Wood Sash Metal Sash Vinyl Sash			(8) Basement								Other Additions/Adjustments															
X	Double Hung Horiz. Slide			Conc. Block Poured Conc. Stone								Plumbing														
X	Casement Double Glass			Treated Wood Concrete Floor								3 Fixture Bath 1 4,547 3,365														
X	Patio Doors			(9) Basement Finish								Porches														
X	Storms & Screens											CCP (2 Story) 56 1,991 1,473 CGEP (1 Story) 98 7,391 5,469														
(3) Roof											Deck															
X	Gable Hip Flat	Gambrel Mansard Shed										Treated Wood 167 3,601 2,665 Treated Wood 24 1,072 793														
X	Asphalt Shingle			(10) Floor Support								Garages														
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
											Base Cost 506 26,707 19,763 Common Wall: 1 Wall 1 -2,628 -1,945 Door Opener 1 535 396															
											Water/Sewer															
											Public Water 1 1,462 1,082 Public Sewer 1 1,462 1,082															
											Built-Ins															
											Dishwasher 1 762 564															
											Fireplaces															
											Prefab 1 Story 1 2,537 1,877															
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

*** 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	
47690 MEADOW ST		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 05/19/1994									
Owner's Name/Address		MAP #:									
PLETKA BRUCE J 47690 MEADOW ST HOUGHTON MI 49931		2024 Est TCV 232,539 TCV/TFA: 166.10									
		X	Improved		Vacant	Land Value Estimates for Land Table 23.NORTHERN					
		Public Improvements			* Factors *						
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
PLETKA BRUCE J 47690 MEADOW ST HOUGHTON MI 49931		X	Dirt Road	MAIN 84.25 141.00 1.0000 0.9695 98 100 8,005							
			Gravel Road	84 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 8,005							
			Paved Road								
			Storm Sewer								
			Sidewalk	Land Improvement Cost Estimates							
		X	Water	Description Rate Size % Good Cash Value							
		X	Sewer	D/W/P: 5in Ren. Conc. 8.75 440 94 3,619							
Tax Description		X	Electric	D/W/P: Patio Blocks 15.28 72 94 1,034							
PA29-9 LOT 9 PLAT OF PILGRIM ESTATES.		X	Gas	Wood Frame 38.41 28 46 494							
Comments/Influences			Curb	Total Estimated Land Improvements True Cash Value = 5,147							
			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	4,003	112,267	116,270		77,940C	
		RVB	09/27/2010	INSPECTED	2023	3,594	97,609	101,203		74,229C	
		TH	10/29/2010	DATA ENTER	2022	3,431	82,004	85,435		70,695C	
					2021	3,676	95,436	99,112		68,437C	
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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		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 100 220	Type WGEP (1 Story) Treated Wood	Year Built: 1974 Car Capacity: 1 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame		(4) Interior X Drywall Paneled		Plaster Wood T&G																																
Building Style: RANCH		Trim & Decoration																																			
Yr Built 1974	Remodeled 1988	Ex	X Ord		Min																																
Condition: Good		Size of Closets																																			
		Lg	X Ord		Small																																
Room List		Doors:		Solid	X H.C.																																
2	Basement	(5) Floors																																			
6	1st Floor	Kitchen: Linoleum																																			
2	2nd Floor	Other: Carpeted																																			
4	Bedrooms	Other:																																			
(1) Exterior		(6) Ceilings																																			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																		
X	Insulation																																				
(2) Windows		(7) Excavation																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1372 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																																		
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)																																		
X	Asphalt Shingle		(10) Floor Support																																		
Chimney: Metal		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 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 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																					
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 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>1,372</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>28</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>197,942</td> <td>156,375</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 686 24,072 19,017 Plumbing 2 Fixture Bath 1 3,042 2,403 Porches WGEP (1 Story) 100 9,468 7,480 Deck Treated Wood 220 4,321 3,414 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 448 24,546 19,391 Common Wall: 1 Wall 1 -2,628 -2,076 Door Opener 1 535 423 Water/Sewer Public Water 1 1,462 1,155 Public Sewer 1 1,462 1,155 Built-Ins Dishwasher 1 762 602 Totals: 264,984 209,339														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,372			1 Story	Siding	Overhang	28			Total:				197,942	156,375
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,372																																		
1 Story	Siding	Overhang	28																																		
Total:				197,942	156,375																																
Notes: ECF (NEW PLATTED) 1.048 => TCV: 219,387																																					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KIM NAM D & SOOK HAE	WOOD THOMAS D & BOBBI SUE	140,000	07/13/2006	WD	03-ARM'S LENGTH	168/2293	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21897 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		09/28/2018	2018-031-241	FOUNDATION		
		P.R.E. 100% 07/13/2006									
Owner's Name/Address		MAP #:									
WOOD THOMAS & BOBBIE SUE 21897 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 276,452 TCV/TFA: 129.97									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Tax Description					INTERIOR	128.20	90.00	1.0000 0.7746	115 100	11,420	
PA29-10 LOT 10 PLAT OF PILGRIM ESTATES.					128 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value = 11,420	
Comments/Influences											
		X	Dirt Road		Land Improvement Cost Estimates DescriptionRateSize % GoodCash Value D/W/P: Patio Blocks15.28320 00 Total Estimated Land Improvements True Cash Value = 0						
		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		YearLand ValueBuilding ValueAssessed ValueBoard of ReviewTribunal/OtherTaxable Value 20245,710132,516138,22696,009C 20234,965114,876119,84196,154C 20224,717112,831117,54893,083C 20214,469114,704119,173						
		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	5,710	132,516	138,226			96,009C
		RVB	09/27/2010	INSPECTED	2023	4,965	114,876	119,841			96,154C
		TH	10/29/2010	DATA ENTER	2022	4,717	112,831	117,548			93,083C
					2021	4,469	114,704	119,173			
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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.	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 96 132	WGEP (1 Story) Treated Wood	Year Built: 1970 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: 704 % 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																			
X Wood Frame			(4) Interior			X	Central Air Wood Furnace			1	Class: C Effec. Age: 16 Floor Area: 2,127 Total Base New : 301,067 Total Depr Cost: 252,893 Estimated T.C.V: 265,032				E.C.F. X 1.048 Bsmnt Garage: Carport Area: Roof:											
X Drywall Paneled			Plaster Wood T&G																							
Trim & Decoration																										
Size of Closets																										
Building Style: CONTEMPORARY		Yr Built 1970		Remodeled 2009		Ex			X	Ord		Min														
Condition: Good			Size of Closets						Lg	X	Ord		Small													
Room List			Doors:						Solid	X	H.C.															
5 Basement 6 1st Floor 2nd Floor 4 Bedrooms			(5) Floors			(12) Electric																				
						100			Amps Service																	
						No./Qual. of Fixtures																				
						Ex.			X	Ord.		Min														
(1) Exterior			(6) Ceilings			No. of Elec. Outlets																				
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall																						
Insulation																										
(2) Windows			(7) Excavation			(13) Plumbing																				
X	Many		X	Large	Basement: 0 S.F. Crawl: 207 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Average Fixture(s)															
	Avg.	Avg.		3				3 Fixture Bath			Other Additions/Adjustments															
X	Few		Small				1			2 Fixture Bath			Plumbing													
							Softener, Auto			3 Fixture Bath			1			4,547			3,819							
X	Wood Sash								Softener, Manual			2 Fixture Bath			1			3,042			2,555					
	Metal Sash								Solar Water Heat			Ceramic Tile Floor			1			1,096			921					
X	Vinyl Sash								No Plumbing			Vent Fan			3			742			623					
X	Double Hung								Extra Toilet			Water/Sewer														
X	Horiz. Slide								Extra Sink			1000 Gal Septic			1			4,761			3,999					
X	Casement								Separate Shower			Public Water			1			1,462			1,228					
X	Double Glass								Ceramic Tile Floor			Water Well, 200 Feet			1			10,514			8,832					
X	Patio Doors								Ceramic Tub Alcove			Porches														
X	Storms & Screens								3 Vent Fan			WGEP (1 Story)			96			9,221			7,746					
(3) Roof									(14) Water/Sewer			Deck														
X	Gable		X	Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Treated Wood			132			3,087			2,593			
	Hip	Mansard		1				Public Sewer			Garages															
X	Flat		Shed				1			Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
	Asphalt Shingle								1			1000 Gal Septic			Base Cost			704			33,806			28,397		
Chimney: Metal									1			2000 Gal Septic			Common Wall: 1 Wall			1			-2,628			-2,208		
															Door Opener			1			535			449		
															Built-Ins											
															Dishwasher			1			762			640		
															<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOTINSKI TRUST ALEX & LILL	KOSTINSKI ALEXANDER & LILL	0	05/16/2014	QC	09-FAMILY	2014/02499	DEED	0.0				
KOSTINSKI ALEX B & LILLIAN	KOTINSKI TRUST ALEX & LILL	0	07/26/2011	QC	09-FAMILY	2011/03664	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
21921 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 03/20/1996										
Owner's Name/Address		MAP #:										
KOSTINSKI ALEXANDER & LILLIANA TRST		2024 Est TCV 206,209 TCV/TFA: 118.04										
21921 PEEPSOCK RD		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description				INTERIOR	115.00	112.00	1.0000	0.8641	115	100	11,428	
PA29-11 LOT 11 PLAT OF PILGRIM ESTATES.				115 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	11,428
Comments/Influences		X		Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
		X		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	5,714	97,391	103,105			83,254C	
		RVB	09/27/2010	INSPECTED	2023	4,969	84,655	89,624			79,290C	
		TH	10/29/2010	DATA ENTER	2022	4,720	70,997	75,717			75,515C	
					2021	4,472	72,171	76,643			73,103C	
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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 28 348	Type CCP (1 Story) Treated Wood	Year Built: 1972 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: 574 % 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 1972	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 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																																																																																																								
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		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	1 336 Recreation SF 534 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1 Public Water 1 1 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 Cls C Blt 1972 (11) Heating System: Forced Air w/ Ducts Ground Area = 1034 SF Floor Area = 1747 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 Story</td> <td>Siding</td> <td>Basement</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>668</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Overhang</td> <td>30</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>30</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>211,502</td> <td>143,822</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>Recreation Room</td> <td>336</td> <td>6,357</td> <td>4,323</td> </tr> <tr> <td>Basement Living Area</td> <td>534</td> <td>18,738</td> <td>12,742</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>28</td> <td>914</td> <td>622</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>348</td> <td>5,826</td> <td>3,962</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>574</td> <td>29,153</td> <td>19,824</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,628</td> <td>-1,787</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>535</td> <td>364</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Water</td> <td>1</td> <td>1,462</td> <td>994</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,462</td> <td>994</td> </tr> <tr> <td>Totals:</td> <td></td> <td>273,321</td> <td>185,860</td> </tr> </tbody> </table> Notes: ECF (NEW PLATTED) 1.048 => TCV: 194,781														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	336			2 Story	Siding	Basement	668			2 Story	Siding	Overhang	30			0.5 Story	Siding	Overhang	30			Total:				211,502	143,822		Size	Cost New	Depr. Cost	Recreation Room	336	6,357	4,323	Basement Living Area	534	18,738	12,742	Porches				CCP (1 Story)	28	914	622	Deck				Treated Wood	348	5,826	3,962	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	574	29,153	19,824	Common Wall: 1 Wall	1	-2,628	-1,787	Door Opener	1	535	364	Water/Sewer				Public Water	1	1,462	994	Public Sewer	1	1,462	994	Totals:		273,321	185,860
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																												
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Totals:		273,321	185,860																																																																																																														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WOOD THOMAS & BOBBIE SUE	JESCOVITCH LAUREN N	222,000	03/01/2022	WD	03-ARM'S LENGTH	2022/01628	DEED	100.0						
NADGORN Y EDWARD M & NINA	WOOD THOMAS & BOBBIE SUE	127,000	09/28/2011	WD	03-ARM'S LENGTH	2011/04855	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
21939 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 06/29/2022												
Owner's Name/Address		MAP #:												
JESCOVITCH LAUREN N 21939 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 186,737 TCV/TFA: 165.99												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA29-12 LOT 12 PLAT OF PILGRIM ESTATES.					INTERIOR	103.50	116.00	1.0000	0.8794	115	100			10,467
Comments/Influences		X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			104 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 10,467									
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: Asphalt Paving				3.04	1200	74	2,700		
					Total Estimated Land Improvements True Cash Value = 2,700									
		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	5,234	88,135	93,369				85,327C		
		RVB 09/27/2010	INSPECTED		2023	4,551	76,713	81,264				81,264S		
		TH1 10/29/2010	DATA ENTER		2022	4,324	85,239	89,563			89,563A	75,536C		
					2021	4,096	86,658	90,754				73,123C		
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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: 1958 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 619 % 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							24 332		WGEP (1 Story) Treated Wood					
				Drywall																Plaster	
				Paneled																Wood T&G	
				Trim & Decoration																	
Building Style: RANCH			Yr Built 1958	Remodeled 0	X	Ex	X	Ord		Min	Size of Closets										
Condition: Good																					
Room List																					
3	Basement 6 1st Floor 2nd Floor 4 Bedrooms		X	(5) Floors		X	Central Air Wood Furnace									E.C.F. X 1.048		Bsmnt Garage:			
(1) Exterior			X	(6) Ceilings		X	Drywall														
Wood/Shingle																					
Aluminum/Vinyl																					
Brick																					
X Insulation			X	(7) Excavation		X	Many			X	Ave.		Few	(13) Plumbing							
(2) Windows																					
Many																					
Large																					
X	Avg.	X	Avg.	Basement: 1076 S.F.		1	3 Fixture Bath														
				Crawl: 0 S.F.																	
				Slab: 49 S.F.																	
				Height to Joists: 0.0																	
(8) Basement			X	Conc. Block		1	2 Fixture Bath														
Double Hung																					
Horiz. Slide																					
Casement																					
X Double Glass			X	Treated Wood		1	Softener, Auto														
X Patio Doors																					
X Storms & Screens																					
(9) Basement Finish																					
(10) Floor Support			X	Concrete Floor		1	Solar Water Heat														
Recreation SF																					
Living SF																					
Walkout Doors (B)																					
Chimney: Brick			X	No Floor SF		1	No Plumbing														
Walkout Doors (A)																					
Lump Sum Items:																					
Notes:																					
ECF (NEW PLATTED) 1.048 => TCV:																					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
COPONEN DAVID P & CORRINE	GAUTHIER WILLIAM J & SHARON	264,000	01/19/2006	WD	03-ARM'S LENGTH	168/819	DEED	100.0						
		32,000	08/01/2004	WD	03-ARM'S LENGTH	165:805	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
21961 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			DECK	04/28/2006	06-040	FOUNDATION						
		P.R.E. 100% 07/10/2007			HOUSE	01/04/2005	05-1078	FOUNDATION						
Owner's Name/Address		MAP #:												
GAUTHIER WILLIAM J & SHARON M 21961 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 450,884 TCV/TFA: 287.92												
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA29-13 LOT 13 PLAT OF PILGRIM ESTATES. 165/805					INTERIOR 122.50 100.00 1.0000 0.8165 115 100									
Comments/Influences					123 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 11,502									
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
						Description	Rate		Size		% Good	Cash Value		
						Sauna	10,126.58		1		70	7,089		
						Total Estimated Land Improvements True Cash Value = 7,089								
		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	5,751	219,691	225,442				93,183C		
		LP	12/12/2009	INSPECTED	2023	5,001	190,534	195,535				88,746C		
		RVB	09/28/2010	INSPECTED	2022	4,751	159,980	164,731				84,520C		
		TH	10/29/2010	DATA ENTER	2021	4,501	162,394	166,895				81,820C		
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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	1	Appliance Allow. Cook Top Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 970 % 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				Class: BC Effec. Age: 9 Floor Area: 1,566 Total Base New : 453,052 Total Depr Cost: 412,493 Estimated T.C.V: 432,293			168	WGEP (1 Story)	E.C.F. X 1.048		Bsmnt Garage:						
X Drywall Paneled				Plaster Wood T&G																						
Trim & Decoration																										
Size of Closets																										
Building Style: RANCH				Ex	X	Ord		Min	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 2005 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1566 SF Floor Area = 1566 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 Siding Basement 1,566 294,026 267,565 Other Additions/Adjustments Basement Living Area 1096 57,474 52,301 Plumbing 3 Fixture Bath 1 6,686 6,084 2 Fixture Bath 1 4,480 4,077 Vent Fan 3 1,063 967 Porches WGEP (1 Story) 168 16,338 14,868 CPP 130 3,124 2,843 CPP 200 4,446 4,046 CPP 66 1,770 1,611 Deck Treated Wood 200 4,318 4,145 Treated Wood 488 7,710 7,016 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 970 45,697 41,584 Door Opener 1 669 609 Water/Sewer Public Water 1 1,873 1,704 Public Sewer 1 1,873 1,704 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Carport Area: Roof:										
Yr Built 2005	Remodeled 0	(5) Floors																								
Condition: Average																		Kitchen: Other: Other:								
Room List																		Doors:				Solid				X
3 Basement 6 1st Floor 2nd Floor 5 Bedrooms				(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) 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 3 Vent Fan			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		
(1) Exterior				(7) Excavation				(16) Amps Service																		
Wood/Shingle Aluminum/Vinyl Brick				(8) Basement				(17) Plumbing																		
Insulation				(9) Basement Finish				(18) Water/Sewer																		
(2) Windows				(10) Floor Support				(19) Water/Sewer				Joists: Unsupported Len: Cntr.Sup:			Carport Area: Roof:											
X	Many Avg.	X	Large Avg. Small	Basement: 1566 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(20) Water/Sewer										Carport Area: Roof:								
	(3) Roof				(21) Water/Sewer																					
X	Gable Hip Flat	Gambrel Mansard Shed	1096	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(22) Water/Sewer										Carport Area: Roof:								
	(4) Roof				(23) Water/Sewer																					
Chimney: Metal				(5) Roof				(24) Water/Sewer				Carport Area: Roof:														
(6) Roof				(25) Water/Sewer																						

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TREWHELLA HAROLD S JR	RIDDERMARK PROPERTIES LLC	225,000	08/24/2021	WD	03-ARM'S LENGTH	2021/05423	PROPERTY TRANSFER	100.0				
JORGENSEN GARY D & PATRICI	TREWHELLA HAROLD S. JR.	139,000	12/04/2008	WD	03-ARM'S LENGTH		DEED	100.0				
		88,000	10/01/2002	WD	03-ARM'S LENGTH	159:424	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
21989 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
RIDDERMARK PROPERTIES LLC 49253 HWY M26 HANCOCK MI 49930		2024 Est TCV 299,570 TCV/TFA: 124.82										
		X Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
PA29-14 LOT 14 PLAT OF PILGRIM ESTATES.					INTERIOR	120.54	100.00	1.0000	0.8165	115	100	11,318
Comments/Influences		X Paved Road			121 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 11,318							
		X Storm Sewer			Land Improvement Cost Estimates							
		X Sidewalk			Description							
		X Water			Rate							
		X Sewer			Size % Good							
		X Electric			Cash Value							
		X Gas			D/W/P: Patio Blocks							
		X Curb			15.28							
		X Street Lights			150 0							
		Standard Utilities			Total Estimated Land Improvements True Cash Value =							
		Underground Utils.			0							
		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	5,659	144,126	149,785			120,851C	
		RVB	09/28/2010	INSPECTED	2023	4,921	125,139	130,060			115,097C	
		TH	10/29/2010	DATA ENTER	2022	4,675	104,942	109,617			109,617S	
					2021	4,429	74,630	79,059			70,047C	
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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	X	Eavestrough	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type		Year Built: 1985			
	Mobile Home		X		Insulation	Wood	Coal							Steam	Cook Top	Interior 2 Story
	Town Home		0		Front Overhang										Dishwasher	2nd/Same Stack
	Duplex		0	Other Overhang									Class: C			
	A-Frame												Exterior: Siding			
X	Wood Frame		(4) Interior		X	Forced Air w/o Ducts		Bath Heater	Exterior 1 Story				Brick Ven.: 0			
		X	Drywall	Plaster		Forced Air w/ Ducts	Electric Baseboard							Exterior 2 Story		
			Paneled	Wood T&G		Electric Radiant	Unvented Hood							Prefab 1 Story		
Building Style: COLONIAL			Trim & Decoration			Electric Wall Heat			Vented Hood				Common Wall: 1 Wall			
Yr Built	Remodeled		Ex	Ord	Min	Space Heater			Intercom				Foundation: 42 Inch			
1985	2020					Wall/Floor Furnace			Jacuzzi Tub				Finished ?:			
Condition: Average			Size of Closets			Forced Heat & Cool			Jacuzzi repl.Tub				Auto. Doors: 1			
			Lg	Ord	Small	Heat Pump			Oven				Mech. Doors: 0			
						No Heating/Cooling			Microwave				Area: 480			
Room List		Doors:	Solid	H.C.		Central Air			Standard Range				% Good: 0			
	Basement					Wood Furnace			Self Clean Range				Storage Area: 0			
	6 1st Floor		(5) Floors			(12) Electric			Sauna				No Conc. Floor: 0			
	6 2nd Floor		Kitchen: Linoleum			200 Amps Service			Trash Compactor				Bsmnt Garage:			
	6 Bedrooms		Other: Carpeted			No./Qual. of Fixtures			Central Vacuum				Carport Area:			
			Other:			Ex. X Ord. Min			Security System				Roof:			
(1) Exterior			(6) Ceilings			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Duplex COLONIAL								
X	Wood/Shingle		X Drywall			Many X Ave. Few		Exterior Units: 2 Interior Units: 0 Roof:								
	Aluminum/Vinyl					(13) Plumbing		(11) Heating System: Forced Hot Water								
	Brick					Average Fixture(s)		Ground Area = 624 SF Floor Area = 1200 SF.								
X	Insulation					2 3 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74								
(2) Windows			(7) Excavation			2 Fixture Bath		Building Areas								
	Many		Basement: 0 S.F.			2 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost								
X	Avg.	X	Crawl: 0 S.F.			Softener, Auto		2 Story Siding Slab 576								
	Few		Slab: 576 S.F.			Softener, Manual		1 Story Siding Overhang 48								
			Height to Joists: 0.0			Solar Water Heat		Total: 250,140 92,552								
X	Wood Sash		(8) Basement			No Plumbing		Other Additions/Adjustments								
	Metal Sash					Extra Toilet		Exterior								
	Vinyl Sash					2 Extra Sink		Brick Veneer 192 3,229 2,389								
X	Double Hung					Separate Shower		Plumbing								
X	Horiz. Slide					Ceramic Tile Floor		3 Fixture Bath 1 4,547 3,365								
	Casement					Ceramic Tile Wains		Extra Sink 2 1,859 1,376								
X	Double Glass					Ceramic Tub Alcove		Water/Sewer								
	Patio Doors					Vent Fan		2000 Gal Septic 1 9,461 7,001								
X	Storms & Screens		(9) Basement Finish			(14) Water/Sewer		Public Water 2 2,924 2,164								
(3) Roof						2 Public Water		Garages								
X	Gable					Public Sewer		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
	Hip					Water Well		Base Cost 480 21,470 15,888								
	Flat					1000 Gal Septic		Common Wall: 1 Wall 1 -2,628 -1,945								
X	Asphalt Shingle		(10) Floor Support			2000 Gal Septic		Door Opener 1 535 396								
						Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Chimney:			Joists:					Base Cost 480 21,470 15,888								
			Unsupported Len:					Common Wall: 1 Wall 1 -2,628 -1,945								
			Cntr.Sup:					Door Opener 1 535 396								
								Totals: 371,688 275,050								
								Notes: DUPLEX								
								ECF (NEW PLATTED) 1.048 => TCV: 288,252								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		76,500	12/01/1997	WD	03-ARM'S LENGTH	142:161	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
47681 MILL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MARLOR WILLIAM G		MAP #:											
20696 FRANKLIN TRAM EXT		2024 Est TCV 224,871 TCV/TFA: 116.51											
HANCOCK MI 49930		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
Tax Description		Public Improvements		* Factors *									
PA29-15 LOT 15 PLAT OF PILGRIM ESTATES.		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Gravel Road				INTERIOR	100.00	120.00	1.0000	0.8944	115	100	10,286		
Comments/Influences		X		Paved Road		100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 10,286							
				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	5,143	107,293	112,436			65,279C		
		RVB	09/29/2010	INSPECTED	2023	4,472	93,130	97,602			62,171C		
		TH	10/29/2010	DATA ENTER	2022	4,249	78,094	82,343			59,211C		
					2021	4,025	79,396	83,421			57,320C		
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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.					
HANNON DAVID J & KAREN J	HANNON DAVID J	0	12/28/2010	QC	09-FAMILY	2011/00549	DEED	0.0					
		84,000	12/01/1998	WD	03-ARM'S LENGTH	145:628	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status				
21986 VOLIN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HANNON DAVID J 1401 CEDAR ST HANCOCK MI 49930		2024 Est TCV 153,454 TCV/TFA: 80.60											
		X	Improved		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 X Water X Sewer X Electric X Gas Curb X Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PA29-16 LOT 16 PLAT OF PILGRIM ESTATES.				MIXED RES	119.46	100.30	0.7058	1.0000	188	100		15,852	
Comments/Influences				119 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 15,852									
		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	7,926	68,801	76,727			68,950C		
		RVB	09/28/2010	INSPECTED	2023	7,926	62,538	70,464			65,667C		
		TH	10/29/2010	DATA ENTER	2022	7,926	55,167	63,093			62,540C		
					2021	7,926	52,617	60,543			60,543S		

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Desc. of Bldg/Section: Calculator Occupancy: Apartment										<<<<<< Calculator Cost Computations >>>>>>																																							
Class: D,Siding Floor Area: 1,904 Gross Bldg Area: 1,904 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght : 8										Construction Cost										Class: D,Siding Quality: Good Stories: 1 Story Height: 8 Perimeter: 0																													
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 138.73																													
Depr. Table : 3% Effective Age : 16 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										Adjusted Square Foot Cost for Upper Floors = 138.73																													
										Quality: Good Heat#1: Heat Pump System 0% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 1904 Ave. Perimeter Has Elevators:										Total Floor Area: 1,904 Base Cost New of Upper Floors = 264,141																													
Year Built Remodeled										*** Basement Info ***										Reproduction/Replacement Cost = 264,141																													
										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0 Total Depreciated Cost = 161,126																													
Overall Bldg Height										* Mezzanine Info *										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 137,602 Replacement Cost/Floor Area= 138.73 Est. TCV/Floor Area= 72.27																													
										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.										Footings										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									
(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:																													

Parcel Number: 010-570-017-00

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.				
		92,000	08/01/2003	WD	03-ARM'S LENGTH	162:112	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
47660 PINE CIRCLE		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		07/07/2008		08-177		COMPLETE		
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
PLOE DOUGLAS H JR & GAIL H 47660 PINE CIRCLE HOUGHTON MI 49931		2024 Est TCV 247,178 TCV/TFA: 135.51										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					INTERIOR	115.00	118.00	1.0000	0.8869	115 100	11,730	
					115 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value =	11,730
Tax Description					Land Improvement Cost Estimates							
PA29-17 LOT 17 PLAT OF PILGRIM ESTATES. AKA 1 PINE CIRCLE		X			Description	Rate				Size % Good	Cash Value	
Comments/Influences		X			Wood Frame	26.59				140 46	1,713	
		X			Total Estimated Land Improvements True Cash Value =						1,713	
		X										

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 Licensed To: Township of Portage, County
 of Houghton, Michigan

*** 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	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	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 360 136 248	Type Treated Wood Treated Wood Treated Wood	Year Built: 1997 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: 550 % Good: 81 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			1 Sauna Trash Compactor Central Vacuum Security System		Class: C Effec. Age: 19 Floor Area: 1,824 Total Base New : 275,349 Total Depr Cost: 223,030 Estimated T.C.V: 233,735		E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1		X Drywall Paneled		Plaster Wood T&G			Cost Est. for Res. Bldg: 1 Single Family 1		Cls C		Blt 1997													
Yr Built 1997		Remodeled 0		Trim & Decoration			(11) Heating System: Forced Air w/ Ducts Ground Area = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost													
Condition: Average		Ex		X Ord		Min		1 Story Siding Crawl Space 420		1 Story Siding Crawl Space 1,404		Total: 212,042 171,754												
Room List		Doors:		Solid X		H.C.		No./Qual. of Fixtures		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,505 2,029												
Basement 7 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			200 Amps Service		Plumbing		3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Kitchen: Linoleum Other: Carpeted Other: Laminate		No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		Deck													
X Wood/Shingle X Aluminum/Vinyl X Brick		(6) Ceilings		X Drywall			(14) Water/Sewer		Base Cost 550 23,546		Common Wall: 1 Wall 1 -2,628 -2,129													
X Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1824 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Door Opener 1 535 433		Built-Ins													
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Fireplaces		Dishwasher 1 762 617		Sauna 1 6,499 5,264													
X Many X Avg. X Few		X Large X Avg. X Small		(9) Basement Finish			Exterior 1 Story 1 6,374 5,163		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
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		(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.		
		1		10/01/1999	WD	03-ARM'S LENGTH		162:110	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
47660 PINE CIRCLE		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
PLOE DOUGLAS H JR & GAIL H		2024 Est TCV 6,137										
47660 PINE CIRCLE			Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description					INTERIOR	59.67	120.00	1.0000	0.8944	115	100	6,137
PA29-18A PART OF LOT 18 D/F, COM AT NE COR OF LOT17 OF PLAT OF PILGRIM EST, TH DUE N 77.83' TO NE COR OF LOT 18 TH N 72 DEG 15' 13" W 48.18', TH S 41 DEG 4' 14" W 97.43' TO THE CUL-DE-SAC OF SAID PLAT, TH SE'LY ALONG SW'LY BDRY OF SAID LOT 18 TO SW'LY COR OF LOT 18, TH N 80 DEG 32' 30" E 92.04' TO POB PLAT OF PILGRIM ESTATES. AKA 1 PINE CIRCLE		X			41 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 6,137							
Comments/Influences		X										
		Topography of Site										
		X										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	3,069	0	3,069			2,304C	
					2023	2,669	0	2,669			2,195C	
					2022	2,535	0	2,535			2,091C	
					2021	2,402	0	2,402			2,025C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
FENG GE & HOU XUESEN	MILLER WESTON & ANGEL	155,000	05/07/2019	WD	03-ARM'S LENGTH	2019/02526	PROPERTY TRANSFER	100.0	
LUNDE BETH A	FENG GE & HOU XUESEN	128,000	08/22/2014	WD	03-ARM'S LENGTH	2014/04358	DEED	100.0	
JANNERS MARTHA Y & ERIK N	LUNDE BETH A	123,000	03/21/2011	WD	19-MULTI PARCEL ARM'S LEN	2011/01257	DEED	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
47671 PINE CIRCLE		School: HOUGHTON-PORTAGE TWP SCHOOLS							
		P.R.E. 100% 05/20/2019							
Owner's Name/Address		MAP #: PILGRIM ESTATES							
MILLER WESTON & ANGEL 47671 PINE CIRCLE HOUGHTON MI 49931		2024 Est TCV 196,517 TCV/TFA: 118.67							
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED			
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				INTERIOR	52.00	190.00	1.0000	1.1255	115 100 6,730
				INTERIOR	35.67	150.00	1.0000	1.0000	115 100 4,102
				INTERIOR	49.00	92.00	1.0000	0.7832	115 100 4,413
				137 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value = 15,245
				Land Improvement Cost Estimates					
				Description	Rate		Size % Good		Cash Value
				D/W/P: 4in Ren. Conc.	8.00		345 74		2,042
				D/W/P: Asphalt Paving	3.04		600 79		1,441
				D/W/P: Patio Blocks	15.28		300 79		3,621
				Total Estimated Land Improvements True Cash Value = 7,104					

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		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: 1973 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 652 % 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 1973		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									
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric									
(1) Exterior		Kitchen: Vinyl Other: Tile 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									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 1656 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few									
X Wood Sash X Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass 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 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									
(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)		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:											
Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1973 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1656 SF Floor Area = 1656 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 1,636 1 Story Siding Crawl Space 20 Total: 217,691 139,322 Other Additions/Adjustments Plumbing 2 Fixture Bath 1 3,042 1,947 Vent Fan 1 247 158 Water/Sewer 1000 Gal Septic 1 4,761 3,047 Public Water 1 1,462 936 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 652 31,968 20,460 Common Wall: 2 Wall 1 -5,257 -3,364 Door Opener 1 535 342 Fireplaces Interior 1 Story 1 5,224 3,343 Totals: 259,673 166,191 Notes: ECF (NEW PLATTED) 1.048 => TCV: 174,168													

Parcel Number: 010-570-020-00

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.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
47685 PINE CIRCLE		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/19/1994												
Owner's Name/Address		MAP #:												
MULLINS MICHAEL E & JANET C 47685 PINE CIRCLE HOUGHTON MI 49931		2024 Est TCV 5,520												
		Improved	X	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		Public Improvements			* Factors *									
		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	
					INTERIOR	48.00	150.00	1.0000	1.0000	115	100			5,520
					43 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		5,520			
Tax Description		X X												
PA29-20 LOT 20, EXCEPT BEG AT NW'LY COR OF LOT 19, TH S 6 DEG 12' 58" W 47.07' ALONG W'LY BDRY OF LOT 20, TH S 60 DEG 37' 41" E 127.99' TO A PT ON E'LY BDRY OF LOT 2 20, TH NE'LY ALONG BDRY TO NE'LY COR OF LOT 20 AND S'LY COR OF LOT 19, TH N 50 DEG 19' 45" W 151.27' ALONG BDRY OF LOTS 19 AND 20 TO POB PLAT OF PILGRIM ESTATES.														
Comments/Influences														
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		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	2,760	0	2,760			2,022C			
					2023	2,400	0	2,400			1,926C			
					2022	2,280	0	2,280			1,835C			
			2021	2,160	0	2,160			1,777C					

*** 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			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			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 1 Raised Hearth Wood Stove Direct-Vented Gas			Area	Type 48 WGEP (1 Story) 56 WGEP (1 Story) 72 Treated Wood			Year Built: 1971 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: 516 % Good: 81 Storage Area: 0 No Conc. Floor: 0			
X Wood Frame				(4) Interior				X Drywall Paneled				Plaster Wood T&G				Trim & Decoration																			
Building Style: 2								Ex				X Ord								Min															
Yr Built 1971				Remodeled 0																															
Condition: Good																																			
Room List				Doors:								Solid				X				H.C.															
Basement 5 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors																															
				Kitchen: Vinyl																															
				Other: Hardwood																															
				Other: Tile																															
(1) Exterior																																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																															
				X Drywall																															
X Insulation																																			
(2) Windows				(7) Excavation																															
X	Many Avg.		X	Large Avg. Few Small		Basement: 864 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			(9) Basement Finish																															
X	Storms & Screens																																		
(3) Roof																																			
X	Gable Hip Flat			Gambrel Mansard Shed		864 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:																															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																			

*** 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					
21920 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/22/2021	2021-999-364	FOUNDATION					
Owner's Name/Address		P.R.E. 0%											
PEACE EVANG LUTH CHURCH 21920 PEEPSOCK RD HOUGHTON MI 49931		MAP #:											
		2024 Est TCV 0 TCV/TFA: 0.00											
		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PEACE EVANG LUTH CHURCH 47745 MILL RD HOUGHTON MI 49931		X	Dirt Road		INTERIOR	118.00	120.00	1.0000	0.8944	115	100		12,137
		X	Gravel Road		118 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 12,137								
		X	Paved Road		Land Improvement Cost Estimates								
		X	Storm Sewer		Description	Rate				Size % Good		Cash Value	
		X	Sidewalk		D/W/P: Asphalt Paving	3.04				250 64		486	
		X	Water		Wood Frame	34.33				64 84		1,845	
		X	Sewer		Wood Frame/Conc.	30.50				208 95		6,027	
		X	Electric		Total Estimated Land Improvements True Cash Value = 8,358								
		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT					
RVB 09/28/2010 INSPECTED		TH 11/01/2010 DATA ENTER		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT					
				2022	0	0	0	0					
				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			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: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 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				Class: C Effec. Age: 41 Floor Area: 1,270 Total Base New : 204,330 Total Depr Cost: 120,556 Estimated T.C.V: 126,343				E.C.F. X 1.048				Bsmnt Garage:																							
Drywall Paneled				Plaster Wood T&G																																							
Trim & Decoration																																											
Ex				X	Ord		Min																																				
Building Style: RANCH				Trim & Decoration				Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1270 SF Floor Area = 1270 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas				Size 546 724 Total: 154,536				Cost New 9,123		Depr. Cost 5,383																					
Yr Built 1970		Remodeled 0		Ex																				X	Ord		Min																
Condition: Good				Size of Closets																				(12) Electric				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556					
Lg				X	Ord		Small																																				
Room List				Doors:					Solid	X	H.C.	No Heating/Cooling				E.C.F. X 1.048				Carport Area: Roof:																							
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(13) Plumbing														Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556											
				Kitchen: Other: Other:				0 Amps Service																																			
				No./Qual. of Fixtures				Ex.																										X	Ord.		Min						
				(6) Ceilings				No. of Elec. Outlets				Many				X	Ave.		Few																								
(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				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	
X Wood/Shingle Aluminum/Vinyl Brick				(8) Basement				(14) Water/Sewer																				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556					
Insulation				(9) Basement Finish				1																																Public Water			
(2) Windows				Basement: 546 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1																																Public Sewer			
X Many Avg. Few				X Large Avg. Small				260				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				(8) Basement				2				3 Fixture Bath				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	
(3) Roof				Recreation SF				1				Public Water				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	
X Gable Hip Flat				Gambrel Mansard Shed				260				Living SF				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	
Asphalt Shingle				(10) Floor Support				1				Public Water				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				1				Public Water				Other Additions/Adjustments Basement Living Area 260 Plumbing 1 Porches CPP 25 CCP (1 Story) 24 Deck Treated Wood 25 Garages				Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 728 Common Wall: 2 Wall 1 Door Opener 2				Totals: 204,330		120,556																	

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.			
BANKS-SIKARSKIE MARTHA ANN	SEMOUCHKINA GEORGE & ELENA	256,600	07/31/2009	WD	03-ARM'S LENGTH	2009/04761	DEED	100.0			
		1	05/01/1999	WD	03-ARM'S LENGTH	146:828	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
21850 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 07/31/2009									
Owner's Name/Address		MAP #:									
SEMOUCHKINA GEORGE & ELENA A 21850 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 462,246 TCV/TFA: 160.39									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INTERIOR	110.00	168.00	1.0000	1.0583	115 100	13,388
					ACREAGE	0.116 Acres				13,000 100	1,508
					110 Actual Front Feet, 0.54 Total Acres				Total Est. Land Value =		14,896
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: Patio Blocks	18.46		780 84		12,095	
					Wood Frame	45.69		56 46		1,177	
					Total Estimated Land Improvements True Cash Value =						13,272

Building Type				(3) Roof (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 1 Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range 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		Type		Year Built: Car Capacity: Class: BC Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 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			Class: BC Effec. Age: 21 Floor Area: 2,882 Total Base New : 524,300 Total Depr Cost: 414,197 Estimated T.C.V: 434,078				E.C.F. X 1.048		Bsmnt Garage:												
X Drywall Paneled				Plaster Wood T&G																										
Trim & Decoration																														
Size of Closets																														
Building Style: CONTEMPORARY		Yr Built 1973		Remodeled 0		Ex		X		Ord				Min																
Condition: Very Good								Lg				X		Ord				Small												
Room List				Doors:						Solid		X		H.C.		X Central Air Wood Furnace														
6 1st Floor 2 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric																						
				Kitchen:				200				Amps Service																		
				Other:																										
				Other:																										
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																						
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall																										
X Insulation								(13) Plumbing																						
(2) Windows				(7) Excavation				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				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 3 Vent Fan																						
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide				(8) Basement																										
X Casement																														
X Double Glass																														
X Patio Doors				X Concrete Floor																										
X Storms & Screens				(9) Basement Finish																										
(3) Roof								(14) Water/Sewer																						
X Gable Hip Flat		Gambrel Mansard Shed		1160		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
X Asphalt Shingle				(10) Floor Support																										
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																										
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																														

*** 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		
21830 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
CORTRIGHT JULIE A 21830 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 192,478 TCV/TFA: 81.56										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PA29-25 LOT 26 PLAT OF PILGRIM ESTATES. 168/19					INTERIOR	152.00	120.00	1.0000	0.8944	115 100	15,635	
Comments/Influences					152 Actual Front Feet, 0.42 Total Acres						Total Est. Land Value =	15,635
		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	7,818	88,421	96,239			85,370C			
			2023	6,798	76,843	83,641			81,305C			
			2022	6,458	89,797	96,255			77,434C			
			2021	6,118	91,295	97,413			74,961C			
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	Oil	Elec.	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		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1974 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 598 % 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														
X	Wood Frame		(4) Interior	X	Drywall		Plaster		X	Central Air Wood Furnace		Class: C Effec. Age: 31 Floor Area: 2,360 Total Base New : 287,711 Total Depr Cost: 168,743 Estimated T.C.V: 176,843		130	Treated Wood 48 Treated Wood	Bsmnt Garage:					
Paneled		Wood T&G																			
Trim & Decoration																					
Ex		X			Ord		Min														
Building Style: RANCH			Trim & Decoration																		
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.												
2 Basement 7 1st Floor 2nd Floor 4 Bedrooms			(5) Floors																		
			Kitchen: Tile Other: Carpeted Other: Tile																		
(1) Exterior																					
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		(6) Ceilings	No. of Elec. Outlets			Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Hot Water Ground Area = 1606 SF Floor Area = 2360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/85/100/100/58.65 Building Areas					
												Many	X	Ave.					Few		
												(13) Plumbing									
												Average Fixture(s)									
(2) Windows			(7) Excavation			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Many		X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 254 S.F. Height to Joists: 0.0			1			Siding		Bi-Lev.100%		754						
	Avg.			Avg.				2			Siding		Slab		46						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide							3			Siding		Blt-in Gar.		598						
	X Casement							3			Siding		Slab		208						
X	Double Glass Patio Doors							3							Total:		233,632		137,026		
X	Storms & Screens							3													
(3) Roof																					
X	Gable		X	Gambrel	Recreation SF			1			Treated Wood		130		3,055		1,792				
	Hip			Mansard	Living SF			1			Treated Wood		48		1,693		993				
X	Flat		X	Shed	Walkout Doors (B)			1			Garages										
				No Floor SF	1			Class: C Exterior: Block Foundation: 18 Inch (Finished)													
Asphalt Shingle						Walkout Doors (A)			1			Base Cost		598		27,909		16,369			
									1			Common Wall: 2 Wall		1		-5,715		-3,352			
Chimney: Brick									Lump Sum Items:			Door Opener		2		1,070		628			
												Built-Ins									
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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			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				2	Interior 1 Story				Area	Type		Year Built: 1974 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
					Insulation																						
					0 Front Overhang																						
					0 Other Overhang																						
				(4) Interior																							
X	Wood Frame			X	Drywall		Plaster																				
					Paneled		Wood T&G																				
Building Style: RANCH				Trim & Decoration																							
				Ex		X	Ord			Min																	
Yr Built 1974		Remodeled 0		Size of Closets																							
Condition: Good				Lg		X	Ord			Small																	
				Doors:				Solid	X	H.C.																	
Room List				(5) Floors				X Central Air Wood Furnace																			
2 Basement 6 1st Floor 2nd Floor 3 Bedrooms								(12) Electric																			
								100 Amps Service																			
(1) Exterior								No./Qual. of Fixtures																			
								Ex.				X	Ord.			Min											
X	Wood/Shingle Aluminum/Vinyl Brick			X	(6) Ceilings			No. of Elec. Outlets																			
					Drywall						Many				X	Ave.			Few								
X	Insulation							(13) Plumbing																			
(2) Windows				(7) Excavation				3 Average Fixture(s)																			
X	Many Avg.		X	Large Avg.		Basement: 1658 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet																	
	Few			Small						1 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			Conc. Block Poured Conc. Stone																							
X	Patio Doors			Treated Wood																							
X	Storms & Screens			X Concrete Floor																							
(3) Roof				(9) Basement Finish				(14) Water/Sewer																			
X	Gable			Gambrel		1326	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well																
	Hip Flat			Mansard Shed			1 1000 Gal Septic 2000 Gal Septic																				
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																			
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SMYTHE PHILIP J & TERRY-AN	WARD TRACI B	359,500	06/10/2020	WD	03-ARM'S LENGTH	2020/02929	DEED	100.0						
RELLAHAN JEANNE C	SMYTHE PHILIP J & TERRY AN	224,000	01/30/2008	WD	03-ARM'S LENGTH	/	DEED	100.0						
BESMER PAMELA	RELLAHAN JEANNE C	215,000	05/19/2004	WD	03-ARM'S LENGTH	164:793	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
21710 PEEPSOCK RD & 21660		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		06/06/2012		12-101	COMPLETE					
		P.R.E. 100% 06/22/2020												
Owner's Name/Address		MAP #:												
WARD TRACI B & DARIN J WARD TRACI B & DARIN J TRUST; LB 21710 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 447,560 TCV/TFA: 167.25												
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					INTERIOR	168.00	304.00	1.0000	1.4236	115 100	27,504			
					168 Actual Front Feet, 1.17 Total Acres						Total Est. Land Value =	27,504		
Tax Description					Land Improvement Cost Estimates									
					Description						Rate	Size % Good	Cash Value	
PA29-27 LOT 28 PLAT OF PILGRIM ESTATES. 0.61 A M/L 164/793 AND PA29-28 LOT 29 PLAT OF PILGRIM ESTATES. (EXCEPT COM AT NE COR OF LOT 29, TH S 38 DEG 43' 30" W 97.71' ALG E'LY LINE OF LOT 29, TH N 104.7' TO S'LY ROW OF PEEPSOCK CIRCLE, TH S 65 DEG 1' 40" E ALG S'LY ROW 67.43' TO POB. 0.07 A M/L) 0.40 ACRES REMAINDER 164/990 (1.01 ACRES TOTAL) COMBINED WITH 010-570-028-00 FOR 2013 (AND CORRECTED ACREAGE - STATED .07 ACRES FOR LOT 29 - SHOULD BE 0.40)		X	Dirt Road			D/W/P: 5in Ren. Conc.						8.75	1800 94	14,805
		X	Gravel Road			D/W/P: Asphalt Paving						3.04	1000 94	2,858
		X	Paved Road			Wood Frame						28.22	100 97	2,737
		X	Storm Sewer			Total Estimated Land Improvements True Cash Value =						20,400		
		X	Sidewalk											
		X	Water											
		X	Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
		Topography of Site												
Comments/Influences		X	Level											
		X	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	13,752	210,028	223,780			199,960C			
		RVB	09/28/2010	INSPECTED	2023	11,959	202,037	213,996			190,439C			
		TH	11/01/2010	DATA ENTER	2022	11,361	170,010	181,371			181,371S			
					2021	10,763	172,101	182,864			182,864S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KETOLA MICHAEL A & MICHELL	RAGLAND PARRY	240,000	02/09/2024	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
TORRES DEVELOPMENT LLC	KETOLA MICHAEL A & MICHELL	129,500	08/18/2016	WD	03-ARM'S LENGTH	2016/04124	PROPERTY TRANSFER	100.0			
TORRES JOEYCLAIRE	TORRES DEVELOPMENT LLC	0	12/18/2014	QC	03-ARM'S LENGTH	2015/00892	DEED	0.0			
		132,700	09/01/2001	WD	03-ARM'S LENGTH	155:666D	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
21633 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 09/26/2016									
Owner's Name/Address		MAP #:									
RAGLAND PARRY 508 WEST JEFFERSON ST PETOSKEY MI 49770		2024 Est TCV 255,285 TCV/TFA: 189.94									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
				INTERIOR	210.00	128.00	1.0000	0.9238	115 100 22,309		
				210 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 22,309							
Tax Description		X	Dirt Road								
			Gravel Road								
PA29-29 LOT 30 & PART OF LOT 31 D/F, COM AT NW COR OF LOT 31, TH S 73 DEG 51' 48" E 59.5' TO POB, TH CONTINUE S 73 DEG 51' 48" E 55.5', TH S 28 DEG 36' 22" W 126.42', TH N 65 DEG 01' 40" W 50.5', THN 26 DEG 45' 47" E 117.7' TO POB-BEING THE E'LY PORTION OF LOT 31 PLAT OF PILGRIM ESTATES.			Paved Road								
			Storm Sewer								
			Sidewalk								
			X Water								
			Sewer								
			X Electric								
			X 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
		Who	When	What	2024	11,155	116,488	127,643			89,842C
		RVB	09/28/2010	INSPECTED	2023	9,700	101,032	110,732			85,564C
		TH	11/01/2010	DATA ENTER	2022	9,215	84,718	93,933			81,490C
					2021	8,730	86,134	94,864			78,887C
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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			X Elec. Steam			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 10 Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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 140 Treated Wood		Year Built: 1974 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: 480 % Good: 81 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			Central Air Wood Furnace			Class: C Effec. Age: 19 Floor Area: 1,344 Total Base New : 274,453 Total Depr Cost: 222,305 Estimated T.C.V: 232,976			E.C.F. X 1.048		Bsmnt Garage:								
Building Style: RANCH			X Drywall Paneled				Plaster Wood T&G			Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C Blt 1974							
Yr Built 1974	Remodeled 0		Ex X Ord				Min			200 Amps Service			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81			Building Areas			Stories Exterior Foundation 1 Story Siding Basement			Size Cost New Depr. Cost 1,344 192,117 155,615				
Condition: Average			Size of Closets				Lg X Ord			Small			(13) Plumbing			Other Additions/Adjustments			Basement Living Area			672 23,580 19,100				
Room List			Doors: Solid X H.C.				(12) Electric			No. of Elec. Outlets			Many X Ave. Few			Plumbing			2 Fixture Bath			1 3,042 2,464				
1 Basement 6 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				Kitchen: Other: Other:			Ex. X Ord. Min			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			Water/Sewer			1000 Gal Septic Public Water Water Well, 200 Feet			1 4,761 3,856 1 1,462 1,184 1 10,514 8,516				
(1) Exterior			(6) Ceilings				No. of Elec. Outlets			Ex. X Ord. Min			Deck			Treated Wood			140 3,209 2,599							
X	Wood/Shingle Aluminum/Vinyl Brick		X Drywall				No. of Elec. Outlets			Many X Ave. Few			Garages			Treated Wood			140 3,209 2,599							
X	Insulation		(7) Excavation				Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976										
(2) Windows			(8) Basement			Lump Sum Items:			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976														
X	Many Avg. Few	X Large Avg. Small	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water Public Sewer			Common Wall: 1 Wall			Door Opener			1 535 433											
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(9) Basement Finish			1 Water Well			Built-Ins			Dishwasher			1 762 617											
X	Horiz. Slide Casement Double Glass		(10) Floor Support			1 1000 Gal Septic			Standard Range			Totals:			274,453 222,305											
X	Patio Doors		Joists:			Unupported Len:			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976														
X	Storms & Screens		Cntr.Sup:			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976																	
(3) Roof			672 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976																	
X	Gable Hip Flat	Gambrel Mansard Shed	Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976																				
Asphalt Shingle			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976																				
Chimney: Metal			Notes: PREFAB			ECF (NEW PLATTED) 1.048 => TCV: 232,976																				

*** 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	05/01/2003	WD	03-ARM'S LENGTH	161:162	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
21677 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
SHANNETTE MARGARET ETAL		2024 Est TCV 251,438 TCV/TFA: 159.64										
21677 PEEPSOCK RD		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Taxpayer's Name/Address				INTERIOR	200.00	108.50	1.0000	0.8505	115	100	19,561	
SHANNETTE MARGARET ETAL				200 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	19,561
21677 PEEPSOCK RD				Land Improvement Cost Estimates								
HOUGHTON MI 49931		X	Water	Description					Rate	Size % Good	Cash Value	
		X	Sewer	D/W/P: Asphalt Paving					3.04	900	0	
Tax Description		X	Electric	Total Estimated Land Improvements							True Cash Value =	0
PA29-30A LOT 32 & PART OF LOT 31 D/F, BEG AT THE NW COR OF LOT 31, TH S 73 DEG 51' 48" E 59.5', TH S 26 DEG 45' 47" W 117.7' TH N 65 DEG 01' 40" W 54.5' TO SW COR OF LOT 31, TH N 24 DEG 38' 33" E 108.5' TO POB-BEING W'LY PORTION OF LOT 31 PLAT OF PILGRIM ESTATES.		X	Gas									
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	9,781	115,938	125,719		75,523C		
		LP	08/10/2009	DATA ENTER	2023	8,505	100,564	109,069		71,927C		
		RVB	09/28/2010	INSPECTED	2022	8,080	84,338	92,418		68,502C		
		TH	11/01/2010	DATA ENTER	2021	7,655	85,732	93,387		66,314C		
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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			X			Elec. Steam			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 32 178 160		WGEP (1 Story) WGEP (1 Story) WGEP (1 Story)		Year Built: 1974 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
				(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: C Effec. Age: 27 Floor Area: 1,575 Total Base New : 275,853 Total Depr Cost: 221,257 Estimated T.C.V: 231,877				E.C.F. X 1.048		Bsmnt Garage: Carport Area: Roof:													
				X		Drywall Paneled			Plaster Wood T&G		200 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family COLONIAL								Cls		C		Blt 1974					
				Trim & Decoration					No. of Elec. Outlets				(13) Plumbing				Other Additions/Adjustments				Recreation Room				390		7,379		5,387							
				Yr Built 1974		Remodeled 2007			Ex		X		Ord				Min		Many				X		Ave.				Few							
				Size of Closets					(12) Electric																											
				Condition: Good					Lg				X		Ord				Small																	
				Room List					Doors:						Solid		X		H.C.																	
4 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Laminate Other: Carpeted Other: Tile				No. of Elec. Outlets				(13) Plumbing				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 3 Vent Fan				Total: 197,808 158,421																
(1) Exterior		(6) Ceilings		X				Drywall																												
X		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation				Basement: 780 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				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:				
(2) Windows		(7) Excavation																																		
Many		Large		Basement: 780 S.F.																																
X Avg.		X Avg.		Crawl: 0 S.F.																																
Few		Small		Slab: 0 S.F.																																
X		Wood Sash Metal Sash 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 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:												
X Double Hung		X Double Hung		Conc. Block																																
X Horiz. Slide		X Horiz. Slide		Poured Conc.																																
X Casement		X Casement		Stone																																
X Double Glass		X Double Glass		Treated Wood																																
X Patio Doors		X Patio Doors		X Concrete Floor																																
X Storms & Screens		X Storms & Screens																																		
(3) Roof		(7) Excavation																																		
X Gable		X Gable		Basement: 780 S.F.																																
X Hip		X Hip		Crawl: 0 S.F.																																
X Flat		X Flat		Slab: 0 S.F.																																
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 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:												
Chimney: Metal		Chimney: Metal		Conc. Block																																
				Poured Conc.																																
				Stone																																
				Treated Wood																																
				X Concrete Floor																																

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PORRITT JACK B, ESTATE OF	SOLORZANO CESAR & GABREILA	282,500	03/23/2022	WD	03-ARM'S LENGTH	2022/01813	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
21703 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 06/01/2022									
Owner's Name/Address		MAP #:									
SOLORZANO CESAR & GABRIELA		2024 Est TCV 317,350 TCV/TFA: 168.27									
21703 PEEPSOCK RD		X Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				INTERIOR	127.00	100.00	1.0000	0.8165	115 100	11,925	
				127 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =	11,925
Tax Description				Land Improvement Cost Estimates							
PA29-31 LOT 33 PLAT OF PILGRIM ESTATES.				Description		Rate	Size	% Good		Cash Value	
Comments/Influences				D/W/P: Asphalt Paving		3.04	400	0		0	
				Total Estimated Land Improvements True Cash Value =							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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan 1 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 36 105	WGEP (1 Story) Treated Wood	Year Built: 1975 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: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
			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: 19 Floor Area: 1,886 Total Base New : 359,801 Total Depr Cost: 291,436 Estimated T.C.V: 305,425			E.C.F. X 1.048			Bsmnt Garage: Carport Area: Roof:							
X Drywall																				
Paneled																				
Plaster Wood T&G																				
Trim & Decoration																				
Yr Built			Remodeled																	
1975			2006																	
Condition: Good																				
Room List			Doors:																	
1 Basement			(5) Floors																	
7 1st Floor																				
2nd Floor			Kitchen: Vinyl																	
3 Bedrooms			Other: Carpeted																	
(1) Exterior			Other: Tile																	
X Wood/Shingle			(6) Ceilings																	
Aluminum/Vinyl			X Drywall																	
Brick																				
X Insulation																				
(2) Windows			(7) Excavation																	
X Many			Basement: 1464 S.F.																	
Avg.			Crawl: 320 S.F.																	
Few			Slab: 102 S.F.																	
X Wood Sash			Height to Joists: 0.0																	
Metal Sash			(8) Basement																	
Vinyl Sash																				
X Double Hung			Conc. Block																	
X Horiz. Slide			Poured Conc.																	
X Casement			Stone																	
X Double Glass			Treated Wood																	
X Patio Doors			X Concrete Floor																	
X Storms & Screens			(9) Basement Finish																	
(3) Roof																				
X Gable			878 Recreation SF																	
Hip			Living SF																	
Flat			1 Walkout Doors (B)																	
X Asphalt Shingle			No Floor SF																	
			Walkout Doors (A)																	
Chimney: Metal			(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***

Building Type			(3) Roof (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		0	Insulation		0	Front Overhang		0	Other Overhang		X	Gas Wood		Oil Coal	X	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		Area 50 224	WGEP (1 Story) WGEP (1 Story)		Year Built: 1975 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: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	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				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 Direct-Vented Gas		Class: C Effec. Age: 27 Floor Area: 1,276 Total Base New : 269,459 Total Depr Cost: 197,671 Estimated T.C.V: 207,159		E.C.F. X 1.048			Bsmnt Garage:		Carport Area: Roof:								
	Building Style: RANCH			X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration				Central Air Wood Furnace			(12) Electric		200 Amps Service		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544		
	Yr Built 1975		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 (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544		
Condition: Good			Lg	X	Ord		Small	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 (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544					
Room List			Doors:		Solid	X	H.C.		Central Air Wood Furnace				(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544						
8	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors				Kitchen: Other: Other:				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544				
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall						No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544					
X	Insulation		(6) Ceilings				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
(2) Windows			(7) Excavation				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1276 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
X	Double Glass Patio Doors		X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544									
X	Storms & Screens		(9) Basement Finish				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
(3) Roof			638 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
Asphalt Shingle			Lump Sum Items:				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
Totals:			269,459				No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							No. of Elec. Outlets				Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Electric Baseboard Ground Area = 1276 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Stories Exterior Foundation 1 Story Siding Basement		Size 1,276		Cost New 182,938		Depr. Cost 133,544								

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.					
		163,000	10/01/1996	WD	03-ARM'S LENGTH	137:273	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
21765 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 01/03/1996											
Owner's Name/Address		MAP #:											
WEISSBACH CAROLYN EDITH		2024 Est TCV 324,993 TCV/TFA: 115.25											
21765 PEEPSOCK RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
HOUGHTON MI 49931		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
PA29-33 LOT 37 EXCEPT THE S 20' THEREOF					INTERIOR	131.50	100.57	1.0000	0.8188	115	100		12,383
PLAT OF PILGRIM ESTATES NO. 2.					132 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 12,383								
168/134		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	6,192	156,305	162,497			123,295C		
		RVB	09/28/2010	INSPECTED	2023	5,384	135,742	141,126			117,424C		
		TH	11/01/2010	DATA ENTER	2022	5,115	113,830	118,945			111,833C		
					2021	4,846	115,729	120,575			108,261C		
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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			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 1 Oven Microwave 1 Standard Range Self Clean Range 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 1 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 ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
					X Insulation																										
				0 Front 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: 27 Floor Area: 2,820 Total Base New : 408,618 Total Depr Cost: 298,292 Estimated T.C.V: 312,610						52 WGEP (1 Story)		E.C.F. X 1.048												
				0 Other Overhang																											
				(4) Interior																											
				X Drywall																	Plaster										
Paneled			Wood T&G																												
Trim & Decoration																															
Yr Built		Remodeled		Ex		X		Ord				Min																			
1974		0																													
Condition: Good				Size of Closets																											
		Lg		X		Ord						Small																			
Room List				Doors:						Solid		X		H.C.																	
Basement 4 1st Floor 4 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric				100 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CAPE (11) Heating System: Forced Air w/ Ducts Ground Area = 1865 SF Floor Area = 2820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 576 1 Story Siding Slab 208 1.75 Story Siding Basement 1,081 Total: 321,825 234,933 Other Additions/Adjustments Basement Living Area 1040 36,494 26,641 Plumbing 3 Fixture Bath 1 4,547 3,319 2 Fixture Bath 1 3,042 2,221 Vent Fan 3 742 542 Water/Sewer 1000 Gal Septic 1 4,761 3,476 Public Water 1 1,462 1,067 Porches WGEP (1 Story) 52 6,064 4,427 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,807 15,919 Common Wall: 1/2 Wall 1 -1,083 -791 Built-Ins Dishwasher 1 762 556 Oven 1 1,314 959 Standard Range 1 1,242 907 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X Wood/Shingle		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)																							
Many		Large		Basement: 1657 S.F.				2 3 Fixture Bath																							
X Avg.		X Avg.		Crawl: 0 S.F.				1 2 Fixture Bath																							
Few		Small		Slab: 208 S.F.				Softener, Auto																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens				Height to Joists: 0.0				No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 3 Vent Fan				(14) Water/Sewer																			
(3) Roof				(8) Basement																											
X Gable		Gambrel		1040				Recreation SF				1 Public Water																			
Hip		Mansard		Living SF				Public Sewer																							
Flat		Shed		Walkout Doors (B)				Water Well																							
X Asphalt Shingle				No Floor SF				1 1000 Gal Septic				2000 Gal Septic																			
(10) Floor Support																															
Chimney: Brick				Joists:				Lump Sum Items:																							
				Unsupported Len:																											
				Cntr.Sup:																											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HONRATH LORI	GUO XIAOXU & ZHENG HAO	180,000	10/26/2018	WD	03-ARM'S LENGTH	2018/05306	PROPERTY TRANSFER	100.0					
		184,000	04/01/2003	WD	03-ARM'S LENGTH	160:730	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
21781 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/12/2018											
Owner's Name/Address		MAP #:											
GUO XIAOXU & ZHENG HAO		2024 Est TCV 283,997 TCV/TFA: 137.60											
21781 PEEPSOCK RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED								
HOUGHTON MI 49931		Public Improvements			* Factors *								
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA29-33A S 20' OF LOT 37 & ENTIRE LOT 38 PLAT OF PILGRIM ESTATES.					INTERIOR	99.82	171.00	1.0000	1.0677	115	100		12,257
Comments/Influences		X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 12,257								
					Land Improvement Cost Estimates								
		Topography of Site			Description	Rate		Size % Good		Cash Value			
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain			D/W/P: Patio Blocks	15.28		184 0		0			
					Wood Frame	23.73		240 46		2,620			
					Total Estimated Land Improvements True Cash Value = 2,620								

Building Type				(3) Roof (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	1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub 1 Oven 1 Standard Range Self Clean Range 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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area 199 24 24 39	Treated Wood 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: 1 Mech. Doors: 0 Area: 485 % 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				Class: C Effec. Age: 22 Floor Area: 2,064 Total Base New : 317,995 E.C.F. X 1.048 Total Depr Cost: 256,794 Estimated T.C.V: 269,120															
Building Style: CONTEMPORARY				X	Drywall Paneled		Plaster Wood T&G																				
Trim & Decoration																											
Yr Built 1980	Remodeled 0				Ex	X	Ord			Min	X Central Air Wood Furnace (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 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls C Blt 1980 (11) Heating System: Forced Air w/ Ducts , Air Conditioning Ground Area = 1032 SF Floor Area = 2064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 484 2 Story Siding Basement 548 Total: 257,481 207,779 Other Additions/Adjustments Basement Living Area 274 9,615 7,788 Plumbing 3 Fixture Bath 1 4,547 3,683 Water/Sewer 1000 Gal Septic 1 4,761 3,856 Public Water 1 1,462 1,184 Deck Treated Wood 199 4,034 3,268 Treated Wood 39 1,544 1,251 Treated Wood 24 1,072 868 Treated Wood 24 1,072 868												
Condition: Average				Size of Closets Lg X Ord Small																							
Room List				Doors: Solid X H.C.																							
1 Basement 4 1st Floor 3 2nd Floor 3 Bedrooms				(5) Floors Kitchen: Other: Other:				X Wood/Shingle Aluminum/Vinyl Brick X Drywall				X Insulation (2) Windows (7) Excavation Basement: 1032 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 274 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				X Asphalt Shingle (10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
(1) Exterior				(6) Ceilings																							
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																							
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				X Drywall				X Drywall				X Drywall				X Drywall							
X Insulation				X Insulation				X Insulation				X Insulation				X Insulation				X Insulation							
(2) Windows				(7) Excavation				(13) Plumbing				(14) Water/Sewer				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost 485 19,361 15,682 Door Opener 1 535 433 Basement Garage: 2 Car 1 3,554 2,879							
X Many Avg. X Large Avg. Few Small				Basement: 1032 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				Other Additions/Adjustments Basement Living Area 274 9,615 7,788 Plumbing 3 Fixture Bath 1 4,547 3,683 Water/Sewer 1000 Gal Septic 1 4,761 3,856 Public Water 1 1,462 1,184 Deck Treated Wood 199 4,034 3,268 Treated Wood 39 1,544 1,251 Treated Wood 24 1,072 868 Treated Wood 24 1,072 868				Built-Ins Dishwasher 1 762 617 Oven 1 1,314 1,064 Standard Range 1 1,242 1,006											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens				(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(9) Basement Finish 274 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(3) Roof				(10) Floor Support				Lump Sum Items:																			
Gable Hip Flat X Gambrel Mansard Shed				274 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:																							

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	05/01/2004	WD	03-ARM'S LENGTH	165:130	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status						
21801 PEEPSOCK RD		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 100% 05/19/1994													
Owner's Name/Address		MAP #:													
ENDRES TIMOTHY G 21801 PEEPSOCK RD HOUGHTON MI 49931		2024 Est TCV 297,203 TCV/TFA: 143.16													
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					INTERIOR	210.00	112.00	1.0000	0.8641	115	100		20,868		
					210 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =		20,868			
Tax Description					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					D/W/P: Patio Blocks					15.28	184 0		0		
					Total Estimated Land Improvements					True Cash Value =		0			
PA29-34 LOT 39 & W 1/2 OF LOT 40, EXCEPT BEG AT THE NW COR OF LOT 39, TH RUN S 89 DEG 54' 35" E 13', TH S 50 DEG 00' 00" W 29', TH N 0 DEG 88' 26" W 24' TO POB PART OF LOT 39 PLAT OF PILGRIM ESTATES.		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												
Comments/Influences		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	10,434		138,168		148,602			115,922C
		RVB	09/28/2010		INSPECTED		2023	9,073		119,988		129,061			110,402C
		TH	11/01/2010		DATA ENTER		2022	8,620		100,623		109,243			105,145C
							2021	8,166		102,292		110,458			101,787C

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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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas	Oil	Elec.	1 Dishwasher 1 Garbage 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % 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																
X Wood Frame			(4) Interior			X	Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 2,076 Total Base New : 361,204 Total Depr Cost: 263,678 Estimated T.C.V: 276,335			E.C.F. X 1.048			Bsmnt Garage:							
X Drywall			Plaster																				
Paneled			Wood T&G																				
Trim & Decoration																							
Building Style: RANCH			Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C			Blt 1980								
Yr Built	Remodeled	Size of Closets																					
1980	2000																						
Condition: Average																							
Room List			Doors:	Solid			X	H.C.	(12) Electric			Total Base New : 361,204 Total Depr Cost: 263,678 Estimated T.C.V: 276,335			E.C.F. X 1.048			Carport Area: Roof:					
(5) Floors			Kitchen: Hardwood Other: Carpeted Other: Vinyl																				
9 1st Floor																							
2nd Floor																							
4 Bedrooms			(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X Wood/Shingle			X Drywall																				
Aluminum/Vinyl																							
Brick																							
X Insulation			(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Plumbing			Water/Sewer			Porches					
(2) Windows			Basement: 1500 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
Many																					Large		
Avg.																							
Few			Small																				
X Wood Sash						(8) Basement			Average Fixture(s)			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet			1 1000 Gal Septic 2000 Gal Septic								
Metal Sash																							
Vinyl Sash																							
Double Hung			Conc. Block Poured Conc. Stone			Lump Sum Items:																	
Horiz. Slide																							
X Casement																							
X Double Glass			Treated Wood						(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
X Patio Doors						X Concrete Floor																	
X Storms & Screens																							
(9) Basement Finish			Walkout Doors (A)															Built-Ins			Dishwasher Garbage Disposal		
(3) Roof						Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X Gable									Gambrel Mansard Shed														
Hip																							
Flat																							
X Asphalt Shingle			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1 762 556 1 256 187											
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: COMMERCIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status				
MEADOW ST		School: HOUGHTON-PORTAGE TWP SCHOOLS		STORAGE		07/06/2010	10-168	COMPLETE				
Owner's Name/Address		P.R.E. 0%										
CHURCH OF JESUS CHRIST LATTER DAY 336 S 3RD ST E SALT LAKE CITY UT 84111		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
				HWY N END	321.00	115.00	1.0565	0.9462	500	100		160,447
				321 Actual Front Feet, 0.85 Total Acres					Total Est. Land Value =		160,447	
Tax Description												
E 1/2 OF LOT 40 & ENTIRE LOTS 41 & 42 PLAT OF PILGRIM ESTATES.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk									
Comments/Influences		X	Water Sewer									
		X	Electric									
		X	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	EXEMPT	EXEMPT	EXEMPT				EXEMPT
		RVB	09/28/2010	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT				EXEMPT
		TH	11/01/2010	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.									
Property Address		Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)		Date	Number	Status									
SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% 05/19/1994															
Owner's Name/Address		MAP #:															
FRANCIS KARL F & DEBORAH L 46996 SHERIDAN PL HOUGHTON MI 49931		2024 Est TCV 25,478															
		Improved	X	Vacant	Land Value Estimates for Land Table 10.PORTAGE 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				
PB-3 S 1/2 OF LOT 2 & S 1/2 OF LOT 12 H S					LAKE - RES	20.31	169.81	1.0000	1.0640	910	100			19,665			
GOODELL TOWNSITE. 138/867 167/897					LAKE - RES	20.20	15.00	1.0000	0.3162	910	100			5,813			
Comments/Influences					41 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 25,478												
		Topography of Site															
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain															
		Year	Land Value	Building Value										Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What										2024	12,739	0	12,739
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Portage, County of Houghton, Michigan					2023	12,655	0	12,655			10,325C						
					2022	12,599	0	12,599			9,834C						
					2021	11,899	0	11,899			9,520C						

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				
46996 SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS		GARAGE		07/17/2019		2019-010-009		FOUNDATION				
		P.R.E. 100% 01/08/1997		HOUSE		06/01/2019		2019-999-101		FOUNDATION				
Owner's Name/Address		MAP #:												
FRANCIS KARL F & DEBORAH L 46996 SHERIDAN PL HOUGHTON MI 49931		2024 Est TCV 240,020 TCV/TFA: 230.12												
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					LAKE - RES	53.18	169.81	1.0000	1.0640	910	100		51,490	
PB-4 LOT 3 & LOT 13 H S GOODELL TOWNSITE. 138/867 163/897					LAKE - RES	52.00	15.00	1.0000	0.3162	910	100		14,964	
Comments/Influences		X	Paved Road		RATE 1			0.210	Acres	13,000	100		2,730	
			Storm Sewer		105 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								69,184	
			Sidewalk											
			Water											
			Sewer		Land Improvement Cost Estimates									
		X	Electric		Description					Rate		Size % Good	Cash Value	
			Gas		Metal Prefab					16.48		160 84	2,215	
			Curb		Wood Frame					28.90		96 95	2,635	
			Street Lights		Total Estimated Land Improvements True Cash Value =									4,850
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	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	34,592	85,418	120,010			70,868C			
		KH	09/28/2010	INSPECTED	2023	34,018	80,687	114,705			67,494C			
		SC	10/22/2010	DATA ENTER	2022	33,872	72,489	106,361			64,280C			
					2021	32,223	62,076	94,299			62,227C			
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 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 48 WGEP (1 Story) 200 WGEP (1 Story)		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: 504 % Good: 97 Storage Area: 500 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 1947		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 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									
Many Avg. X Avg. Large Few Small		Basement: 620 S.F. Crawl: 268 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		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 1 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 = 888 SF Floor Area = 1043 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	268		
1.25 Story	Siding	Basement	620		
Total:				143,752	102,066

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,505	1,779
Water/Sewer			
1000 Gal Septic	1	4,761	3,380
Water Well, 50 Feet	1	2,629	1,867
Porches			
WGEP (1 Story)	48	5,819	4,131
WGEP (1 Story)	200	14,774	10,490
Foundation: Shallow	200	-1,306	-927
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	504	19,888	19,291
Storage Over Garage	500	6,725	6,523
Totals:		199,547	148,600

Notes:

ECF (LAKE) 1.117 => TCV: 165,986

Year Built: 1947

Class: C

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	
46976 SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		09/21/2015		15-0215		FOUNDATION	
Owner's Name/Address		P.R.E. 0%		DEMOLISH		09/21/2015		15-0214		COMPLETE	
VOLLWERTH ROBERT A II TRUST		MAP #:		HOUSE		07/01/2014		14-007		RECHECK	
46976 SHERIDAN PL		2024 Est TCV 627,739 TCV/TFA: 151.92									
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE					
		Public Improvements			* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
PB-5 LOTS 4, 5 & 6 H S GOODELL TOWNSITE.					LAKE - RES	40.63	155.37	1.0000	1.0177	910 100 37,629	
Comments/Influences					LAKE - RES	40.63	144.44	1.0000	0.9813	910 100 36,282	
		X			LAKE - RES	40.39	133.71	1.0000	0.9441	910 100 34,702	
					122 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	108,613

*** 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 348 280 348	CPP CPP Treated Wood		Year Built: 1972 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: 728 % 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: 2,512 Total Base New : 366,514 Total Depr Cost: 260,224 Estimated T.C.V: 290,670												
X	Drywall Paneled		Plaster Wood T&G																			
Trim & Decoration																						
Size of Closets																						
Building Style: 2			Ex	X	Ord		Min															
Yr Built 1972			Remodeled 0																			
Condition: Good																						
Room List			Doors:				Solid	X	H.C.													
5 Basement 3 1st Floor 2nd Floor 3 Bedrooms			(5) Floors						(12) Electric													
			Kitchen: Carpeted Other: Carpeted Other:						100 Amps Service													
(1) Exterior									No./Qual. of Fixtures													
			(6) Ceilings						Ex. X Ord. Min													
			X Drywall						No. of Elec. Outlets													
X	Wood/Shingle								Many X Ave. Few													
X	Masonite								(13) Plumbing													
X	Insulation								Average Fixture(s)													
(2) Windows			(7) Excavation			1			3 Fixture Bath													
X	Many		X	Large	Basement: 1368 S.F.			2 Fixture Bath			Other Additions/Adjustments											
X	Avg.		X	Avg.	Crawl: 0 S.F.			Softener, Auto			Basement Living Area			572		20,071		14,250				
	Few			Small	Slab: 0 S.F.			Softener, Manual			Water/Sewer											
X	Wood Sash					Height to Joists: 0.0			Solar Water Heat			1000 Gal Septic			1		4,761		3,380			
X	Metal Sash								No Plumbing			Water Well, 50 Feet			1		2,629		1,867			
X	Vinyl Sash								Extra Toilet			Porches										
X	Double Hung								Extra Sink			CPP			348		5,373		3,815			
X	Horiz. Slide								Separate Shower			CPP			280		4,463		3,169			
X	Casement								Ceramic Tile Floor			Deck										
X	Double Glass								Ceramic Tile Wains			Treated Wood			348		5,826		4,136			
X	Patio Doors								Ceramic Tub Alcove			Garages										
X	Storms & Screens								Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
(3) Roof									(14) Water/Sewer			Base Cost			728		28,625		20,324			
X	Gable		Gambrel			572			Public Water			Common Wall: 1 Wall			1		-2,628		-1,866			
X	Hip		Mansard			Living SF			Public Sewer			Door Opener			1		535		380			
	Flat		Shard			Walkout Doors (B)			1 Water Well													
X	Asphalt Shingle					No Floor SF			1 1000 Gal Septic			Notes:										
						Walkout Doors (A)			2000 Gal Septic						ECF (LAKE) 1.117 => TCV:					290,670		
(10) Floor Support																						
Chimney: Block																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HOAGLAND ALISON	WICKLEY ADAM J & SHANNON P	206,000	09/01/2020	WD	03-ARM'S LENGTH	2020/04778	DEED	100.0		
MASON KATHERINE W & CHARLE	HOAGLAND ALISON	167,500	08/21/2009	WD	03-ARM'S LENGTH	2009/05268	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
46962 SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		03/12/2021		2021-010-257		FOUNDATION
Owner's Name/Address		P.R.E. 0%								
WICKLEY ADAM J & SHANNON P 5300 BROOKE FARM DR DUNWOODY GA 30338		MAP #:								
		2024 Est TCV 213,490 TCV/TFA: 288.50								
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE				
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
PB-8 LOT 7 & 8 H S GOODELL TOWNSITE.					LAKE - RES	40.99	136.04	1.0000	0.9523	910 100 35,523
COMBINED FROM 580-008-00 FOR 2021 ROLL					LAKE - RES	40.39	138.00	1.0000	0.9592	910 100 35,254
Comments/Influences					RATE 1	0.250 Acres			13,000	100 3,250
					81 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 74,027					

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 30 96 8 240 216	Type CPP WGEP (1 Story) CPP 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 512 % 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: 26 Floor Area: 740 Total Base New : 168,724 Total Depr Cost: 124,855 Estimated T.C.V: 139,463		E.C.F. X 1.117		Bsmnt Garage: Carport Area: Roof:																		
Building Style: RANCH		Drywall Paneled			Plaster X Wood T&G																										
Yr Built 1940		Remodeled 0		Trim & Decoration																											
Condition: Very Good		Ex		X Ord		Min																									
Room List		Doors:		Solid		X H.C.																									
Basement 2 1st Floor 2nd Floor 2 Bedrooms		(5) Floors				(12) Electric																									
(1) Exterior		Kitchen: Hardwood Other: Hardwood 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.		X Large Avg.		Small		Average Fixture(s)																									
X Wood Sash Metal Sash Vinyl Sash		Basement: 0 S.F. Crawl: 740 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 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				(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 RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 740 SF Floor Area = 740 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 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>Crawl Space</td> <td>740</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>99,622</td> <td>73,720</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,761 3,523 Water Well, 50 Feet 1 2,629 1,945 Porches CPP 30 818 605 WGEP (1 Story) 96 9,221 6,824 WGEP (1 Story) 240 16,836 12,459 CPP 8 219 162 Deck Treated Wood 216 4,268 3,158 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 512 24,591 18,197 Door Opener 1 535 396 Fireplaces Interior 1 Story 1 5,224 3,866 Totals: 168,724 124,855 Notes: ECF (LAKE) 1.117 => TCV: 139,463														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	740			Total:				99,622	73,720
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	740																												
Total:				99,622	73,720																										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.								
HILTUNEN LORI & DONALD	HILTUNEN DONALD	1		11/08/2012	QC	09-FAMILY		2012/06536	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status							
46950 SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS																
		P.R.E. 100% 11/20/1998																
Owner's Name/Address		MAP #:																
HILTUNEN DONALD P & ERIN M & HILTUNEN JORDAN & BRIANNE & REILLY 46950 SHERIDAN PL HOUGHTON MI 49931		2024 Est TCV 407,272 TCV/TFA: 271.15																
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE												
		Public Improvements			* Factors *													
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
						LAKE - RES	46.70	141.65	1.0000	0.9718	910	100		41,297				
PB-10 LOT 9 & N 1/2 OF LOT 10 HS GOODELL TOWNSITE.						LAKE - RES	23.38	163.44	1.0000	1.0438	910	100		22,209				
Comments/Influences		X				Paved Road								3,510				
						Storm Sewer								67,016				
						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		33,508		170,128		203,636				70,773C
								2023		32,842		160,531		193,373				67,403C
								2022		32,702		144,220		176,922				64,194C
								2021		31,185		122,872		154,057				62,144C
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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 312 356	Type CGEP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 484 % 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		Remodeled 0		Ex	X	Ord		Min								
Condition: Good		Trim & Decoration														
Room List		Lg	X	Ord		Small										
3 Basement 3 1st Floor 4 2nd Floor 3 Bedrooms		Doors:		Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family CAPE		Cls BC		Blt 1998		
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Linoleum Other: Carpeted Other:		Ex.		X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1306 SF Floor Area = 1502 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81						
Insulation		X	Drywall							Building Areas						
(2) Windows		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.							
Many Avg. Few		X		Large Avg. Small		(7) Excavation		Average Fixture(s)		Stories		Exterior	Foundation	Size		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Basement: 1064 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		1+ Story 1.25 Story 1 Story		Siding Siding Siding		Basement Basement Blt-in Gar.		280 784 242		
(3) Roof		(9) Basement Finish		Basement Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(13) Plumbing		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Basement Living Area Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CGEP (1 Story) Deck Treated Wood Garages		Total:	243,886	197,548
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer		Lump Sum Items:		Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		986 1 1 1	51,706 3,517 6,686 5,516 2,859 22,090 6,269	41,882 2,849 5,416 4,468 2,316 17,893 5,078		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (LAKE) 1.117 => TCV:		Totals:		373,011	302,141			
Chimney: Block																

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
DUNNEBACKE RICHARD T & WIF	DUNNEBACKE RICHARD T	1		12/04/2008	WD	03-ARM'S LENGTH			DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
SHERIDAN PL		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 100% 10/26/2022										
DUNNEBACKE RICHARD R & KIM M 49640 SHERIDAN PL HOUGHTON MI 49931		MAP #:										
		2024 Est TCV 23,655										
		Improved	X	Vacant	Land Value Estimates for Land Table 10.PORTAGE 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
PB-12 S 1/2 OF LOT 10 H S GOODELL TOWNSITE.					LAKE - RES	23.38	185.42	1.0000	1.1118	910	100	
Comments/Influences		Topography of Site X Level X Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			23 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 23,655							
		Who When What			2024	11,828	0	11,828			9,446C	
					2023	11,750	0	11,750			8,997C	
					2022	11,698	0	11,698			8,569C	
					2021	11,048	0	11,048			8,296C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
LAUX DANIEL J & KIMBERLY A	MATTESON LEVI P & JENNIFER L	186,500		06/30/2015	WD	03-ARM'S LENGTH		2015/03314	PROPERTY TRANSFER	100.0			
RAISANEN MARILYN ETAL	LAUX DANIEL J & KIMBERLY A	166,000		09/12/2008	WD	03-ARM'S LENGTH		2008/05233	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
21996 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 11/02/2015											
Owner's Name/Address		MAP #:											
MATTESON LEVI P & JENNIFER L 21996 BROEMER RD CHASSELL MI 49916		2024 Est TCV 284,760 TCV/TFA: 137.70											
		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
PC-1 LOT 1 PLAT OF HILLCREST.					RATE 1			2.633	Acres	8,697	100		22,899
Comments/Influences					2.63 Total Acres Total Est. Land Value = 22,899								

Building Type				(3) Roof (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			Interior 1 Story Interior 2 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 972	Type WPP	Year Built: 1972 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: 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 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:					
Building Style: RANCH				X Drywall Paneled				Plaster Wood T&G				200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts , Air Conditioning, Wood Furnace Add-On Ground Area = 2068 SF Floor Area = 2068 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 Siding Crawl Space 705 1 Story Siding Basement 1,363 Total: 289,586 211,396						
Yr Built 1972	Remodeled 2000			Ex	X	Ord		Min	X Central Air X Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:					
Condition: Good				Size of Closets				X	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:					
Room List				Doors:					Solid	X	H.C.	200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts , Air Conditioning, Wood Furnace Add-On Ground Area = 2068 SF Floor Area = 2068 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 Siding Crawl Space 705 1 Story Siding Basement 1,363 Total: 289,586 211,396						
1 Basement	(5) Floors			Kitchen: Laminate Other: Carpeted Other: Laminate				X	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:					
8 1st Floor	(6) Ceilings				X Drywall				X	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:				
2nd Floor	(7) Excavation				Basement: 1363 S.F. Crawl: 705 S.F. Slab: 0 S.F. Height to Joists: 0.0				X	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:				
4 Bedrooms	(8) Basement				X Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				X	Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 27 Floor Area: 2,068 Total Base New : 364,919 Total Depr Cost: 266,390 Estimated T.C.V: 261,861			E.C.F. X 0.983				Bsmnt Garage: Carport Area: Roof:				
(1) Exterior				(9) Basement Finish				2 Vent Fan				(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Wood/Shingle	(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Aluminum/Vinyl	(11) Heating/Cooling				X Gas Wood Oil Elec. Steam				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Brick	(12) Electric				200 Amps Service				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Insulation	(13) Plumbing				3 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				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(2) Windows				(14) Water/Sewer				1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
Many Avg. Few	Large Avg. Small			Basement: 1363 S.F. Crawl: 705 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X Wood Sash	(15) Fireplaces				1 Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Metal Sash	(16) Porches/Decks				Area Type				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Vinyl Sash	(17) Garage				Year Built: 1972 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Double Hung	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X Horiz. Slide	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Casement	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X Double Glass	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Patio Doors	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X Storms & Screens	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(3) Roof				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X Gable Hip Flat	Gambrel Mansard Shed			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X Asphalt Shingle	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Chimney: Brick				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Lump Sum Items:			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 13,987 10,211			Built-Ins Dishwasher 1 762 556 Microwave 1 414 302 Fireplaces Direct-Vented Gas 1 2,957 2,159 Porches WPP 972 15,076 11,005			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOSKELA CRAIG L	WHEELER TOBIN & MYERS WHIT	150,000	06/17/2020	WD	03-ARM'S LENGTH	2020/03032	PROPERTY TRANSFER	100.0			
		94,100	07/01/2002	WD	03-ARM'S LENGTH	158:462	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
21954 BROEMER RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ALTER		09/23/2003		03-1016		FOUNDATION	
		P.R.E. 100% 06/22/2020									
Owner's Name/Address		MAP #:									
WHEELER TOBIN & MYERS WHITNEY		2024 Est TCV 164,482 TCV/TFA: 153.15									
21954 BROEMER RD		X Improved		Vacant		Land Value Estimates for Land Table 23.NORTHERN					
CHASSELL MI 49916		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
Tax Description				MAIN		120.00	165.00	1.0000	1.0488	98 100 12,334	
PC-2 LOT 2 PLAT OF HILLCREST.		X Paved Road		120 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 12,334							
Comments/Influences		Storm Sewer									
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description		Rate		Size % Good		Cash Value	
		Sewer		D/W/P: Asphalt Paving		3.04		420 84		1,073	
		X Electric		Total Estimated Land Improvements True Cash Value = 1,073							
		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	6,167	76,074	82,241			73,827C
		KH	10/04/2010	INSPECTED	2023	5,538	71,929	77,467			70,312C
		SC	10/22/2010	DATA ENTER	2022	5,286	64,618	69,904			66,964C
					2021	5,349	59,476	64,825			64,825S
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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		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 384 60	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G									
Building Style: RANCH		Trim & Decoration		Size of Closets		Central Air Wood Furnace										
Yr Built 1978	Remodeled 2020	Ex	X Ord		Min											
Condition: Average		Lg	X Ord		Small											
Room List		Doors:		Solid	X H.C.											
1	Basement	(5) Floors				(12) Electric										
6	1st Floor	Kitchen: Vinyl				200 Amps Service										
2	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										
	Insulation					No. of Elec. Outlets										
(2) Windows		(7) Excavation				(13) Plumbing										
Many		Basement: 520 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	Conc. Block				Solar Water Heat										
	Double Hung	Poured Conc.				No Plumbing										
X	Horiz. Slide	Stone				Extra Toilet										
	Casement	Treated Wood				Extra Sink										
X	Double Glass	X Concrete Floor				Separate Shower										
X	Patio Doors	(9) Basement Finish				Ceramic Tile Floor										
X	Storms & Screens					Ceramic Tile Wains										
(3) Roof						Ceramic Tub Alcove										
X	Gable					Vent Fan										
	Hip	Recreation SF				(14) Water/Sewer										
	Flat	Living SF				Public Water										
		Walkout Doors (B)				Public Sewer										
X	Asphalt Shingle	No Floor SF				1 Water Well										
		Walkout Doors (A)				1 1000 Gal Septic										
Chimney: Brick		(10) Floor Support				2000 Gal Septic										
		Joists:				Lump Sum Items:										
		Unsupported Len:														
		Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C		Blt 1978	
(11) Heating System: Forced Hot Water					
Ground Area = 1040 SF Floor Area = 1074 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	Siding	Basement	520		
1 Story	Siding	Blt-in Gar.	520		
0.5 Story	Siding	Overhang	28		
0.5 Story	Siding	Overhang	40		
Total:				135,135	93,243
Other Additions/Adjustments					
Basement Living Area			520	18,247	12,590
Exterior					
Brick Veneer			300	5,046	3,482
Water/Sewer					
1000 Gal Septic			1	4,761	3,285
Water Well, 50 Feet			1	2,629	1,814
Deck					
Treated Wood			384	6,217	4,290
Treated Wood			60	1,916	1,322
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Finished)					
Base Cost			520	28,335	19,551
Common Wall: 2 Wall			1	-6,805	-4,695
Door Opener			1	535	369
Totals:				196,016	135,251
Notes:					
ECF (LAKE) 1.117 => TCV: 151,075					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		110,000	09/01/2000	WD	03-ARM'S LENGTH	152:430	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
47617 BIRCH LN		School: HOUGHTON-PORTAGE TWP SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KERANEN PAUL M & KAREN L 26215 W LESLIE DR CHANNAHON IL 60410-5375		MAP #:									
		2024 Est TCV 211,965 TCV/TFA: 110.74									
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED					
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
PLAT OF TALL OAKS LOT 1.				TALL OAKS	90.17	219.65	1.0000	1.2101	125 100	13,639	
Comments/Influences				90 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	13,639
				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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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: 1950 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: 1052 % 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 1950	Remodeled 0		Ex	X	Ord		Min								
Condition: Average			Trim & Decoration												
Room List			Lg	X	Ord		Small								
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	Doors:		Solid	X	H.C.									
(1) Exterior		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C Blt 1950			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Kitchen: Linoleum Other: Carpeted Other:		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts					
X	Insulation	X	Drywall				Many	X	Ave.		Ground Area = 1914 SF Floor Area = 1914 SF.				
(2) Windows		(7) Excavation		(13) Plumbing		Many X Ave. Few		(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1914 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		Stories Exterior Foundation 1 Story Siding Basement		Size 1,914		Cost New	Depr. Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Building Areas					
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		Other Additions/Adjustments		Plumbing					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				Plumbing		2 Fixture Bath		1	3,042	1,704	
Chimney: Brick								Water/Sewer		1000 Gal Septic		1	4,761	2,666	
								Porches		Water Well, 50 Feet		1	2,629	1,472	
								Garages		WGEF (1 Story)		120	10,723	6,005	
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		WGEF (1 Story)		120	10,723	6,005	
								Door Opener		Deck		Treated Wood	168	3,614	2,024
								Base Cost		Treated Wood		96	2,452	1,373	
								Notes:		Totals:		260,178	145,699		
								ECF (NEW PLATTED) 1.048 => TCV:						197,050	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SEIDEL STEVEN R & ELLEN Y	SEIDEL FAMILY TRUST	1	08/08/2013	QC	09-FAMILY	2013/04642	DEED	0.0				
		126,800	09/01/1994	WD	03-ARM'S LENGTH	128:357	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
47595 BIRCH LN		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
SEIDEL FAMILY TRUST		2024 Est TCV 252,287 TCV/TFA: 150.17										
47595 BIRCH LN		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
HOUGHTON MI 49931		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				TALL OAKS	94.00	142.00	1.0000	0.9730	125	100	11,432	
PLAT OF TALL OAKS LOT 2.				94 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 11,432								
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	5,716	120,428	126,144			88,405C	
		KH	10/05/2010	INSPECTED	2023	5,122	104,562	109,684			84,196C	
		SC	10/22/2010	DATA ENTER	2022	4,802	87,683	92,485			80,187C	
					2021	5,259	89,136	94,395			77,626C	
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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 204 240	WGEP (1 Story) Treated Wood		Year Built: 1980 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: 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		Central Air Wood Furnace		Class: C Effec. Age: 26 Floor Area: 1,680 Total Base New : 310,570 Total Depr Cost: 229,823 Estimated T.C.V: 240,855		E.C.F. X 1.048		Bsmnt Garage:						
	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																
Building Style: RANCH			Ex	X	Ord													Min	Size of Closets		
Yr Built 1984	Remodeled 0																				
Condition: Good																					
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																
X	Wood/Shingle Aluminum/Vinyl Brick		0	(6) Ceilings		No. of Elec. Outlets	Ex.		X	Ord.	Min		Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C		Blt 1984				
Insulation							Many		X	Ave.		Few									
(2) Windows			(7) Excavation		(13) Plumbing																
	Many Avg.	Large Avg.	Basement: 1680 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	X	Avg. Small	(8) Basement																	
X	Casement Double Glass																				
X	Patio Doors																				
X	Storms & Screens																				
(3) Roof			1120	Recreation SF		(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed		Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well													
X	Asphalt Shingle						1		1000 Gal Septic 2000 Gal Septic												
Chimney: Brick																					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
SEIDEL STEVEN R & ELLEN Y	SEIDEL FAMILY TRUST	1		08/08/2013	QC	09-FAMILY		2013/04642	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
47595 BIRCH LN		School: HOUGHTON-PORTAGE TWP SCHOOLS			GARAGE		06/27/2006		06-165	FOUNDATION				
		P.R.E. 100% 09/02/2009												
Owner's Name/Address		MAP #:												
SEIDEL FAMILY TRUST		2024 Est TCV 35,571 TCV/TFA: 0.00												
47595 BIRCH LN		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
HOUGHTON MI 49931		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					TALL OAKS	102.00	143.22	1.0000	0.9771	125	100		12,459	
PLAT OF TALL OAKS LOT 3.					102 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =		12,459
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	6,230	11,556	17,786			11,824C			
		KH	10/05/2010	INSPECTED	2023	5,582	10,013	15,595			11,261C			
		SC	10/22/2010	DATA ENTER	2022	5,233	8,398	13,631			10,725C			
					2021	5,731	8,536	14,267			10,383C			
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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: 2006 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 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									
Building Style: RANCH		Drywall Paneled		Plaster Wood T&G									
Yr Built 2006		Remodeled GARA:0		Trim & Decoration									
Condition: Good		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									
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service									
Insulation		No./Qual. of Fixtures		Ex.		X Ord.							
(2) Windows		(6) Ceilings		No. of Elec. Outlets		Many		X Ave.					
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 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									
(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 RANCH

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

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	21,122
Door Opener	2			1,070	931
Totals:				25,348	22,053

Notes:

ECF (NEW PLATTED) 1.048 => TCV: 23,112

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROMNEY ABRAHAM	MEYERS KEVIN & MARGARET	365,000	11/08/2022	WD	03-ARM'S LENGTH	2022/05887	PROPERTY TRANSFER	100.0				
PATERSON KURTIS G & ESSA	ROMNEY ABRAHAM	209,000	06/28/2013	WD	03-ARM'S LENGTH	2013/03869	DEED	100.0				
		186,900	07/01/2004	WD	03-ARM'S LENGTH	165:422	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
22040 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 01/28/2023										
Owner's Name/Address		MAP #:										
MEYERS KEVIN & MARGARET 22040 ROYALEWOOD RD HOUGHTON MI 49931		2024 Est TCV 324,928 TCV/TFA: 173.94										
		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED						
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description				TALL OAKS	102.00	153.25	1.0000	1.0108	125	100		12,887
				TALL OAKS	102.00	145.84	1.0000	0.9860	125	100		12,572
PLAT OF TALL OAKS LOT 4 & 5 165/422				204 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =		25,459
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 45 CPP 425 Treated Wood	Year Built: 2004 Car Capacity: 2 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: 500 % 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		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 2004	Remodeled 0		Ex	X	Ord		Min								
Condition: Good			Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.									
	1 Basement 6 1st Floor 4 2nd Floor 3 Bedrooms		(5) Floors												
(1) Exterior			Kitchen: Tile Other: Hardwood Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings	X	Drywall										
(2) Windows			(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small		Basement: 1331 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												
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:												
			(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)												
			4 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 3 Vent Fan												
			(14) Water/Sewer												
			1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1331 SF Floor Area = 1868 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas												
			Stories Exterior Foundation Size Cost New Depr. Cost												
			1 Story Siding Basement 794												
			2 Story Siding Basement 537												
			Total: 235,469 200,148												
			Other Additions/Adjustments												
			Basement Living Area 1000 35,090 29,826												
			Basement, Outside Entrance, Below Grade 1 2,505 2,129												
			Plumbing												
			3 Fixture Bath 3 13,640 11,594												
			Vent Fan 3 742 631												
			Water/Sewer												
			2000 Gal Septic 1 9,461 8,042												
			Public Water 1 1,462 1,243												
			Porches												
			CPP 45 1,102 937												
			Deck												
			Treated Wood 425 6,643 5,647												
			Garages												
			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)												
			Base Cost 500 19,775 16,809												
			Common Wall: 1 Wall 1 -2,172 -1,846												
			Door Opener 1 535 455												
			Totals: 324,252 275,615												
			Notes:												
			ECF (NEW PLATTED) 1.048 => TCV: 288,845												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RIUTTA DAN	MAATTA ROBERT TRUST	26,500	11/21/2006	WD	03-ARM'S LENGTH	2006/0019	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
47790 MILL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		HOUSE		11/21/2006		06-363		COMPLETE			
		P.R.E. 100% 05/01/2007											
Owner's Name/Address		MAP #:											
MAATTA ROBERT TRUST		2024 Est TCV 469,679 TCV/TFA: 221.97											
47790 MILL RD													
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 24.NEW PLATTED							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					TALL OAKS	104.85	282.99	1.0000	1.3735	125	100		18,002
. LOT 8 PLAT OF TALL OAKS					ACREAGE					0.290 Acres	13,000	100	3,770
Comments/Influences										0.29 Acres	0	100	0
					105 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 21,772								

Building Type				(3) Roof (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	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			Interior 1 Story Interior 2 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 1042	Type Treated Wood	Year Built: 2006 Car Capacity: 2 Class: BC 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: 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			1	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: BC Effec. Age: 7 Floor Area: 2,116 Total Base New : 460,306 Total Depr Cost: 427,392 Estimated T.C.V: 447,907			E.C.F. X 1.048	Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																		
Yr Built 2007		Remodeled 0			Ex	X	Ord		Min	Size of Closets																	
Condition: Good					Lg	X	Ord		Small																		
Room List				Doors:					Solid		X	H.C.		X	Central Air Wood Furnace												
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms				(5) Floors								(12) Electric															
												200 Amps Service															
(1) Exterior												No./Qual. of Fixtures															
												Ex.				X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall							No. of Elec. Outlets															
												Many				X	Ave.		Few								
X	Insulation											(13) Plumbing															
(2) Windows				(7) Excavation								2				Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	Basement: 2116 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								3 Fixture Bath															
												2 Fixture Bath															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement											Softener, Auto															
								Solar Water Heat																			
X	Double Glass Patio Doors Storms & Screens											No Plumbing															
								Extra Toilet																			
X	Double Glass Patio Doors Storms & Screens											Extra Sink															
								Separate Shower																			
X	Double Glass Patio Doors Storms & Screens											2				Ceramic Tile Floor											
								Ceramic Tile Wains																			
X	Double Glass Patio Doors Storms & Screens											Ceramic Tub Alcove															
								Vent Fan																			
(3) Roof				(9) Basement Finish								(14) Water/Sewer															
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)								1				Public Water											
												Public Sewer															
X	Asphalt Shingle											1				1000 Gal Septic											
								2000 Gal Septic																			
Chimney: Metal				(10) Floor Support								Lump Sum Items:															
				Joists: Unsupported Len: Cntr.Sup:												Notes:											
																ECF (NEW PLATTED) 1.048 => TCV:								447,907			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
JOHNSON AMY J	JOHNSON AMY J & BENJAMIN O	200,000	04/21/2023	WD	03-ARM'S LENGTH	2023/01599	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
22020 ROYALEWOOD RD		School: HOUGHTON-PORTAGE TWP SCHOOLS												
		P.R.E. 100% 05/15/2023												
Owner's Name/Address		MAP #:												
JOHNSON AMY J & BENJAMIN O		2024 Est TCV 234,370 TCV/TFA: 92.71												
22020 ROYALEWOOD RD		X	Improved	Vacant	Land Value Estimates for Land Table 24.NEW PLATTED									
HOUGHTON MI 49931		Public Improvements			* Factors *									
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOTS 6 & 7 PLAT OF TALL OAKS					TALL OAKS	102.00	142.31	1.0000	0.9740	125	100		12,419	
SUBDIVISION					TALL OAKS	104.44	236.10	1.0000	1.2546	125	100		16,379	
Comments/Influences					206 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 28,798									
		X	Water	Land Improvement Cost Estimates										
			Sewer	Description	Rate				Size % Good		Cash Value			
		X	Electric	D/W/P: Asphalt Paving	3.04				900 60		1,642			
			Gas	Total Estimated Land Improvements True Cash Value =								1,642		
			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	14,399	102,786	117,185			78,671C			
		KH	10/05/2010	INSPECTED	2023	12,902	81,209	94,111			74,925C			
		SC	10/22/2010	DATA ENTER	2022	12,095	68,101	80,196			71,358C			
					2021	13,247	69,234	82,481			69,079C			
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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				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				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 216 WGEP (1 Story) 100 CCP (1 Story)				Year Built: 1983 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes 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 PaneledPlaster Wood T&G																											
				Trim & Decoration																											
Yr Built 1983		Remodeled 0		ExXOrdMin																											
Condition: Average				Size of Closets																											
				LgXOrdSmall																											
Room List				Doors:SolidXH.C.				Central Air Wood Furnace																							
Basement 6 1st Floor 4 2nd Floor 4 Bedrooms				(5) Floors				(12) Electric																							
								0 Amps Service																							
				Kitchen: Other: Other:				No./Qual. of Fixtures																							
								ExXOrdMin																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																							
								ManyXAv.Few																							
								(13) Plumbing																							
								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																							
(2) Windows				(7) Excavation																											
X Many Avg. X Large Few Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 1408 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 Concrete Floor																											
X Casement Double Glass Patio Doors				(9) Basement Finish																											
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)				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:				Lump Sum Items:																							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CHARLES CLAYTON A	EENIGENBURG TREVOR & JACALYN	877,000	08/21/2023	WD	03-ARM'S LENGTH	2023/0	PROPERTY TRANSFER	100.0					
EVANS JOSEPH O & GAIL A	CHARLES CLAYTON A	580,000	11/23/2020	WD	03-ARM'S LENGTH	2020/06729	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
18802 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		DECK		07/28/2021		2021-010-228		FOUNDATION			
		P.R.E. 100% 10/02/2023											
Owner's Name/Address		MAP #:											
EENIGENBURG TREVOR & JACALYN 18802 CANAL RD HOUGHTON MI 49931-9789		2024 Est TCV 570,191 TCV/TFA: 406.70											
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		LAKE - RES	154.26	91.92	1.0000	0.7828	910	100	109,886	
. LOT 1 & 2 NAUMKEAG SHORES			Gravel Road		LAKE - RES	154.84	103.07	1.0000	0.8289	910	100	116,801	
Comments/Influences			Paved Road		309 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =		226,687
			Storm Sewer										
			Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description			Rate		Size % Good		Cash Value	
		X	Sewer		Dock: Light posts			42.01		310 84		10,939	
		X	Electric		D/W/P: Asphalt Paving			3.04		1540 79		3,699	
			Gas		D/W/P: Asphalt Paving			3.04		480 79		1,153	
			Curb		D/W/P: Patio Blocks			15.28		2100 89		28,558	
			Street Lights		D/W/P: 4in Ren. Conc.			8.00		48 84		323	
			Standard Utilities		Wood Frame			24.46		192 95		4,461	
			Underground Utils.		Total Estimated Land Improvements True Cash Value =							49,133	
		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	113,344	171,752	285,096			285,096S		
					2023	112,596	162,380	274,976			270,912C		
					2022	112,098	145,914	258,012			258,012S		
					2021	105,870	151,710	257,580		257,580A	257,580S		
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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		
18834 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
BUTVILAS BARBARA E & GEORGE J BUTVILAS MICHAEL T & MARCIA 18834 CANAL RD HOUGHTON MI 49931		2024 Est TCV 709,927 TCV/TFA: 240.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 3 NAUMKEAG SHORES					LAKE - RES	152.02	112.18	1.0000	0.8648	910	100	119,634
Comments/Influences					152 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 119,634							
		X	Dirt Road									
			Gravel Road									
		X	Paved Road									
			Storm Sewer									
			Sidewalk									
		X	Water									
		X	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	59,817	295,147	354,964				146,073C
		KH	10/05/2010	INSPECTED	2023	59,423	278,455	337,878				139,118C
		TH	10/13/2010	DATA ENTER	2022	59,160	250,152	309,312				132,494C
					2021	55,873	234,912	290,785				128,262C

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
PARMLEY MICHAEL L & SONIA	UREN PHILIP & JANICE TRUST	180,000		10/10/2010	WD	03-ARM'S LENGTH		2010/5287	DEED	100.0		
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 #:										
UREN PHILIP & JANICE TRUSTEES 316 NAVY ST HANCOCK MI 49930		2024 Est TCV 124,474										
		Improved	X	Vacant	Land Value Estimates for Land Table 10.PORTAGE 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
. LOT 4 NAUMKEAG SHORES					LAKE - RES	152.02	121.44	1.0000	0.8998	910	100	124,474
Comments/Influences		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			152 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 124,474							
		Who When What			2024	62,237	0	62,237			62,237S	
					2023	61,827	0	61,827			61,827S	
					2022	61,553	0	61,553			59,101C	
					2021	58,134	0	58,134			57,213C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
RUKKILA BRUCE A & PATRICIA	RUKKILA TRUST BRUCE & PATRICIA	0	05/04/2011	WD	09-FAMILY	2011/02441	DEED	0.0									
PREGITZER KURT S & MARIA I	RUKKILA BRUCE A & PATRICIA	465,000	03/23/2007	WD	03-ARM'S LENGTH	2007/01441	DEED	100.0									
		235,000	05/01/1994	WD	03-ARM'S LENGTH	126:365	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status								
18886 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS		ADDITION		06/22/2010	10-154	COMPLETE									
		P.R.E. 100% 03/23/2007															
Owner's Name/Address		MAP #:															
RUKKILA TRUST BRUCE & PATRICIA 18886 CANAL RD HOUGHTON MI 49931		2024 Est TCV 670,095 TCV/TFA: 279.21															
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE											
		Public Improvements		* Factors *													
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value							
. LOT 5 NAUMKEAG SHORES				LAKE - RES	152.01	130.66	1.0000	0.9333	910 100	129,104							
Comments/Influences				152 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	129,104						
				Land Improvement Cost Estimates													
				Description							Rate	Size % Good	Cash Value				
		X	Water	D/W/P: 5in Ren. Conc.							11.11	1500	85	14,165			
		X	Sewer	D/W/P: 5in Ren. Conc.							11.11	800	85	7,555			
		X	Electric	Wood Frame							32.98	160	85	4,485			
				Gas							Total Estimated Land Improvements True Cash Value =			26,205			
				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	64,552	270,496	335,048							255,435C		
		KH	10/05/2010	INSPECTED	2023	64,127	313,886	378,013							243,272C		
		TH	10/13/2010	DATA ENTER	2022	63,843	281,990	345,833							231,688C		
		LRK	06/17/2011	INSPECTED	2021	60,296	264,769	325,065							224,287C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CIESLINSKI DENNIS & GRETA	SCHAEFER RYAN & AUDREY	592,000	10/23/2020	WD	03-ARM'S LENGTH	2020/06425	DEED	100.0					
		223,000	10/01/2002	WD	03-ARM'S LENGTH	159:370	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
18918 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION		06/23/2003	03-987	FOUNDATION				
		P.R.E. 100% 05/10/2021											
Owner's Name/Address		MAP #:											
SCHAEFER RYAN & AUDREY 18918 CANAL RD HOUGHTON MI 49931		2024 Est TCV 761,170 TCV/TFA: 207.86											
		X	Improved		Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					LAKE - RES	155.08	130.69	1.0000	0.9334	910	100		131,726
. LOT 6 NAUMKEAG SHORES					155 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								131,726
Comments/Influences													
		X	Dirt Road		Land Improvement Cost Estimates Description D/W/P: Asphalt Paving 3.53 2300 94 7,632 D/W/P: 4in Ren. Conc. 10.05 200 94 1,889 Total Estimated Land Improvements True Cash Value = 9,521								
		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	65,863	314,722	380,585			356,263C		
		KH	10/05/2010	INSPECTED	2023	65,429	297,582	363,011			339,299C		
		TH	10/14/2010	DATA ENTER	2022	65,140	267,344	332,484			323,142C		
					2021	61,521	251,298	312,819			312,819S		
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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 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 300 No Conc. Floor: 0																		
					Insulation																																			
				0	Front 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: BC Effec. Age: 31 Floor Area: 3,662 Total Base New : 804,335 Total Depr Cost: 554,989 Estimated T.C.V: 619,923								96 1266 708	WCP (1 Story) WPP Treated Wood																			
				0	Other Overhang																																			
				(4) Interior																																				
				X	Drywall Paneled		Plaster Wood T&G																			Trim & Decoration														
				Building Style: RANCH																																				
				Yr Built 1987	Remodeled 0	Ex	X																			Ord		Min												
				Condition: Good		Size of Closets																																		
		Lg	X	Ord		Small																																		
Room List		Doors:			Solid	X	H.C.																																	
4 Basement 9 1st Floor 2nd Floor 4 Bedrooms		(5) Floors																																						
		Kitchen: Hardwood Other: Carpeted Other: Tile					(12) Electric																																	
							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	Wood						Many		X	Ave.				Few																						
X	Insulation																																							
(2) Windows																																								
X	Many		Large	Basement: 3344 S.F.																																				
	Avg.	X	Avg.	Crawl: 0 S.F.																																				
	Few		Small	Slab: 0 S.F.																																				
X	Wood Sash			Height to Joists: 0.0																																				
Metal Sash																																								
Vinyl Sash																																								
X	Double Hung																																							
X	Horiz. Slide																																							
Casement																																								
X	Double Glass																																							
X	Patio Doors																																							
X	Storms & Screens																																							
(3) Roof																																								
X	Gable		Gambrel	1554	Recreation SF																																			
					Living SF																																			
Hip		Mansard		1	Walkout Doors (B)																																			
Flat		Shed			No Floor SF																																			
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					
18940 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 100% 05/19/1994											
Owner's Name/Address		MAP #:											
GRASSESCHI SUSAN TRUST 18940 CANAL RD HOUGHTON MI 49931		2024 Est TCV 762,442 TCV/TFA: 337.51											
		X	Improved	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRASSESCHI SUSAN TRUST 18940 CANAL RD HOUGHTON MI 49931		X	Dirt Road			LAKE - RES	150.22	150.65	1.0000	1.0022	910	100	136,996
			Gravel Road			150 Actual Front Feet, 0.52 Total Acres	Total Est. Land Value =				136,996		
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
Tax Description		X	Electric										
. LOT 7 NAUMKEAG SHORES			Gas										
Comments/Influences			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	68,498	312,723	381,221			192,374C		
		KH	10/05/2010	INSPECTED	2023	68,047	294,835	362,882			183,214C		
		TH	10/14/2010	DATA ENTER	2022	67,746	264,870	332,616			174,490C		
					2021	63,982	248,977	312,959			168,916C		

Building Type			(3) Roof (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			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 600 96 137 600	Type CPP CPP Treated Wood Treated Wood		Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 86 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																					
Building Style: RANCH			Trim & Decoration																							
Yr Built 1993	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 Bedrooms		(5) Floors																							
			Kitchen: Other: Other:																							
(1) Exterior			(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall																						
X Insulation																										
(2) Windows			(7) Excavation																							
X	Many Avg. Few		X	Large Avg. Small		Basement: 2259 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				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
			(9) Basement Finish																							
(3) Roof																										
X	Gable Hip Flat		Gambrel Mansard Shed	1506	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X Asphalt Shingle																										
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:																							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																										

*** 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 Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	Appliance Allow. Cook Top Dishwasher 1 Garbage Disposal Bath Heater 1 Vent Fan Hot Tub Unvented Hood Vented Hood Intercom 1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story 1 Interior 2 Story 1 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: 1987 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 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				1 Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 Sauna Trash Compactor Central Vacuum Security System				Class: B Effec. Age: 20 Floor Area: 3,871 Total Base New : 914,284 Total Depr Cost: 735,570 Estimated T.C.V: 821,632				128 128 144 120 98		CPP Treated Wood Treated Wood Treated Wood Treated Wood		Bsmnt Garage: Carpport Area: Roof:													
Building Style: CONTEMPORARY				X Drywall Paneled		Plaster Wood T&G																							Trim & Decoration				Ex		X	Ord		Min
Yr Built 1987		Remodeled 0		Size of Closets																									Lg		X	Ord		Small				
Condition: Very Good																															X	Ord		Small				
Room List				Doors:			Solid																						X	H.C.	X Central Air Wood Furnace							
5 Basement 7 1st Floor 5 2nd Floor 4 Bedrooms				(5) Floors				(12) Electric				150 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family CONTEMPORARY Cls B Blt 1987																		
(1) Exterior				Kitchen: Hardwood Other: Carpeted Other:				Ex. X Ord. Min				No. of Elec. Outlets				(11) Heating System: Forced Air w/ Ducts , Air Conditioning																						
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Many X Ave. Few				Ground Area = 2799 SF Floor Area = 3871 SF.				Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																						
	Insulation			X Drywall				(13) Plumbing				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost																						
(2) Windows				(7) Excavation				3 Average Fixture(s)				1.25 Story Siding Basement 360																										
X	Many Avg.	X	Large Avg.	Basement: 1899 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet				1.25 Story Siding Basement 772																										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				1 Separate Shower Ceramic Tile Floor				2 Story Siding Slab 772																										
X	Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone				1 Ceramic Tile Wains Ceramic Tub Alcove				1 Story Siding Basement 18																										
X	Double Glass			Treated Wood				1 Vent Fan				1 Story Siding Basement 128																										
X	Patio Doors			X Concrete Floor								1 Story Siding Basement 308																										
X	Storms & Screens			(9) Basement Finish								0.5 Story Siding Overhang 34																										
(3) Roof				1206 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer				Other Additions/Adjustments				Total:		686,991		549,592																		
X	Gable		Gambrel	1206 Living SF				1 Public Water				Basement Living Area 1206 69,031 59,367																										
	Hip		Mansard	1 Walkout Doors (B)				1 Public Sewer				Basement, Outside Entrance, Below Grade 1 4,167 3,334																										
	Flat		Shed	No Floor SF				Water Well				Plumbing																										
	Asphalt Shingle			(10) Floor Support				1000 Gal Septic				3 Fixture Bath 2 20,460 16,368																										
X	Wood Shingle			Joists:				2000 Gal Septic				2 Fixture Bath 1 6,820 5,456																										
Chimney: Brick				Unsupported Len:				Lump Sum Items:				Extra Sink 1 1,698 1,358																										
				Cntr Sup:								Separate Shower 1 3,109 2,487																										
												Vent Fan 1 428 342																										
												Ceramic Tile Wains 1 2,970 2,376																										
												Porches				128 3,483 2,786																						
												Deck																										
												Treated Wood 128 3,336 2,669																										
												Treated Wood 144 3,606 2,885																										
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																						

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.								
WUTHRICH HELEN M TRUST	JOHNSON HEATH	490,000		09/12/2019	WD	03-ARM'S LENGTH		2019/04791	PROPERTY TRANSFER	100.0								
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status							
19030 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS																
		P.R.E. 100% 04/16/2020																
Owner's Name/Address		MAP #:																
JOHNSON HEATH 19030 CANAL RD HOUGHTON MI 49931		2024 Est TCV 505,069 TCV/TFA: 296.75																
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE												
		Public Improvements			* Factors *													
Tax Description						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
						LAKE - RES	82.16	141.64	1.0000	0.9717	910	100		72,652				
E 1/2 OF LOT 9 AND ENTIRE LOT 10 NAUMKEAG SHORES		X				LAKE - RES	151.13	153.17	1.0000	1.0105	910	100		138,974				
Comments/Influences						233 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value =		211,626				
		X				Land Improvement Cost Estimates												
						Description					Rate		Size % Good	Cash Value				
						Wood Frame					24.46		192 46	2,160				
		X				Total Estimated Land Improvements True Cash Value =									2,160			
		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		105,813		146,722		252,535					230,616C
		KH		10/05/2010		INSPECTED	2023		105,116		138,505		243,621					219,635C
		TH		10/14/2010		DATA ENTER	2022		104,651		124,424		229,075					209,177C
							2021		98,837		116,963		215,800					202,495C
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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	1	Appliance Allow. Cook Top Dishwasher 1 Garbage 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			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 192 80 512	CPP 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: 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				Class: C Effec. Age: 22 Floor Area: 1,702 Total Base New : 334,325 Total Depr Cost: 260,773 Estimated T.C.V: 291,283			E.C.F. X 1.117		Bsmnt Garage: Carport Area: Roof:									
Drywall Paneled		Plaster Wood T&G																									
Trim & Decoration																											
Ex		X	Ord		Min																						
Building Style: RANCH				Size of Closets																							
Yr Built 1987		Remodeled 0		Ex		X	Ord		Min																		
Condition: Good																											
		Lg	X	Ord		Small																					
Room List				Doors:			Solid	X	H.C.																		
3 Basement 4 1st Floor 2nd Floor 3 Bedrooms				(5) Floors																							
				Kitchen: Carpeted 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: 1702 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				1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X	Patio Doors																										
X	Storms & Screens			(9) Basement Finish																							
(3) Roof																											
X	Gable Hip Flat		Gambrel Mansard Shed	728 Living SF 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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DURLAND LAWRENCE V JR & MA	BOERMAN STEVEN J & MELISSA	725,000	06/07/2021	WD	03-ARM'S LENGTH	2021/03825	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
19050 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS									
		P.R.E. 100% 07/18/2022									
Owner's Name/Address		MAP #:									
BOERMAN STEVEN J & MELISSA J		2024 Est TCV 794,648 TCV/TFA: 375.90									
19050 CANAL RD		X Improved		Vacant		Land Value Estimates for Land Table 10.PORTAGE LAKE					
HOUGHTON MI 49931		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value	
Tax Description				LAKE - RES	150.03	180.25	1.0000	1.0962	910	100 149,662	
LOT 11 NAUMKEAG SHORES		X Paved Road		150 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 149,662							
Comments/Influences		Storm Sewer									
		Sidewalk		Land Improvement Cost Estimates							
		X Water		Description					Rate	Size	% Good Cash Value
		X Sewer		D/W/P: Patio Blocks					18.46	1700	94 29,499
		X Electric		Total Estimated Land Improvements True Cash Value = 29,499							
		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	74,831	327,753	402,584			387,823C
		KH	10/05/2010	INSPECTED	2023	74,338	309,153	383,491			369,356C
		TH	10/14/2010	DATA ENTER	2022	74,009	277,759	351,768		351,768A	351,768S
					2021	69,897	243,005	312,902			187,180C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KRIEBER WM E & MARIE	CREATIE SOLUTIONS INVESTME	510,000	05/26/2021	WD	03-ARM'S LENGTH	2021/03834	DEED	0.0					
		0	01/01/2001	WD	03-ARM'S LENGTH	167 / 314	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
19096 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS				08/10/2021	2021-010-227	FOUNDATION					
Owner's Name/Address		P.R.E. 0%											
		MAP #:											
CREATIVE SOLUTIONS INVESTMENTS LLC 2005 W NADINE WAY PHOENIX AZ 85085		2024 Est TCV 484,006 TCV/TFA: 375.78											
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE							
		Public Improvements		* Factors *									
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				LAKE - RES	150.03	214.48	1.0000	1.1958	910	100		163,255	
NAUMKEAG SHORES LOT 12, ALSO A 40' STRIP BETWEEN LOTS 11 & 12. NAUMKEAG SHORES				LAKE - RES	40.00	187.48	1.0000	1.1180	910	100		40,694	
Comments/Influences				190 Actual Front Feet, 0.91 Total Acres				Total Est. Land Value =		203,950			
				Land Improvement Cost Estimates									
		X	Water	Description		Rate		Size % Good		Cash Value			
			Sewer	Dock: Light posts		42.01		180 84		6,352			
		X	Electric	D/W/P: Patio Blocks		15.28		1390 84		17,841			
				Gas		Total Estimated Land Improvements		True Cash Value =		24,193			
				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	101,975	140,028	242,003			242,003S		
		KH	10/05/2010	INSPECTED	2023	101,303	132,278	233,581			98,503C		
		TH	10/14/2010	DATA ENTER	2022	100,854	118,853	219,707			93,813C		
					2021	95,251	120,867	216,118			87,313C		

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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 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 96 CCP (1 Story) 30 CPP 56 CPP 883 Treated Wood 480 Treated Wood			Year Built: 1982 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: 572 % 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: 31 Floor Area: 1,288 Total Base New : 291,980 Total Depr Cost: 229,063 Estimated T.C.V: 255,863				E.C.F. X 1.117				Bsmnt Garage: Carport Area: Roof:										
	Drywall Paneled		Plaster Wood T&G																												
Trim & Decoration																															
Yr Built 1982		Remodeled 0		Ex		X	Ord																		Min						
Building Style: RANCH				Trim & Decoration					Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Heat Pump Ground Area = 1288 SF Floor Area = 1288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation 1 Story Siding Basement Other Additions/Adjustments Basement Living Area Basement, Outside Entrance, Above Grade Plumbing 2 Fixture Bath Porches CCP (1 Story) CPP CPP Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Water/Sewer Public Water Public Sewer Built-Ins Sauna <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				Size 1,288 Total: 966 2 96 30 56 480 883 572 1 2 1 1 1 6,499				Cost New 191,253 33,897 3,661 3,042 2,651 818 1,295 7,195 11,223 29,080 -2,628 1,070 1,462 1,462 5,264				Depr. Cost 151,226 23,389 2,965 2,464 2,147 663 1,049 5,828 9,091 23,555 -1,813 867 1,184 1,184 5,264						
Size of Closets																															
Lg		X	Ord		Small																										
Doors:			Solid	X	H.C.																										
Room List				Doors:					Solid	X	H.C.	(12) Electric																			
6	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors																											
				Kitchen:																											
				Other:																											
				Other:																											
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C				Blt 1982											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(7) Excavation Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																											
(2) Windows				(8) Basement				Average Fixture(s)				1 3 Fixture Bath																			
X	Many Avg. Few			X	Large Avg. Small							1 2 Fixture Bath				966				33,897				23,389							
												Softener, Auto				Basement, Outside Entrance, Above Grade				2				3,661				2,965			
												Solar Water Heat				2 Fixture Bath				1				3,042				2,464			
												No Plumbing				Porches															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement											Extra Toilet				CCP (1 Story)				96				2,651				2,147			
								Extra Sink				CPP				30				818				663							
								Separate Shower				CPP				56				1,295				1,049							
								Ceramic Tile Floor				Deck																			
X	Double Glass Patio Doors											Ceramic Tile Wains				Treated Wood				480				7,195				5,828			
								Ceramic Tub Alcove				Treated Wood				883				11,223				9,091							
								Vent Fan																							
X	Storms & Screens			(9) Basement Finish				(14) Water/Sewer				Class: C Exterior: Siding Foundation: 42 Inch (Finished)																			
								1 Public Water				Base Cost				572				29,080				23,555							
								1 Public Sewer				Common Wall: 1 Wall				1				-2,628				-1,813							
								Water Well				Door Opener				2				1,070				867							
X	Asphalt Shingle											1000 Gal Septic				Public Water				1				1,462				1,184			
								2000 Gal Septic				Public Sewer				1				1,462				1,184							
(3) Roof				Recreation SF																											
X	Gable Hip Flat			Gambrel Mansard Shed	966 Living SF																										
					Walkout Doors (B)																										
					No Floor SF																										
					2 Walkout Doors (A)																										
(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.					
KRIEBER DANIEL & BARBARA S	COOK LESLIE & STEPHANIE	200,000	10/09/2012	WD	03-ARM'S LENGTH	2012/05741	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
19126 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			HOUSE	10/19/2015	2016-031-247	FOUNDATION					
		P.R.E. 100% 10/15/2018											
Owner's Name/Address		MAP #:											
COOK LESLIE & STEPHANIE		2024 Est TCV 848,806 TCV/TFA: 255.13											
19126 CANAL RD		X	Improved	Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
HOUGHTON MI 49931		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					LAKE - RES	150.03	224.70	1.0000	1.2239	910	100		167,100
LOT 13 NAUMKEAG SHORES					150 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 167,100								
Comments/Influences													
					Land Improvement Cost Estimates								
					Description Rate Size % Good Cash Value								
					D/W/P: 5in Ren. Conc. 12.61 300 93 3,518								
					D/W/P: Asphalt Paving 3.85 4080 93 14,608								
					Total Estimated Land Improvements True Cash Value = 18,126								
		Topography of Site											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	83,550	340,853	424,403			297,631C		
					2023	82,999	321,045	404,044			283,459C		
					2022	82,632	288,391	371,023			269,961C		
					2021	78,041	271,046	349,087			261,337C		
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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		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 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: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 720 % 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														
X	Wood Frame		(4) Interior	Drywall Paneled		Plaster Wood T&G		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 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Trim & Decoration																					
																			Ex X Ord Min		
Yr Built 2016		Remodeled 0		Size of Closets																	
Condition: Very Good																					
Room List			Doors:			Solid			X	H.C.						Bsmnt Garage:					
			(5) Floors																		
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:													Carport Area: Roof:					
(1) Exterior			(6) Ceilings			No. of Elec. Outlets															
X Wood/Shingle Aluminum/Vinyl Brick																					
Insulation																					
(2) Windows			(7) Excavation																		
X	Many Avg.	X Large Avg.	Basement: 0 S.F.			3 Fixture Bath 2 Fixture Bath Softener, Auto 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	Crawl: 1644 S.F.																		
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	Gambrel Mansard Shed	Recreation SF			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
	Hip		Living 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.						
MOYLE KEVIN A & JUDY M	SIMONSEN EDWARD M	513,000	10/13/2014	WD	03-ARM'S LENGTH	2014/05878	DEED	100.0						
		435,000	10/01/2003	WD	03-ARM'S LENGTH	162:831	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
19154 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS			ADDITION	02/22/2021	2021-031-016	FOUNDATION						
		P.R.E. 100% 11/13/2014												
Owner's Name/Address		MAP #:												
SIMONSEN EDWARD M TRUSTEE		2024 Est TCV 1,061,583 TCV/TFA: 163.22												
19154 CANAL RD														
HOUGHTON MI 49931		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					LAKE - RES	161.23	149.75	1.0000	0.9992	910	100		146,597	
. LOT 14 NAUMKEAG SHORES					161 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value =	146,597
Comments/Influences														
		X	Dirt Road		Land Improvement Cost Estimates									
			Gravel Road											
			Paved Road											
			Storm Sewer											
		X	Sidewalk		Description									
			Water											
			Sewer											
			Electric											
		X	Gas		Rate									
			Curb											
			Street Lights											
			Standard Utilities											
		X	Underground Utils.		Size % Good									
		Topography of Site			Cash Value									
		X	Level											
			Rolling											
			Low											
			X	High		Total Estimated Land Improvements True Cash Value =								
		Landscaped												
		Swamp												
		Wooded												
		X	Pond		Total Estimated Land Improvements True Cash Value =									
			Waterfront											
			Ravine											
			Wetland											
		X	Flood Plain		Taxable Value									
		Who	When	What	2024	73,299	457,493	530,792	530,792M			418,456C		
		LP	05/01/2009	DATA ENTER	2023	72,815	431,232	504,047				398,530C		
					2022	72,493	480,909	553,402	440,000M			379,553C		
					2021	68,466	222,616	291,082				232,087C		
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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 132 CCP (1 Story) 167 WCP (1 Story) 406 Treated Wood 256 Treated Wood			Year Built: 1992 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1014 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
					Insulation																						
					0 Front Overhang																						
					0 Other Overhang																						
				(4) Interior																							
X	Wood Frame			X	Drywall		Plaster																				
					Paneled		Wood T&G																				
Building Style: RANCH				Trim & Decoration																							
Yr Built 1992		Remodeled 2021						Ex		Ord		Min															
Condition: Good				Size of Closets																							
				Lg		Ord		Small																			
Room List				Doors:		Solid		H.C.																			
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																							
Kitchen:																											
Other:																											
				Other:																							
(1) Exterior																											
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																							
				X	Drywall																						

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		
19190 CANAL RD		School: HOUGHTON-PORTAGE TWP SCHOOLS										
		P.R.E. 100% 05/19/1994										
Owner's Name/Address		MAP #:										
BARTON DANIEL & PAMELA 19190 CANAL RD HOUGHTON MI 49931		2024 Est TCV 635,909 TCV/TFA: 386.81										
		X	Improved		Vacant	Land Value Estimates for Land Table 10.PORTAGE LAKE						
		Public Improvements			* Factors *							
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
BARTON DANIEL & PAMELA 19190 CANAL RD HOUGHTON MI 49931		X	Dirt Road			LAKE - RES	153.39	148.96	1.0000	0.9965	910 100	139,100
			Gravel Road			153 Actual Front Feet, 0.53 Total Acres						Total Est. Land Value = 139,100
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
Tax Description		X	Electric									
LOT 15 NAUMKEAG SHORES			Gas									
Comments/Influences			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	69,550	248,405	317,955				125,330C
		LP	08/06/2009	DATA ENTER	2023	69,092	234,254	303,346				119,362C
		KH	10/05/2010	INSPECTED	2022	68,786	210,460	279,246				113,679C
		TH	10/14/2010	DATA ENTER	2021	64,965	173,360	238,325				110,048C
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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 1 Direct-Vented Gas				Area	Type	Year Built: Car Capacity: Class: BC Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
					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 Central Air Wood Furnace (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 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 2 Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								32 CPP				E.C.F. X 1.117										
X	Wood Frame												X	Drywall							Plaster						
														Paneled							Wood T&G						
Trim & Decoration													Size of Closets								Lg X Ord Min Small						
Doors: Solid X H.C.													(5) Floors								Kitchen: Linoleum Other: Carpeted Other:						
(6) Ceilings													X Drywall														
(7) Excavation													Basement: 1644 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													822 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)														
(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					
		School: HOUGHTON-PORTAGE TWP SCHOOLS													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931				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		
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931					PORTAGE LAKE	153.40	148.07	1.1006	1.0000	900	100				151,947
					153 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 151,947										
Tax Description															
. LOT 16 NAUMKEAG SHORES															
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-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status			
		School: HOUGHTON-PORTAGE TWP SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931				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			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
CITY OF HOUGHTON PO BOX 406 HOUGHTON MI 49931		Gravel Road			PORTAGE LAKE	629.50	86.50	0.9557	1.0000	900	100	541,433	
		Paved Road			630 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =		541,433
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
Tax Description		Gas											
. LOT 17 NAUMKEAG SHORES		Curb											
Comments/Influences		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											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		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 BUILDING			Zoning:		Building Permit(s)			Date	Number	Status
45615 US HIGHWAY 41		School: HOUGHTON-PORTAGE TWP SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SUCHENEK TOM		MAP #:										
45533 US HIGHWAY 41		2024 Est TCV 17,179 TCV/TFA: 25.56										
CHASSELL MI 49916		X	Improved		Vacant	Land Value Estimates for Land Table .						
Tax Description		Public Improvements			* Factors *							
MOBILE HOME LOCATED ON 010-217-005-00		Dirt Road Gravel Road Paved 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					0.00			Total Acres	Total Est. Land Value =			0
		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded 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	8,590	8,590			5,826C	
		KH	10/04/2010	INSPECTED	2023	0	7,737	7,737			5,549C	
		SC	10/22/2010	DATA ENTER	2022	0	6,778	6,778			5,285C	
					2021	0	6,791	6,791			5,117C	
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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			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 ?:
1 +								Vented Hood		Raised Hearth				Auto. Doors:
Yr Built	Remodeled	Ex	X Ord		Min					Jacuzzi Tub				Mech. Doors:
0	0									Jacuzzi repl.Tub				Area:
Condition: Good		Size of Closets					Oven		Direct-Vented Gas				% Good:	
		Lg	X Ord	Small					Microwave		Class: Fair		Storage Area:	
Room List		Doors:	Solid X	H.C.		Central Air			Effec. Age: 20		Floor Area:		No Conc. Floor:	
	Basement	(5) Floors		Wood Furnace			Standard Range		Total Base New : 37,991		E.C.F.		Bsmnt Garage:	
	1st Floor	Kitchen:		(12) Electric			Self Clean Range		Total Depr Cost: 17,476		X 0.983		Carport Area:	
	2nd Floor	Other:		0 Amps Service			Sauna		Estimated T.C.V: 17,179				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	(8) Basement		Separate Shower										
	Casement		Conc. Block	Ceramic Tile Floor										
	Double Glass		Poured Conc.	Ceramic Tile Wains										
	Patio Doors		Treated Wood	Ceramic Tub Alcove										
	Storms & Screens		Concrete Floor	Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable		Gambrel	Recreation SF										
	Hip			Living SF	Public Water									
	Flat		Mansard	Walkout Doors (B)										
			Shed	No Floor SF										
X	Asphalt Shingle	(10) Floor Support		Walkout Doors (A)										
	Chimney: Brick	Joists:		Public Sewer										
		Unsupported Len:		Water Well										
		Cntr.Sup:		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: COMMERCIAL BUILDING			Zoning:		Building Permit(s)			Date	Number	Status	
47231 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
AT&T MOBILITY LLC PROPERTY TAX DEPARTMENT 1010 PINE, 9E-L-01 SAINT LOUIS MO 63101		MAP #:											
		2024 Est TCV 58,336 TCV/TFA: 126.82											
		X	Improved		Vacant	Land Value Estimates for Land Table .							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					0.00			Total Acres		Total Est. Land Value =			0
Tax Description													
PERSONAL PROPERTY RANGE TELECOMM													
TOWERSITE DODGEVILLE													
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	0	29,168	29,168			27,916C		
					2023	0	26,587	26,587			26,587S		
					2022	0	28,141	28,141			28,141S		
					2021	0	18,985	18,985			18,460C		
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Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	58,336	TBL	58,336
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Total Cost New=	58,336	TCV= 58,336	Assessed Value= 29,168

Desc. of Bldg/Section: CELLULAR COMP BLDG										<<<<<<Calculator Cost Computations>>>>>>														
Calculator Occupancy: Computer Centers										Class: SQuality: Average														
Class: S										Stories: 1Story Height: 8Perimeter: 0														
Floor Area: 240 Gross Bldg Area: 460 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 219.41														
					HighAbove Ave.Ave.XLow																			
					** ** Calculator Cost Data ** **										(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 35.04 100%									
					Quality: Average										Adjusted Square Foot Cost for Upper Floors = 254.45									
					Heat#1: Zoned A.C. Warm & Cooled Air 100%																			
Depr. Table : 3% Effective Age : 8 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100					Heat#2: Zoned A.C. Warm & Cooled Air 0%					Total Floor Area: 240Base Cost New of Upper Floors = 61,069														
					Ave. SqFt/Story: 240					Reproduction/Replacement Cost = 61,069														
					Ave. Perimeter					Eff.Age:8Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0														
					Has Elevators:					Total Depreciated Cost = 47,634														
					*** Basement Info ***					ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 1 = 40,679														
2007					Year Built Remodeled					Replacement Cost/Floor Area= 254.45Est. TCV/Floor Area= 169.50														
					Overall Bldg Height																			
Comments:										Area:														
										Perimeter:														
										Type:														
										Heat: Hot Water, Radiant Floor														
										* Mezzanine Info *														
										Area #1:														
										Type #1:														
										Area #2:														
										Type #2:														
										* Sprinkler Info *														
										Area:														
										Type: Average														
(1) Excavation/Site Prep:										(7) Interior:														
(2) Foundation:										(8) Plumbing:														
X					Poured Conc.					Footings					Many Above Ave.									
					Brick/Stone					Average Typical					Few None									
					Block					Total Fixtures					Urinals									
(3) Frame:										3-Piece Baths					Wash Bowls									
										2-Piece Baths					Water Heaters									
										Shower Stalls					Wash Fountains									
										Toilets					Water Softeners									
(4) Floor Structure:										(9) Sprinklers:														
(5) Floor Cover:										(10) Heating and Cooling:														
										Gas OilCoal StokerHand Fired Boiler														
(6) Ceiling:										(11) Electric and Lighting:														
										(13) Roof Structure: Slope=0														
										(14) Roof Cover:														
										(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:														
										ThicknessBsmnt Insul.														

Desc. of Bldg/Section: TOWER ACCESSORIES										Cost Estimate over-riden by Assessor. Flat value of 20,676 used																			
Calculator Occupancy: 0										ECF (COMMERCIAL INDUSTRIAL PROPERTIES) 0.854 => TCV of Bldg: 2 = 17,657																			
Class: C Floor Area: 220 Gross Bldg Area: 460 Stories Above Grd Average Sty Hght Bsmnt Wall Hght					Construction Cost					Replacement Cost/Floor Area= 0.00					Est. TCV/Floor Area= 80.26														
					High		Above Ave.		Ave.		X		Low																
					** ** Calculator Cost Data ** **																								
					Quality: Good																								
Depr. Table : 2% Effective Age : 11 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100					Heat#1: Zoned A.C. Warm & Cooled Air 100%																								
					Heat#2: Zoned A.C. Warm & Cooled Air 0%																								
					Ave. SqFt/Story: 220																								
					Ave. Perimeter																								
2007 Year Built Remodeled					Has Elevators:																								
					*** Basement Info ***																								
					Area:																								
					Perimeter:																								
Overall Bldg Height					Type:																								
					Heat: Hot Water, Radiant Floor																								
					* Mezzanine Info *																								
					Area #1:																								
Comments:					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					Few Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few Average					Few Average									
					3-Piece Baths					Wash Bowls					Many Average					Many Average									
					2-Piece Baths					Water Heaters					Unfinished Average					Unfinished Average									
					Shower Stalls					Wash Fountains					Typical Average					Typical Average									
					Toilets					Water Softeners																			
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent														
										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					Coal					Thickness					Bsmnt Insul.									
					Oil					Stoker																			
					Hand Fired																								
					Boiler																								
(6) Ceiling:										(14) Roof Cover:																			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: COMMERCIAL BUILDING		Zoning:		Building Permit(s)		Date	Number	Status							
47231 PARADISE RD		School: HOUGHTON-PORTAGE TWP SCHOOLS															
		P.R.E. 100% / /															
Owner's Name/Address		MAP #:															
VB-S1 ASSESTS LLC		2024 Est TCV 208,035															
RYAN PTS DEPT 850																	
PO BOX 460169																	
HOUSTON TX 77056																	
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															
		Who When What		2024		0		104,018		104,018		Board of Review		Tribunal/ Other		Taxable Value	
				2023		0		82,115		82,115						82,115S	
				2022		0		80,290		80,290						80,290S	
				2021		0		77,115		77,115						77,115S	
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*** Information herein deemed reliable but not guaranteed***

Bought	Bldgs. on			
During	Leased Land			
2007	91,260*111%			
1990	91,260*106%			
Prior				
Total	182,520			
TCV->	198,035			
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		182,520	TBL	198,035
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Adjustment:				10,000
Total Cost New=		182,520	TCV=	208,035
		Assessed Value=		104,018